



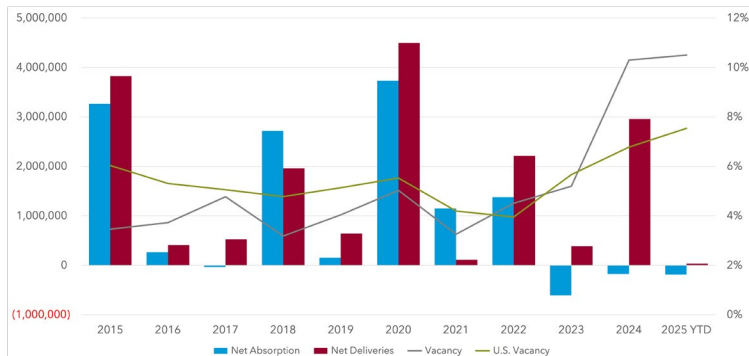
### INDUSTRIAL MARKET OVERVIEW

CHAD BROCK, *Managing Principal*

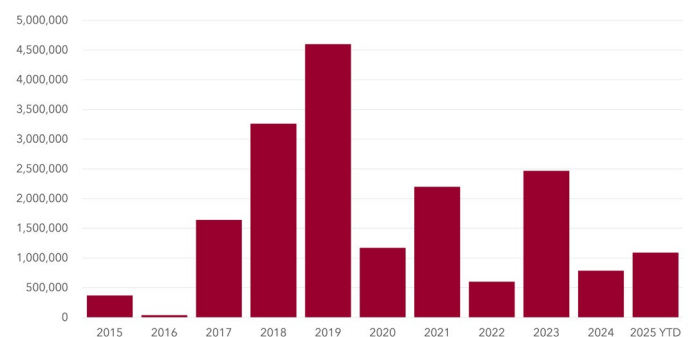
Bakersfield's industrial vacancy rose from 10.2% to 10.6% over the past year, following -940,000 SF of net absorption. This remains well above the national industrial average of 7.5%, making it one of the higher vacancy rates in the U.S. Despite the softness, average asking rents increased 0.2% to \$9.70/SF-still among California's most affordable occupancy costs. Over the past decade, Bakersfield's industrial inventory expanded by 15.2 million SF, or 28%, outpacing national growth. About 1.1 million SF is under construction, including the 711,200-SF Nestlé distribution center in Arvin. With limited speculative projects ahead, vacancies may tighten in 2026, allowing modest rent growth to resume.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▼ 12 Mo. Net Absorption SF	(946,300)	(419,089)	121,551	(174,977)	375,235
◀ ▶ Vacancy Rate	10.50%	10.50%	10.00%	10.30%	7.30%
▼ Avg NNN Asking Rate PSF	\$9.69	\$10.04	\$9.96	\$10.03	\$9.92
▲ Sale Price PSF	\$115.00	\$111.00	\$110.00	\$108.00	\$107.00
▼ Cap Rate	7.26%	7.40%	7.40%	7.47%	7.38%
▼ Under Construction SF	1,092,443	1,237,678	1,169,678	788,000	1,865,090
▲ Inventory SF	67,219,780	66,913,883	66,890,640	66,962,856	65,097,554

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1500 S. Union Avenue Bakersfield, CA	84,603 SF	\$10,800,000 \$127.66 PSF	A-C Electric Company PCL Construction	Class B
2157 Mohawk Street Bakersfield, CA	53,150 SF	\$9,000,000 \$169.33 PSF	Leo Mark Hinds, Esq. Jessica Moore	Class C
1066 Carrier Parkway Avenue Bakersfield, CA	13,821 SF	\$2,250,000 \$162.80 PSF	Daniel S. & Jeannette A. Freitas Jimmy and Barbara Carter	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5000 Fanucchi Way E Shafaater, CA	215,844 SF	The Wonderful Company	Hillman Solutions Group	Wholesaler
1911 Mineral Court Bakersfield, CA	15,080 SF	Gramp	Beardsley School District	Educational Services
2202 Zeus Court Bakersfield, CA	7,500 SF	Landscape Development	Gunnar Energy	Proessional, Scientific, and Technical Services

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