

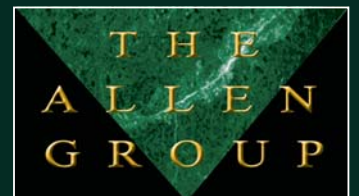


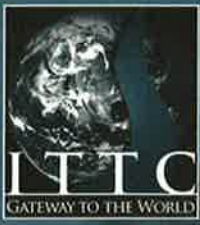
# INTERNATIONAL TRADE AND TRANSPORTATION CENTER

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CITY OF SHAFTER  
KERN COUNTY, CALIFORNIA

A QUALITY  
DEVELOPMENT OF:





# The International Trade and Transportation Center

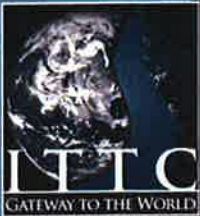
*a truly unique project*



Located in Shafter, in the heart of Kern County, California, and just 3 miles north of Bakersfield city limits, The International Trade and Transportation Center is being built on over 700 acres selected for its proximity to a vast labor pool and its geographic position at the center of California. With 35 million consumers within 4 hours from the project, and with its strategic location alongside BNSF rail service and the major truck routes of Hwy 99 and Interstate 5, the ITTC project is poised to capture the growth of logistic and direct distribution business now discovering the advantages of Central California.

In addition to these locational factors, other distinct advantages to the International Trade and Transportation Center include:

- Vast labor pool of job-ready applicants at competitive rates
- FTZ Benefits from ITTC's designation within Foreign Trade Zone #202
- Enterprise Zone and other Economic Incentive packages available
- Competitive overall Logistics costs



**288,500 SQUARE FEET**

**125,354 SF NOW AVAILABLE!**



**International Trade and Transportation Center**  
9 Fanucci Way, Shafter, California

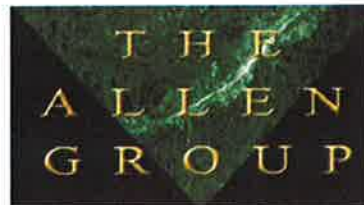
- Foreign Trade Zone #202 (Port of Los Angeles)
- State-of-the-art construction
- 16.19 acre land parcel (expandable)
- 30' ceiling clearance
- 31 Dock high doors
- 50'x 56' Bay Spacing
- 6 Rail Doors
- ESFR Fire protection system
- 1,200 amp. 277/4800 volt power
- Offices to suit
- Ready for immediate occupancy
- Current Tenants: Formica Corp. & AM-PAC Tire Distribution

**For Further Information, contact:**

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**COLLIERS**  
INTERNATIONAL





# Land and Build to Suit Opportunities



Surrounding the 1.7 million square foot regional distribution center of Target Stores, the International Trade & Transportation Center contains hundred acres which remain available for build to suit or future speculative construction by the project developers, The Allen Group.

The pro-business attitude of local City and governmental agencies lead to an expeditious permitting and approval period, allowing The Allen Group to design, permit and construct a new facility in the shortest time period possible.

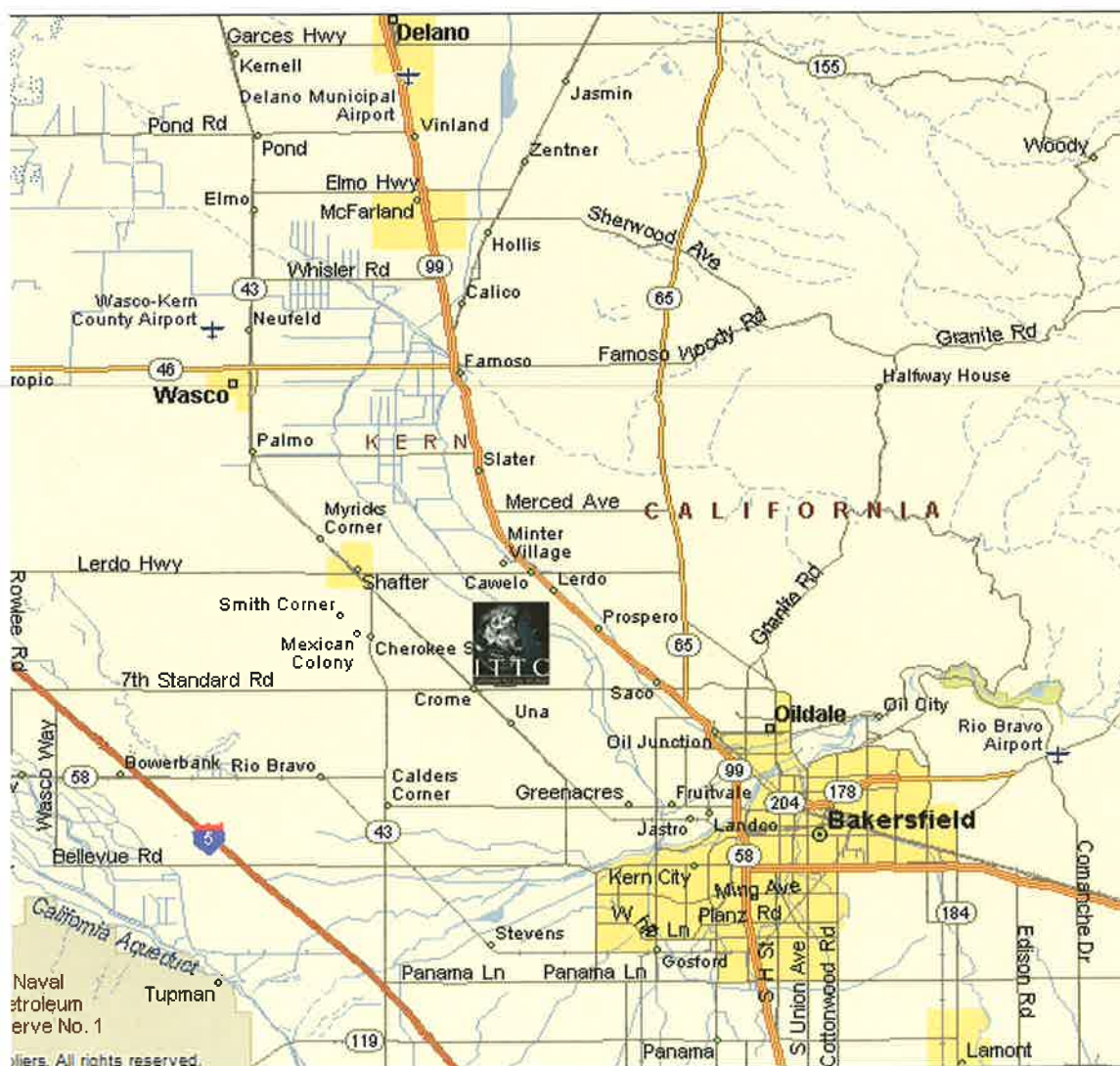
Served by the adjacent BNSF main rail line, ITTC offers one of the only rail-served opportunities for new construction within the entire Central Valley region of California.

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The International Trade & Transportation Center also offers maximum flexibility to utilize the Port of Oakland in addition to the Worldports of LA and Long Beach.







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