



Wonderful Industrial Park located in Shafter, California has been designated as a BNSF Certified Site. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

**SELECTING A CERTIFIED SITE CAN:**

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

**PROPERTY DETAILS**

Wonderful Industrial Park (WIP) is a 1,625 acre, BNSF rail-served, master-planned industrial development located in the southeastern part of Shafter, California. The park combines an industrial setting with a regional transportation solution, complete with 17,500 feet of track.

With over 3.3 million square feet currently under construction, WIP offers parcel sizes from 5-300 acres and build-to-suit rail-served facilities ranging from 100,000 to 2.3 million square feet.



**Site Details:**

- Direct access to I-5, Hwy-99 and Hwy-58
- 150 miles from Port of Los Angeles/Long Beach
- Direct rail access to BNSF Railway
- Rail-served facilities for up to 2.3 million square feet
- Parcel sizes ranging from 5-300 acres

**CONTACT INFORMATION**

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## SITE PROFILE

<b>Land Area</b>	1,625 acres (parcel sizes from 5 to 300 acres)
<b>Physical Address</b>	Wonderful Industrial Park Shafter, CA (Kern County)
<b>Zoning</b>	Fully entitled for industrial uses
<b>Owner</b>	Roll Real Estate Development (RRED)
<b>Price</b>	Varies

## UTILITIES

<b>Electric</b>	Pacific Gas & Electric Company
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<b>Water</b>	City of Shafter
<b>Wastewater</b>	City of Shafter
<b>Telecommunications</b>	Shafter Connect Municipal Fiber Optic Network

## DEMOGRAPHICS

Shafter is the principal city in the Bakersfield Metropolitan Statistical Area (MSA). The MSA has an estimated population of 874,589.

## POPULATION

<b>Shafter, CA</b>	17,261
<b>5 mile radius</b>	19,430
<b>10 mile radius</b>	62,147
<b>15 mile radius</b>	194,169
<b>20 mile radius</b>	539,734

## WORKFORCE

Shafter attracts commuters from the Bakersfield Metropolitan Statistical Area.

<b>Total Wage &amp; Salary Employment</b>	295,867
<b>Annual Mean Wage</b>	\$44,400

## BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.\*

\* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.