

FURNITURE CITY SQUARE

Developer: Saed Investments IV Inc.
Project Management: Pacificus IV - Gateway Development Partners



FURNITURE CITY SQUARE | Bakersfield, CA

STARTING AT **\$135/SF For Sale**
\$0.80/SF for Lease (NNN)

LOCATION: Southwest Corner of Coberly & Cherry Ave
PARCEL SIZE: 19.6 Acres
SPACE SIZE: 426,967 SQ. FT.
APN: 090-340-18
ZONING: M-2 (PD) (Medium Industrial & Precise Development Plan)





- *2 Parcels Available*
- *Build To Suit*
- *For Sale/For Lease*

FURNITURE CITY

DELIVERY DAY
NOVEMBER 2024

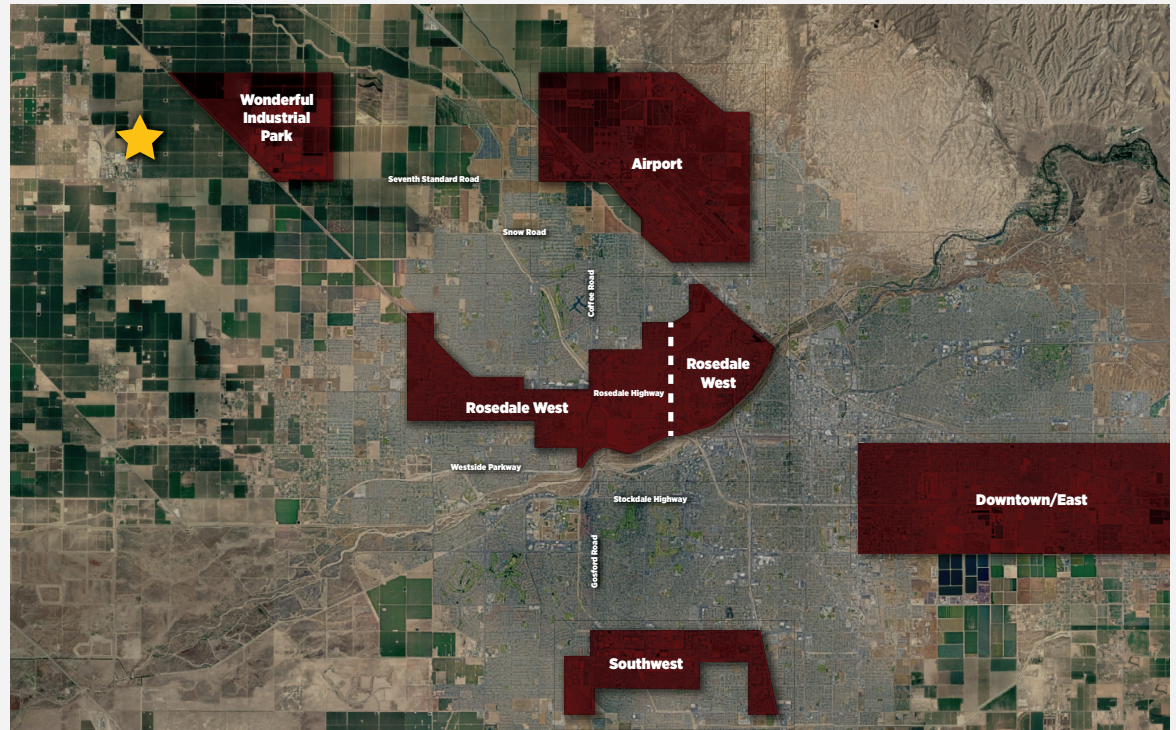
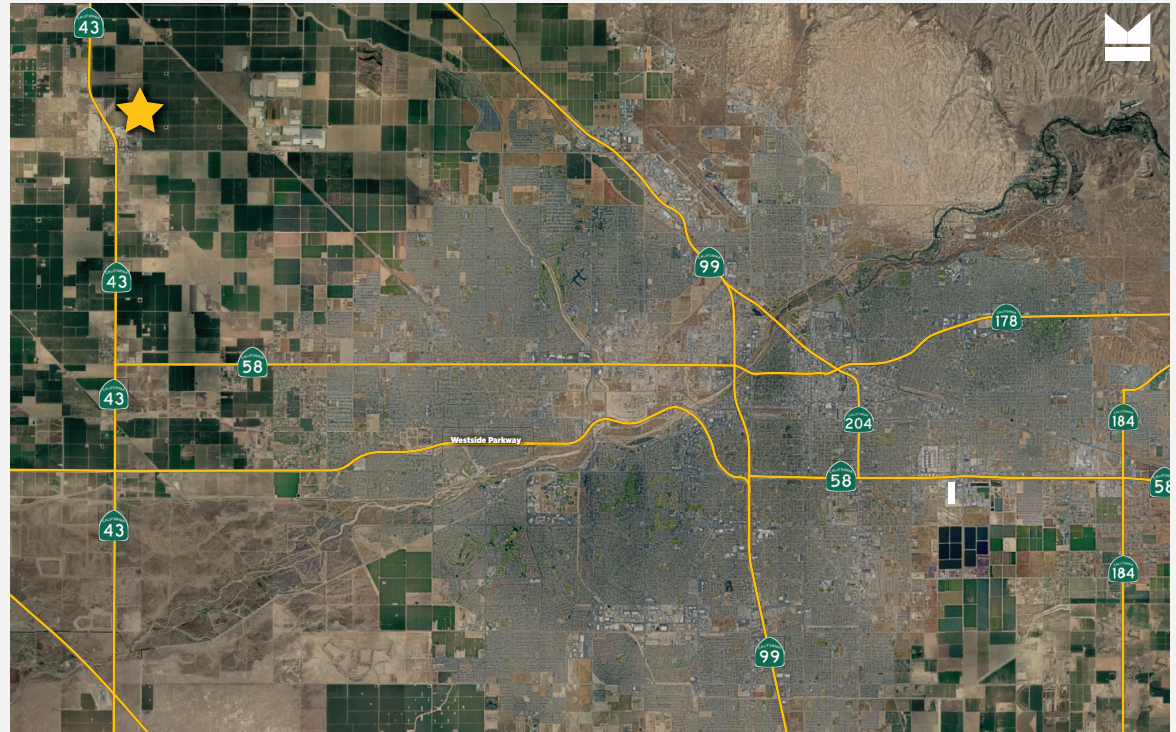


INVESTMENT HIGHLIGHTS

We are excited to present Furniture City Square, an exceptional investment opportunity in the heart of the fast growing central valley of California, offering an expansive 19.5 acres of prime industrial land. This upcoming development is set to redefine the industrial landscape, providing a modern, efficient, and highly sought-after space for industrial and warehousing businesses to thrive. As Kern County continues to experience economic growth, Furniture City Square is positioned to capitalize on the increasing demand for industrial spaces. Invest in this development to benefit from the region's expanding freight, logistics opportunities and robust warehousing market. Don't miss this chance to be a part of Furniture City Square's groundbreaking development. Join us in shaping the future of industrial excellence and seize this investment opportunity to secure long-term growth and prosperity in a GREAT LOCATION!

LOCATION HIGHLIGHTS

- Top-of-the-line warehousing/manufacturing facility with heavy grade utilities on fully entitled, prime industrial land northwest of Bakersfield, CA
- Brand new construction (2024), Furniture City Square's architectural design boasts three attached tilt-up concrete buildings, a state-of-the-art approach known for its durability and cost-effectiveness. This construction method ensures a quick and smooth development process, making it an attractive choice for investors looking to capitalize on early occupancy opportunities.
- Spanning over 19.6 acres of strategically located land, Furniture City Square offers ample space for versatile industrial usage. The proposed building coverage of 422,618 square feet ensures an extensive area for accommodating a range of light and medium industrial warehouse operations.
- Standing tall at 35 feet, the building's height allows for maximum vertical storage and effective space utilization. This feature will attract industries seeking to optimize their storage capacity and logistics operations efficiently.
- With an impressive 51 loading docks, industrial oriented businesses in Furniture City Square will benefit from streamlined logistics operations, allowing for swift loading and unloading of goods. This feature enhances overall operational efficiency and reduces downtime, translating into increased profitability for tenants.
- Furniture City Square's strategic location in a thriving industrial hub ensures excellent connectivity to Interstate 5, Highway 43, Highway 58, Highway 46, Highway 155, and Highway 99, transport routes, and urban centers. This proximity to essential infrastructure and markets provides businesses with a competitive advantage in reaching customers and suppliers efficiently.
- With a business friendly local government and a diverse local workforce, Furniture City Square offers a conducive environment for businesses to thrive and investors to achieve remarkable returns on their investment.



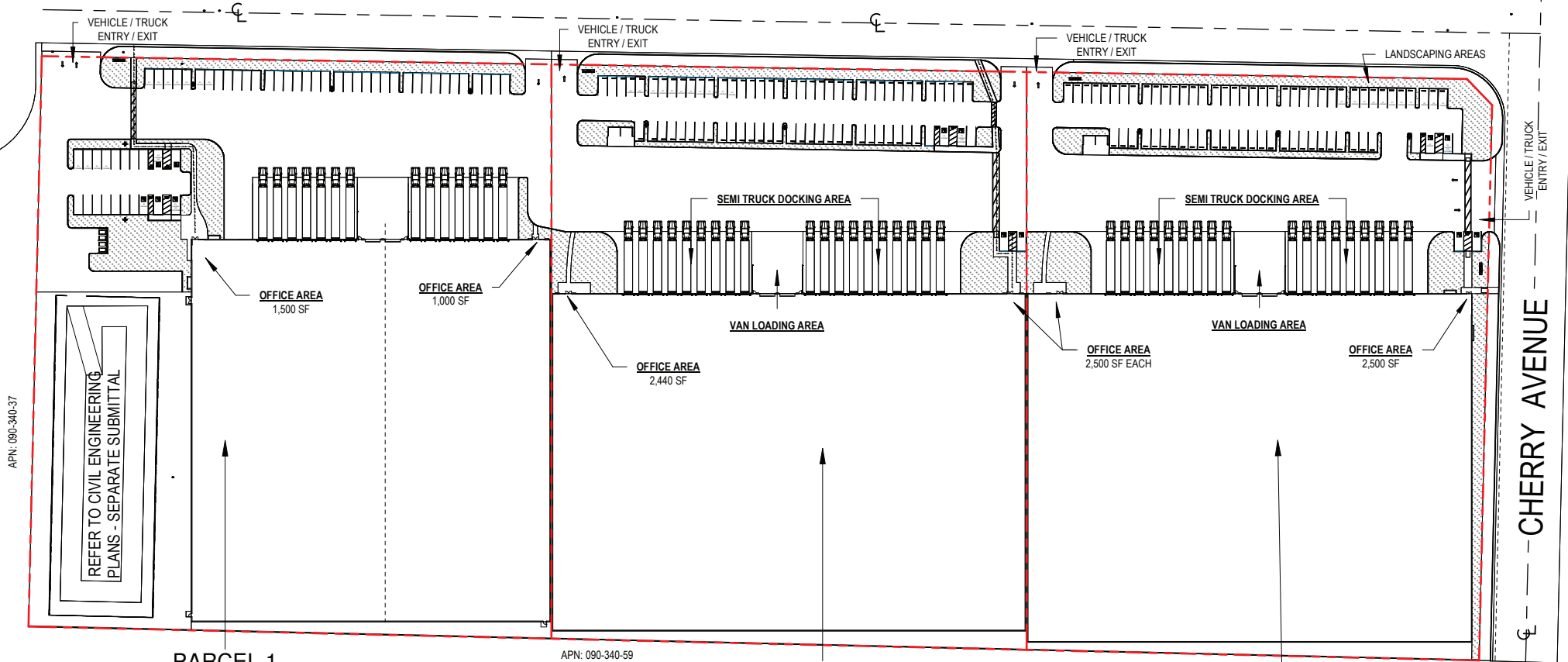


SITE DETAILS

- 19.6 Acres of strategically located land
- Proposed 422,618 SQFT building
- 35 feet tall building height
- 51 loading docks for overall operational efficiency
- Parcel 1 Size = 276,180 SQFT (**Furniture City**)
- Parcel 2 Size = 255,849 SQFT
- Parcel 3 Size = 248,496 SQFT



COBERLY ROAD



PARCEL 1

NET SF: 276,179.87 SF (6.3 ACRES)

WAREHOUSE SF: 125,900 SF
 OFFICE SF: 2,500 SF
 REQUIRED LANDSCAPING : 13,808.99 SF (5%)
 PROVIDED LANDSCAPING (NOT INCLUDING DRAINAGE): 14,265 SF (5.1 %)
 PARKING REQUIRED: 59 SPACES
 PARKING PROVIDED: 59 SPACES

PARCEL 2

NET SF: 255,849.03 SF (5.8 ACRES)

WAREHOUSE SF: 144,308 SF
 OFFICE SF: 5,000 SF
 REQUIRED LANDSCAPING : 12,792.4 SF (5%)
 PROVIDED LANDSCAPING (NOT INCLUDING DRAINAGE): 13,700 SF (5.3 %)
 PARKING REQUIRED: 75 SPACES
 PARKING PROVIDED: 75 SPACES

PARCEL 3

NET SF: 248,496.06 SF (5.7 ACRES)

WAREHOUSE SF: 144,308 SF
 OFFICE SF: 5,000 SF
 REQUIRED LANDSCAPING : 12,424.8 SF (5%)
 PROVIDED LANDSCAPING (NOT INCLUDING DRAINAGE): 18,638 SF (7.5%)
 PARKING REQUIRED: 74 SPACES
 PARKING PROVIDED: 74 SPACES



AVAILABILITY SUMMARY

- 2 Separate Parcels (Build to Suit, For Sale, For Lease)
- 51 loading docks for streamlined logistics operations, allowing for swift loading and unloading of goods which enhances overall operational efficiency

Renders



COMPUTER GENERATED RENDERS FOR DEMONSTRATION PURPOSES ONLY.

KERN COUNTY AT A GLANCE

LARGEST ECONOMY
IN THE SAN JOAQUIN VALLEY

#1 IN AGRICULTURAL
PRODUCTION NATIONWIDE



#3 IN ECONOMIC
DIVERSITY
NATIONWIDE



#4 IN STEM
JOBS
NATIONWIDE



OVER 50 MAJOR DISTRIBUTION CENTERS



THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

70%



60%



#1

LARGEST WIND
FARM IN THE U.S.



3RD

LARGEST SOLAR
FARM IN THE U.S.



#7

OIL-PRODUCING
COUNTY IN THE NATION



OVER 50

WORLD TECH "FIRSTS"

NAVAL AIR WEAPONS
STATION CHINA LAKE



1ST

COMMERCIAL SPACE
PORT IN U.S.

MOJAVE AIR &
SPACE PORT AT
RUTAN FIELD



1ST

SPACE SHUTTLE
LANDING

EDWARDS AIR
FORCE BASE





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