

1,058,373 SF  
Expandable to  
1,388,233 SF



# Regional Distribution Center

5408 Express Avenue • Shafter, CA 93263

Q4 2023 Delivery

Another Quality Development By:



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# Property Details

- **Address** 5408 Express Avenue, Shafter, CA 93263
- **Location** Adjacent to Wonderful Industrial Park
- **Building Size** 1,058,373 SF  
Expandable to 1,388,233 SF
- **Site** 59.17 Net Acres  
Expandable to 72.11 Acres
- **Construction** Concrete Tilt-Up
- **Jurisdiction** Kern County, City of Shafter
- **Office Build-To-Suit** First Floor - 5,000 SF  
Second Floor - 5,000 SF
- **Clear Height** 40' Clear  
48' Roof Deck Height
- **Dock Doors** 214 - 9' x 10' Dock High Doors
- **Drive-In Doors** 4 - 12' x 14' Grade Level Doors
- **Column Spacing** Loading Bays 60' x 60'  
Interior Bays 56' x 60'
- **Fire Suppression** ESFR with K25.2 Heads, 50 PSI
- **Truck Court** 198' - 333' (4,000 PSI Concrete)  
4 Gated Entrances
- **Total Parking** 266 Auto Stalls - Expandable to 409  
645 Trailer Stalls - Expandable to 1,200
- **Expansion For** Additional 12.94 Acres
- **Trailer Parking** Available for 555 Trailer Stalls
- **Storage** 44 Box Trailer (10' x 40')
- **Lease Rate** Call Brokers For Details

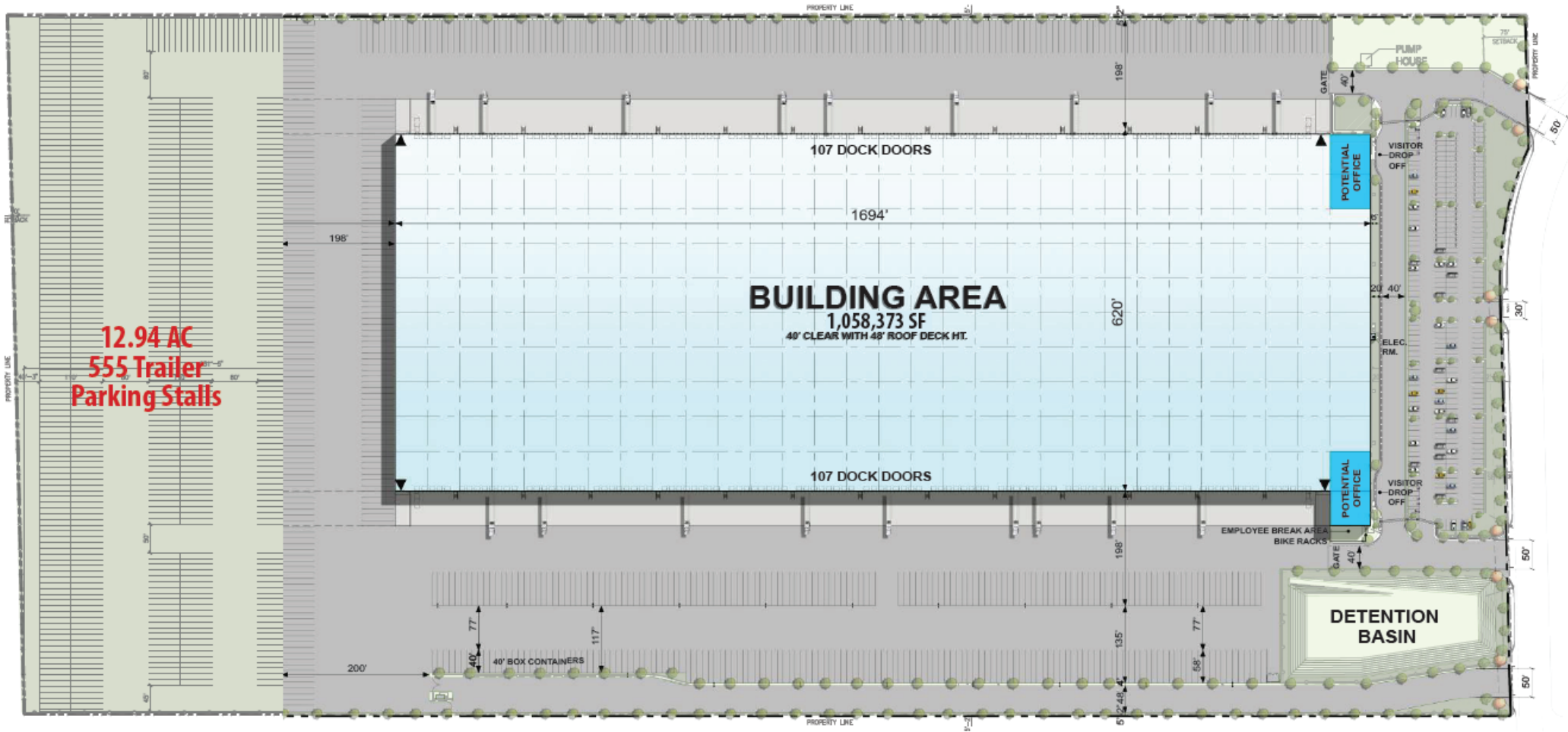


## Utilities

- **Water** City of Shafter
- **Sewer** City of Shafter
- **Gas** Southern California Gas Company
- **Electricity** Pacific Gas & Electric

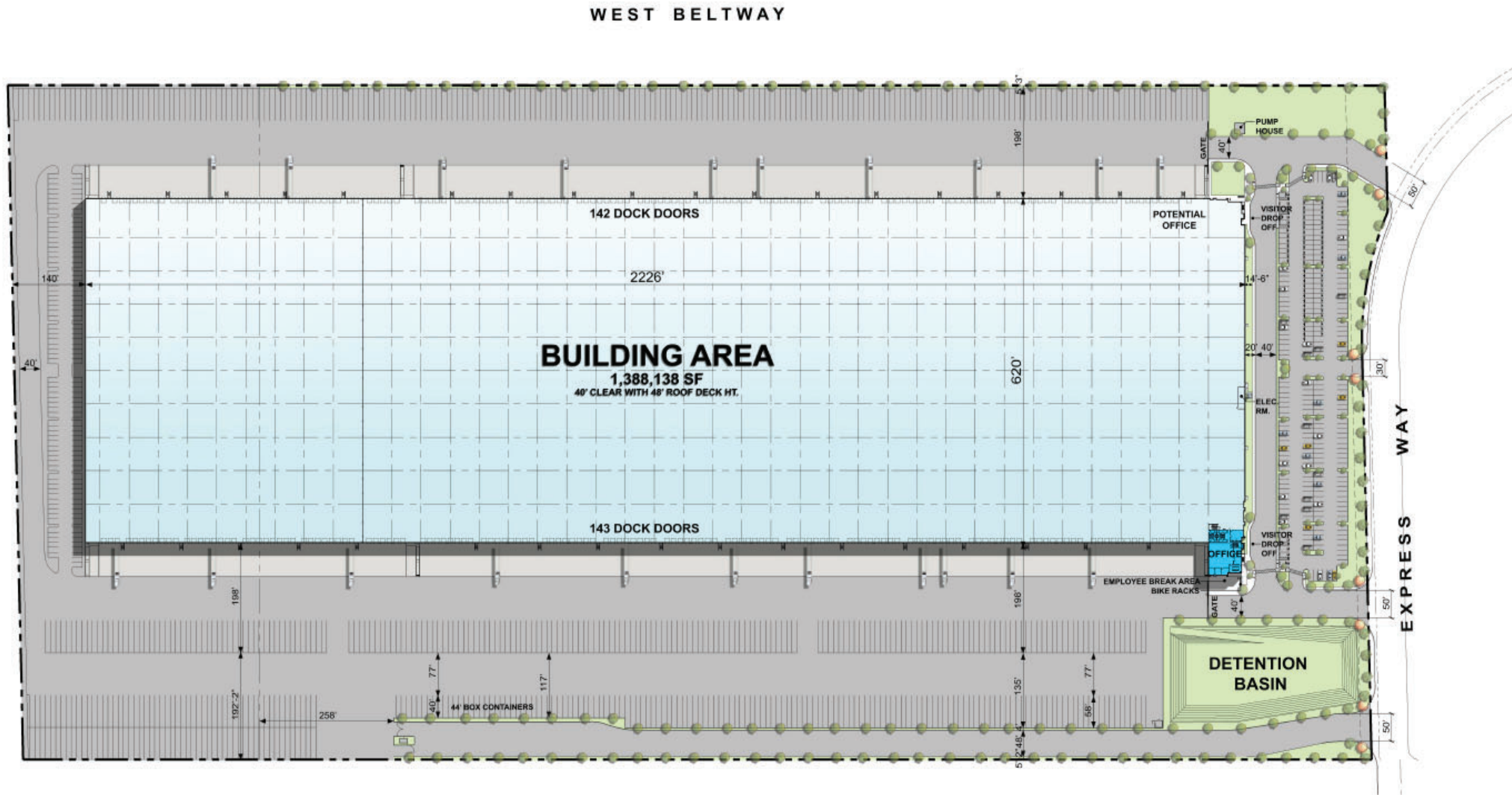
# Site Plan

WEST BELTWAY



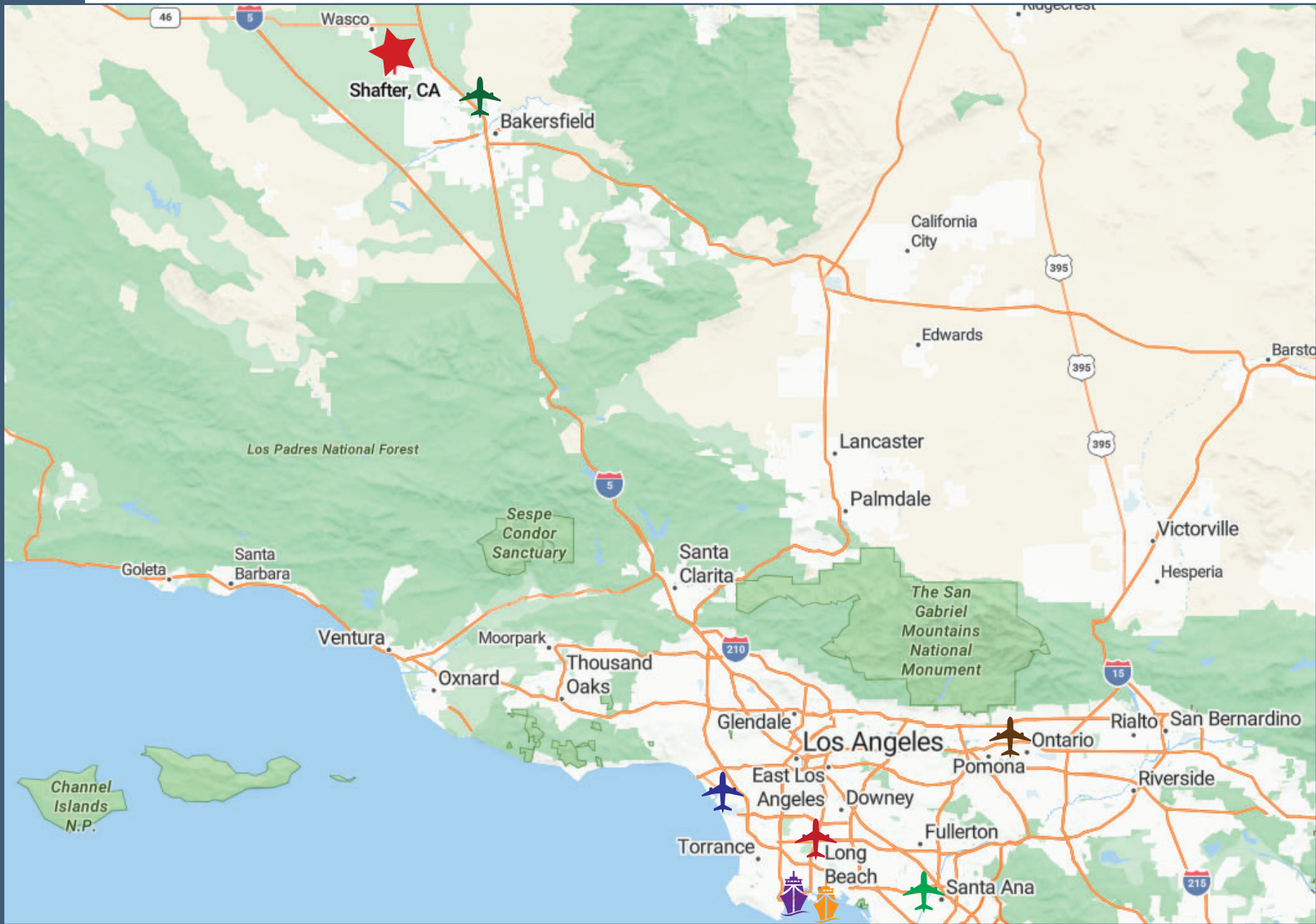
Shafter Regional Distribution Center

# Alternative Site Plan




# Neighborhood Map





Interstate 5      15 miles  
 Interstate 210    98 miles  
 101 Freeway     111 miles  
 Interstate 10    123 miles

 Meadows Field Airport      12 miles  
 Los Angeles International Airport    148 miles  
 Port of Long Beach      150 miles  
 Port of Los Angeles      128 miles

 Long Beach Airport      147 miles  
 John Wayne Airport      160 miles  
 Ontario Airport      160 miles  
 Subject Property

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts to legal, tax, environment, building construction, soil-drainage or other such matters.