LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
BAKERSFIELD, CA

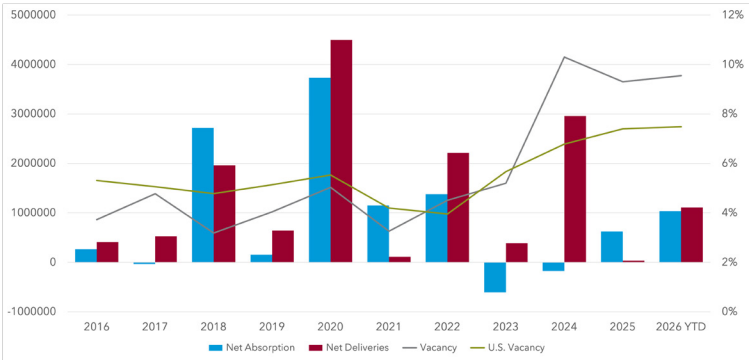
INDUSTRIAL MARKET OVERVIEW

CHAD BROCK, *Managing Principal*

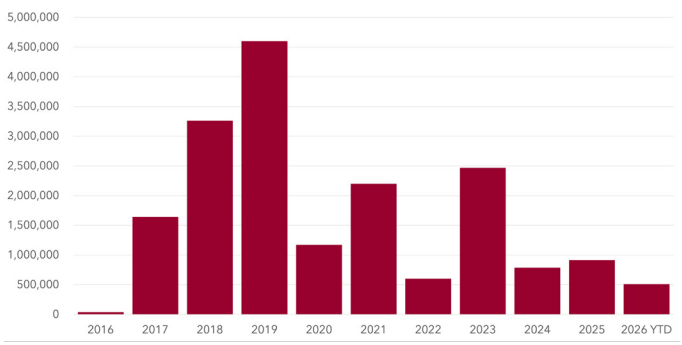
Bakersfield's industrial market remained relatively stable through Q2 2026, with vacancy holding near elevated levels followingseveral years of supply growth and softer tenant demand. Market conditions continue to vary by property type, as logistics facilities face higher vacancy and pricing pressure while specialized and flex properties maintain stronger occupancy and rental rates. Development activity remains limited, with Nestlé's preleased distribution center in Arvin representing the only major project under construction. Looking ahead, steady tenant demand and a constrained construction pipeline are expected to gradually reduce vacancy and support modest rent growth through the remainder of 2026.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ 12 Mo. Net Absorption SF	1,489,196	(385,265)	624,889	(946,300)	(419,089)
▼ Vacancy Rate	9.55%	10.90%	9.30%	10.50%	10.50%
▲ Avg NNN Asking Rate PSF	$10.05	$9.91	$9.77	$9.69	$10.04
▲ Sale Price PSF	$123.00	$120.00	$117.00	$115.00	$111.00
▼ Cap Rate	7.23%	7.30%	7.27%	7.26%	7.40%
▼ Under Construction SF	510,385	742,683	914,902	1,092,443	1,237,678
▲ Inventory SF	69,442,139	68,636,008	67,248,762	67,219,780	66,913,883

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
34598 7th Standard Road Bakersfield, CA	175,875 SF	$20,295,000 $115.39 PSF	California High Speed Rail Authority Halliburton Energy Services, Inc.	Class B
5200 District Boulevard Bakersfield, CA	89,549 SF	$13,825,000 $154.38 PSF	Anheuser Busch Advance Beverage Co.	Class B
3500-3518 Fruitvale Avenue Bakersfield, CA	27,980 SF	$8,850,000 $316.30 PSF	California Water Service Company James H. Phelps	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4500 State Road Bakersfield, CA	12,910 SF	John Horton	Undisclosed	Undisclosed
3700 Pegasus Drive Bakersfield, CA	10,000 SF	JSP Entity, LLC	Jitsu, Inc.	Last Mile Distribution
8475 Pacheco Road Bakersfield, CA	6,000 SF	Carosella Properties, Inc.	TMC Cancela Corp	Manufacturing

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