

Wonderful industrial park™

3800 FANUCCHI WAY, SHAFTER, CA 93263



FOR LEASE / ±1,063, 337 Sq. Ft.
Now Under Construction / Delivery 2Q 2022

3800fanucchiway.com

For more information, please contact:

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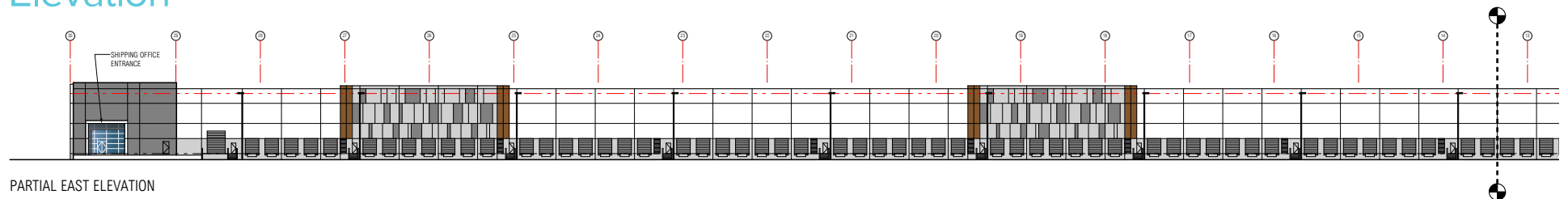
**CUSHMAN &
WAKEFIELD**

Wonderful real estate
DEVELOPMENT™

Building Specifications

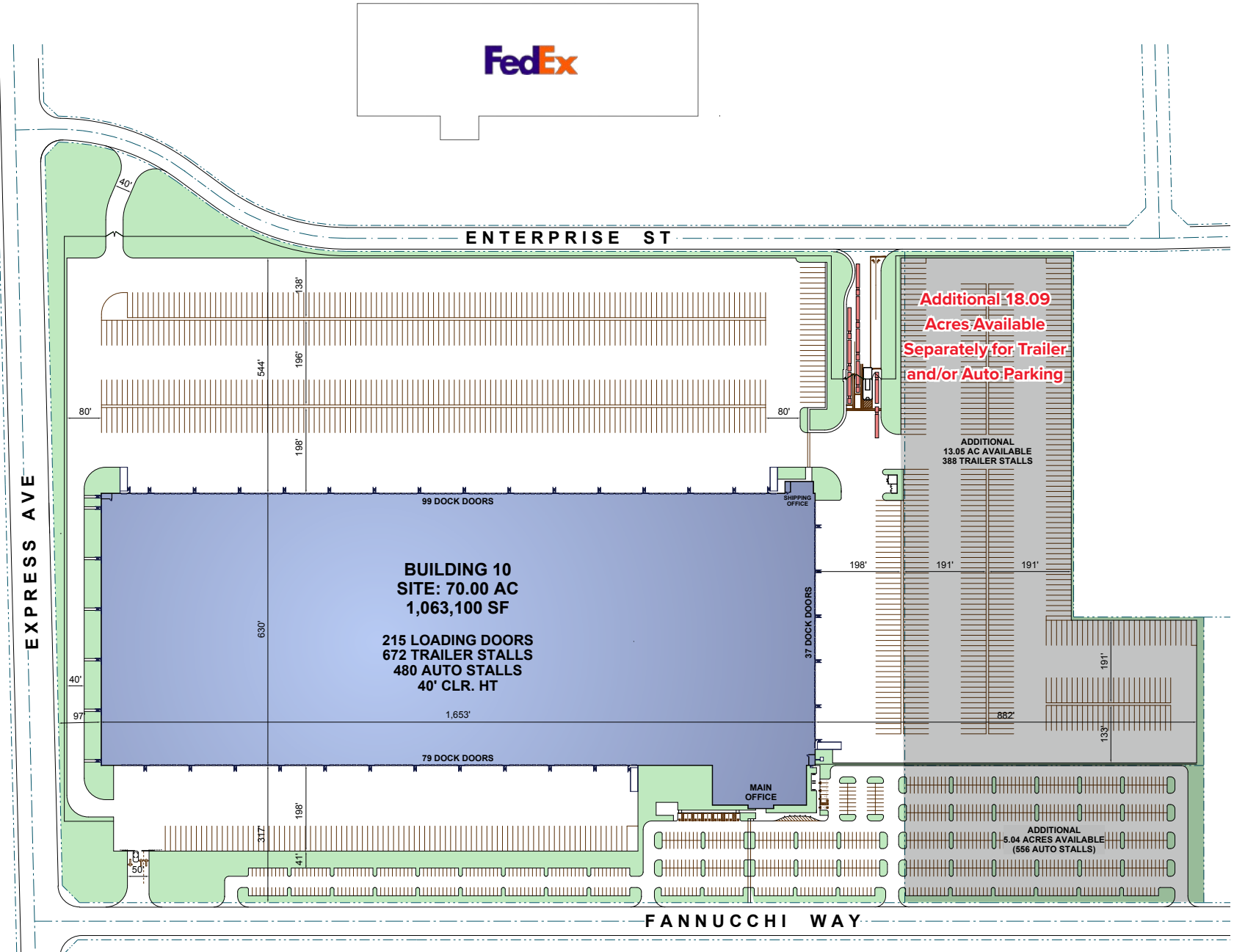
Location:	Shafter / Bakersfield, CA	Drive-In Doors:	4 (12'W x 15'H) Grade Level Door
Address:	3800 Fanucchi Way, Shafter, CA 93263	Column Spacing	<ul style="list-style-type: none"> 65' x 56' Loading Bays 50'x56' Interior Bays
Building Size:	±1,063,337 Sq. Ft.	Fire Suppression:	ESFR
Site:	±70 Acres Net; Expandable to ±88 Acres	Truck Court:	<ul style="list-style-type: none"> 198'–544', 7" Thick 3,500 PSI Concrete 100% Secure Truck Yards with 3 Gated Entrances
Construction:	Concrete Tilt-up	Floors:	8" Thick, 4,000 PSF; Flatness/Levelness - OAFF-50 / OAFL-35 MLFF-35 / MLFL-25
Jurisdiction	Kern County, City of Shafter	Warehouse Lighting:	Build-to-Suit
Clear Height:	<ul style="list-style-type: none"> 40' Clear to Underside of Joists/Girders 37'-4" Clear in Loading Bays 	Electric:	<ul style="list-style-type: none"> 4,000 amp UGPS / 4,000 amp main service panel installed Conduits / sweeps to 2 locations for future additional services for up to 12,000 amps total
Dock Doors:	215 (9'W x 10'H) Dock High Door	Total Parking:	<ul style="list-style-type: none"> 480 Auto Stalls (Expandable to 1,000+ stalls) 672 Trailer Stalls (Expandable to 1,000+ stalls)

Elevation

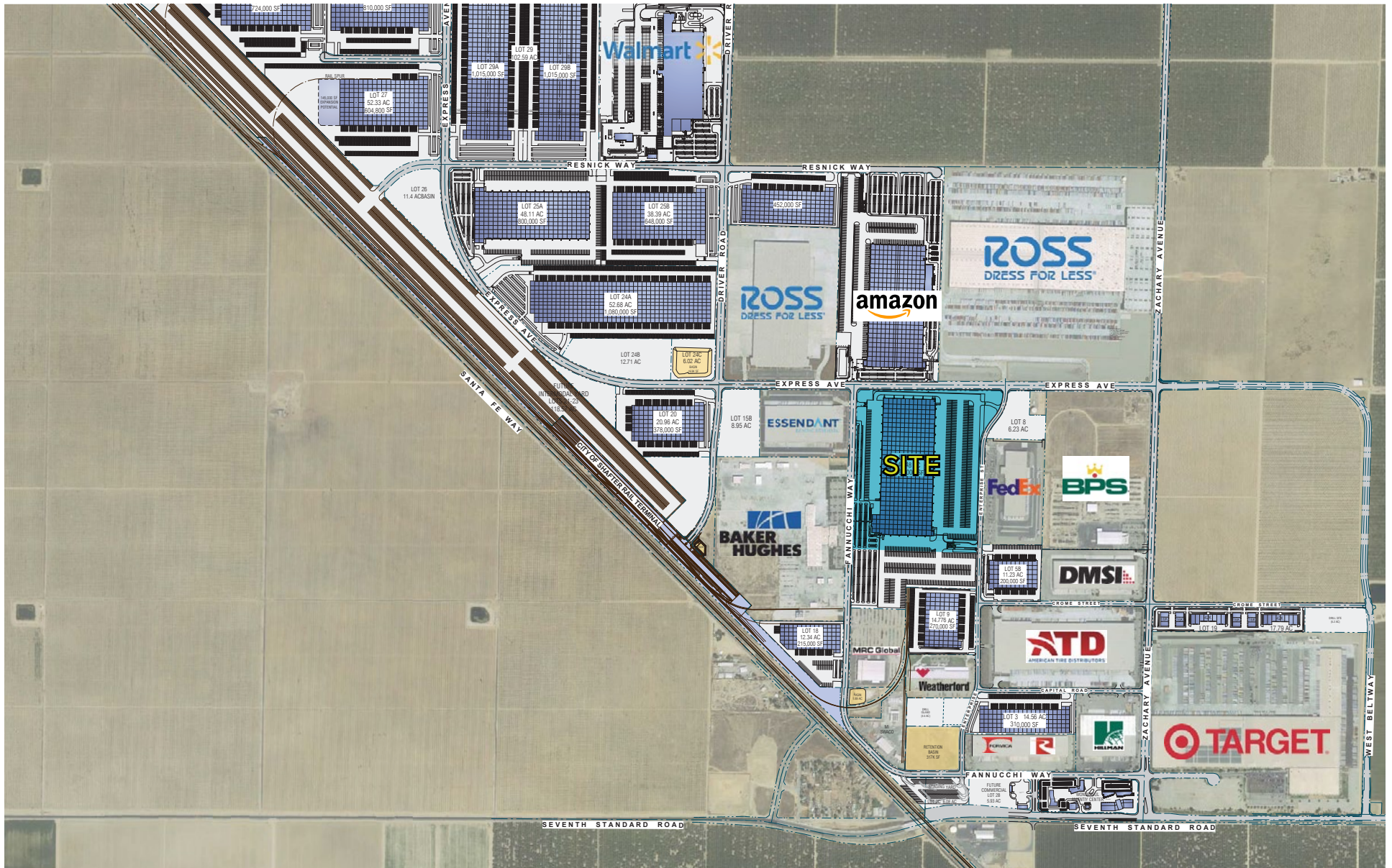


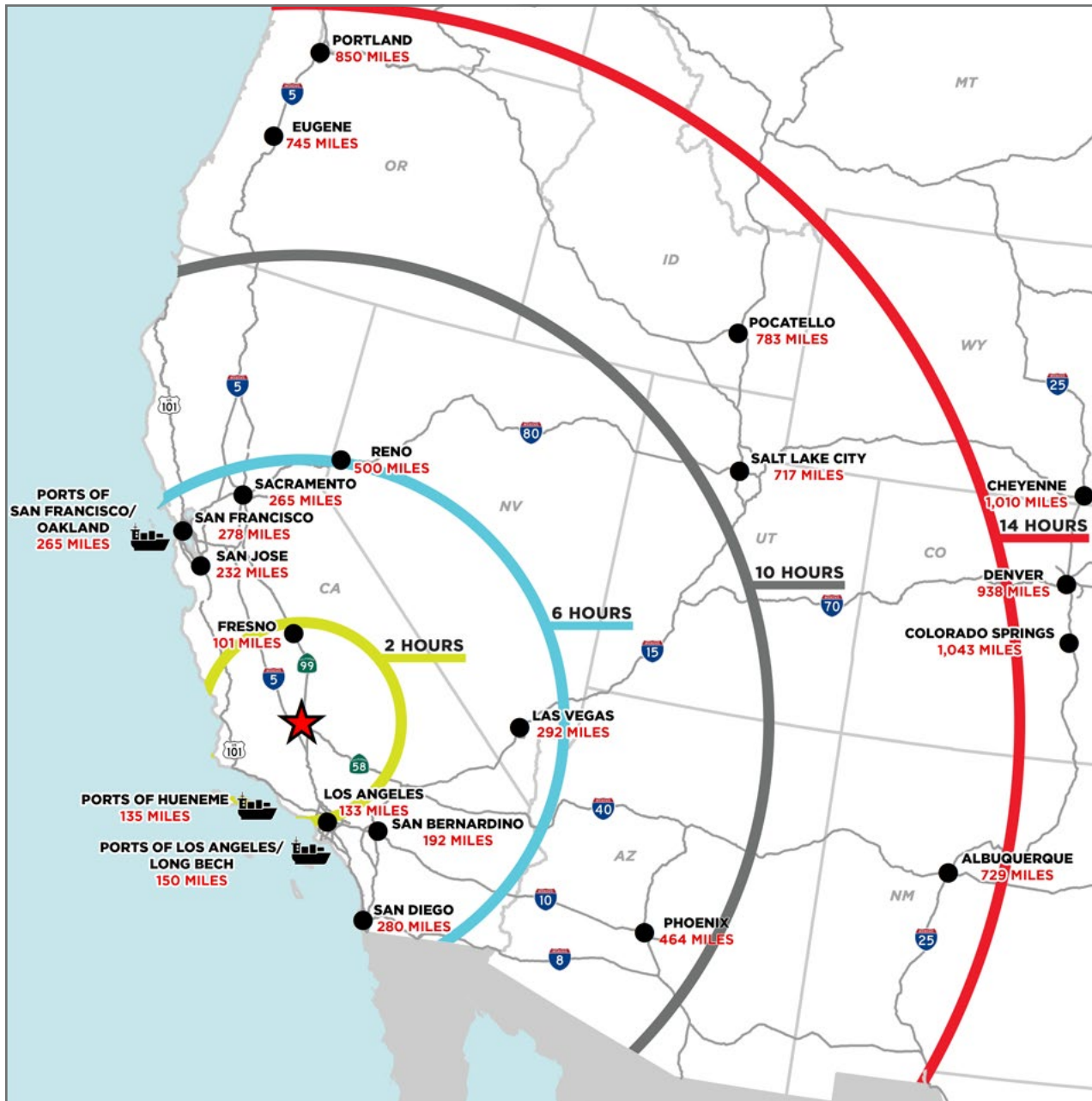
PARTIAL EAST ELEVATION

Site Plan



Location





About the County

Kern County's transportation, logistics and advanced manufacturing industry has grown significantly in the past decade, thanks to companies like **Frito-Lay**, **Bolthouse Farms**, **Target**, **Ross**, **American Tire Distributors**, **IKEA** and **Famous Footwear**. The industry employs over 14,000 people in key segments of distribution across 50 different distribution centers. Kern County's location provides for an easy, one-day turnaround trip to California's largest population concentrations, which include San Diego, Los Angeles, Sacramento and the Bay Area, as well as Las Vegas.

Demographics

Total Pop:	188,173
Avg HH income:	\$106,590
Total Businesses:	6,877
Labor Force:	74,781
Unemployment Rate:	14.0%
Education Attainment	
High School:	21.8%
Associates:	9%
Bachelors:	18.4%
Graduate Degree:	10.9%

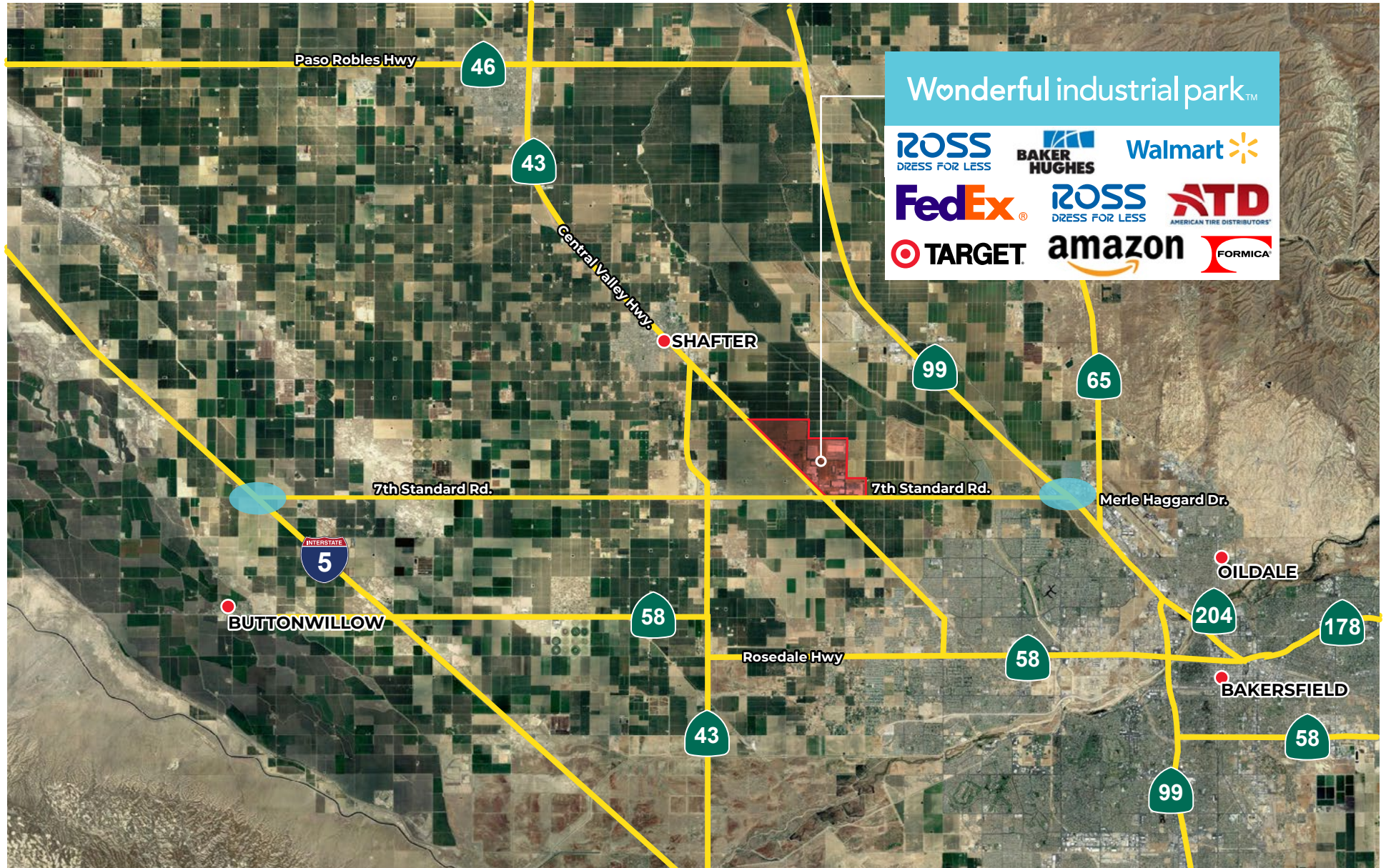
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Local Highways



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[View Site Specific COVID-19 Prevention Plan](#)



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