



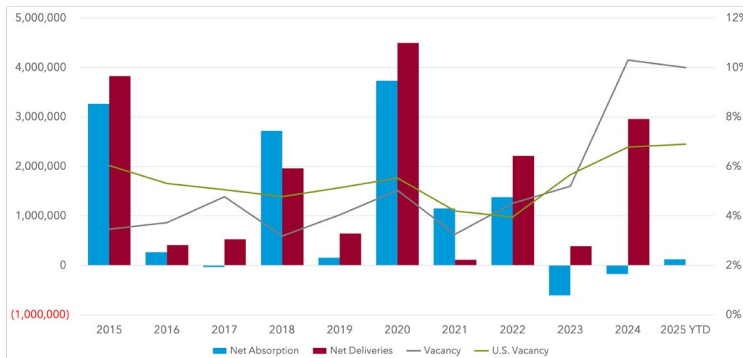
### INDUSTRIAL MARKET OVERVIEW

CHAD BROCK, *Managing Principal*

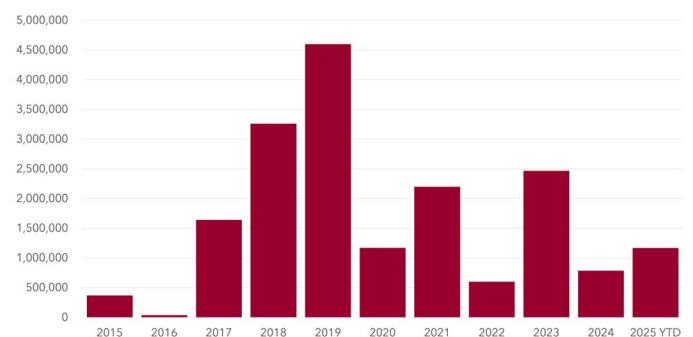
Bakersfield's industrial vacancy rose to 10% in Q1 2025, up from 7.7% a year ago and above the national average of 7%, driven by 1.6 million SF of new deliveries. Net absorption totaled 125,000 SF while asking rents increased just 0.3% to \$10.00/SF, reflecting landlords' limited pricing power amid rising vacancies. Over the past decade, industrial inventory has grown by 14.5 million SF, a 28% increase. Currently, 1.2 million SF is under construction, including a 711,200-SF Nestlé distribution center and a 300,000-SF speculative warehouse at Tejon Ranch. Sales totaled \$124 million in the past year, with pricing steady at \$110/SF.

MARKET INDICATORS	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
▲ 12 Mo. Net Absorption SF	121,551	(174,977)	375,235	(384,000)	(570,775)
▼ Vacancy Rate	10.00%	10.30%	7.30%	7.98%	8.30%
▼ Avg NNN Asking Rate PSF	\$9.96	\$10.03	\$9.92	\$10.01	\$10.04
▲ Sale Price PSF	\$110	\$108	\$107	\$108	\$108
▼ Cap Rate	7.40%	7.47%	7.38%	7.35%	7.28%
▲ Under Construction SF	1,169,678	788,000	1,865,090	1,864,490	1,864,490
▼ Inventory SF	66,890,640	66,962,856	65,097,554	64,307,365	64,307,365

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
591 J Street Bakersfield, CA	33,600 SF	\$3,245,000 \$96.58 PSF	Pinnacle Prestress, Inc. Oxnard Street LLC	Class B
1143 Carrier Parkway Avenue Bakersfield, CA	9,416 SF	\$1,500,000 \$159.30 PSF	Billy J./ Reece JK Small Properties LLC	Class C
226 Washington Street Bakersfield, CA	6,720 SF	\$4,000,000 \$595.24 PSF	Estes Terminals of California LLC XPO Logistics Freight, Inc.	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
712 17th Street Bakersfield, CA	14,700 SF	Rockwell Development LLC	Undisclosed	Undisclosed
4425 E. Brundage Lane Bakersfield, CA	10,600 SF	Mark Force	Undisclosed	Undisclosed
7415 Meany Avenue Bakersfield, CA	11,833 SF	Willy Reyneveld	Landscape Development	Landscaping

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