

First-Class  
Industrial/Manufacturing  
Buildings

AVAILABLE  
FOR LEASE

One Suite Remaining



6906-6936  
McCutchens Road  
Bakersfield, CA 93313

**Property Highlights**

- Available Space 10,522 SF
- Service Yard 5,000±
- Zoned M-1 (Light industrial), City of Bakersfield
- Construction Split faced concrete block
- Lease Rate: \$0.85 PSF/Mo. NNN



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# AVAILABLE FOR LEASE

## Building Features

**New Model Suites**  
**Ready for Occupancy**



### Utilities

- **Electric**
- **Gas**
- **Water**
- **Sewer**

PG&E  
400-800 Amps  
480/277 volts  
3 phase, 4 wire  
PG&E  
Cal Water  
City of Bakersfield

### Designed by a manufacturer for a manufacturer

- Enhanced power - High capacity 480v 3 phase power provided to each unit with stepdown transformer
  - $10,000 \pm$  SF - 400 amp
  - $20,000 \pm$  SF - 800 amp
- Minimal columns in warehouse areas for maximum operational efficiency
- Natural gas available to each unit
- High load bearing concrete floors in warehouse
- High load bearing concrete service yards

### High image buildings with sustainable design and construction elements

- Low maintenance landscaping with dripless irrigation system
- LED exterior lighting and automatic LED interior Lighting
- 7 inch thick structural roof system, R-22
- Well insulated buildings. The walls are 100% better than concrete tilt up. The roof is 600% better than a standard roof. The exterior roll up doors are 700% better than a standard door
- Store front plate glass used for office

### Low maintenance design

- 20 year warranty on white reflective T.P.O roof
- Industrial property association for exterior maintenance
- No exterior paint used or needed due to the design of the building, split faced concrete block

### Enduring value

- Institutional grade construction
- Flexible office designs

### Yard/Truck Court

- 6" base at 95% compaction
- 6" Concrete with 3,000 PSI
- $\frac{3}{4}$ " rock used in the mix
- #3 rebar placed at 18" on center

### Security

- Service yards are gated and secure
- Service yard gates are capable of being motorized

### Warehouse

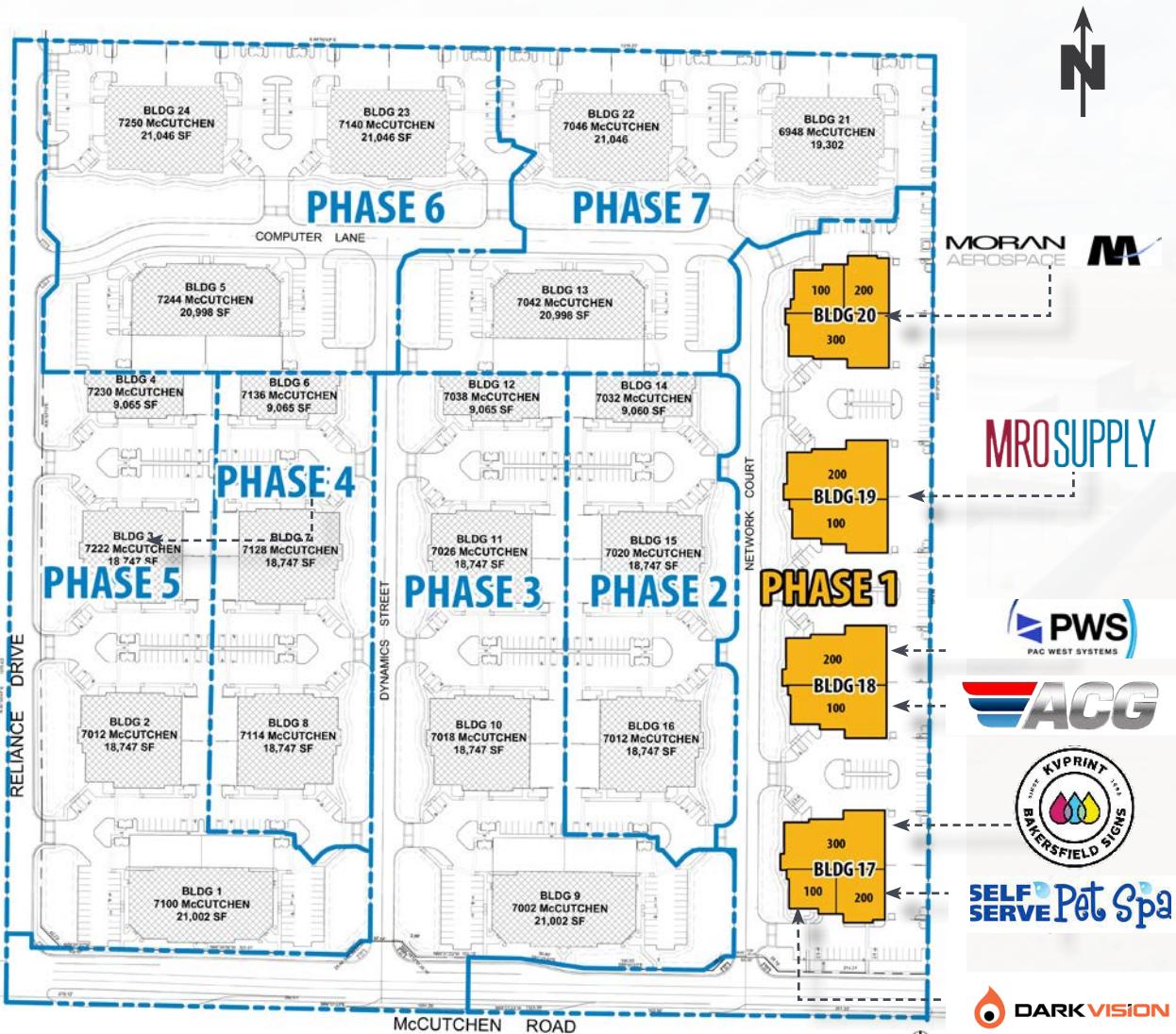
- 4" base at 95% compaction
- 5" Concrete with 3,000 PSI
- $\frac{3}{4}$ " rock used in the mix
- #4 rebar placed at 18"

# AVAILABLE FOR LEASE

## CENTER SITE PLAN & AVAILABILITY

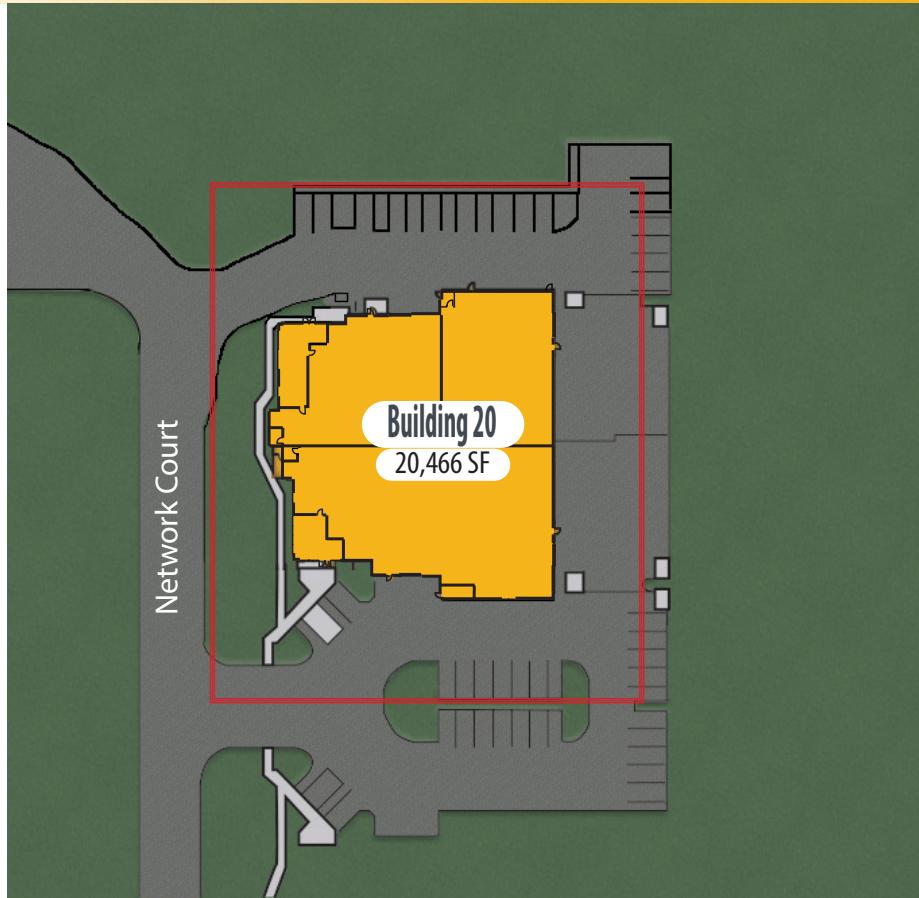
New Model Suites  
Ready for Occupancy

Bldg #	Suite	Sq Ft
17	100	DARK VISION 5,125
17	200	SELF SERVE Pet Spa 4,819
17	300	KVPRINT BAKERSFIELD SIGNS 10,522
18	100	ACG 10,215
18	200	PWS 10,520
19	100	MRO SUPPLY 10,215
19	200	MRO SUPPLY 10,520
20	100	MORAN AEROSPACE 5,125
20	200	MORAN AEROSPACE 4,819
20	300	Available 10,522



# AVAILABLE FOR LEASE BUILDING 20 SITE PLAN & FLOOR PLAN

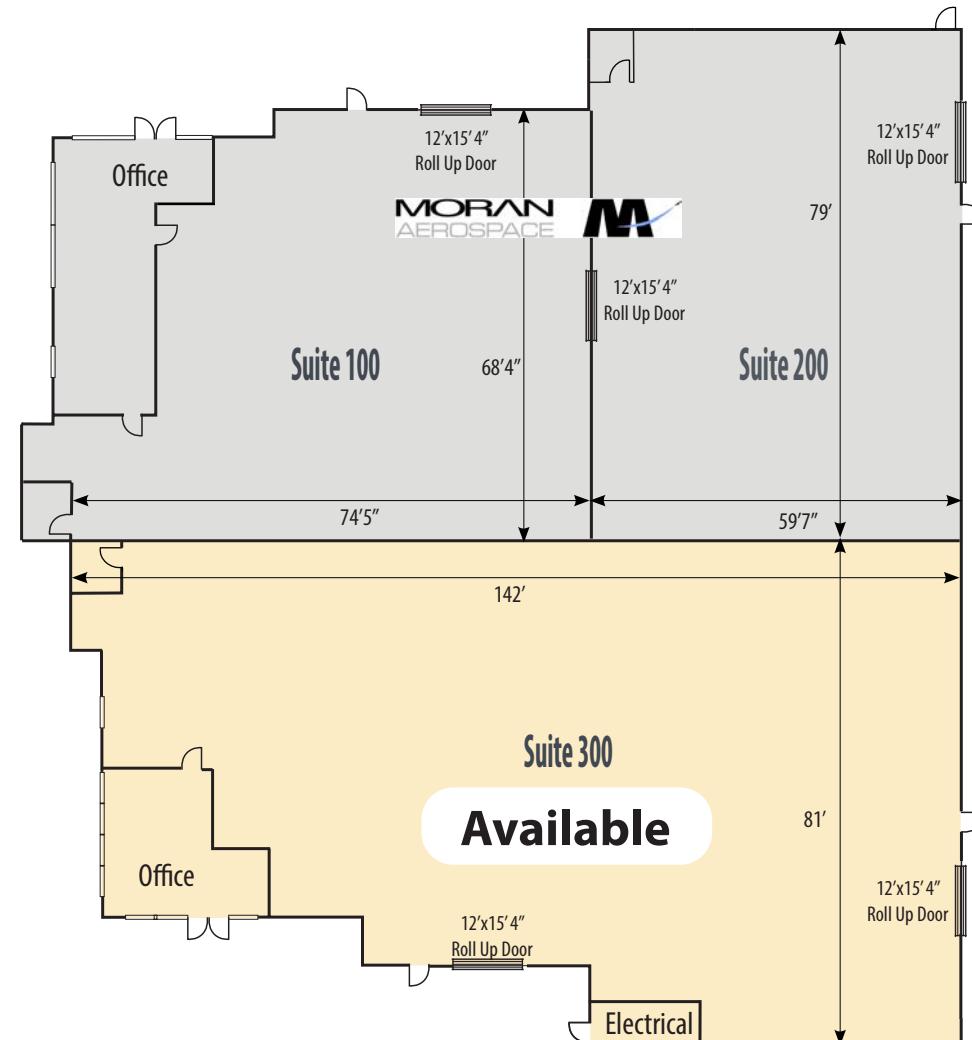
New Model Suites  
Ready for Occupancy



AVAILABILITY		Gross Square Footage			Parking		
Suite	Office	Warehouse	Utility Rooms	TOTAL SF	Required	Provided	
100*	MORAN AEROSPACE			5,125	9	10	
200*				4,819	5	8	
300*	599	9,811	123	10,522	13	15	
				<b>20,466</b>	<b>28</b>	<b>33</b>	

\*Potential future parking stalls within the service yards can be utilized to increase office area but must be coordinated with the city

\*\*Restroom Only



# AVAILABLE FOR LEASE PROPERTY PHOTOS

New Model Suites  
Ready for Occupancy



# AVAILABLE FOR LEASE

## PROPERTY PHOTOS

New Model Suites  
Ready for Occupancy



# AVAILABLE FOR LEASE

## AERIAL SITE PHOTO

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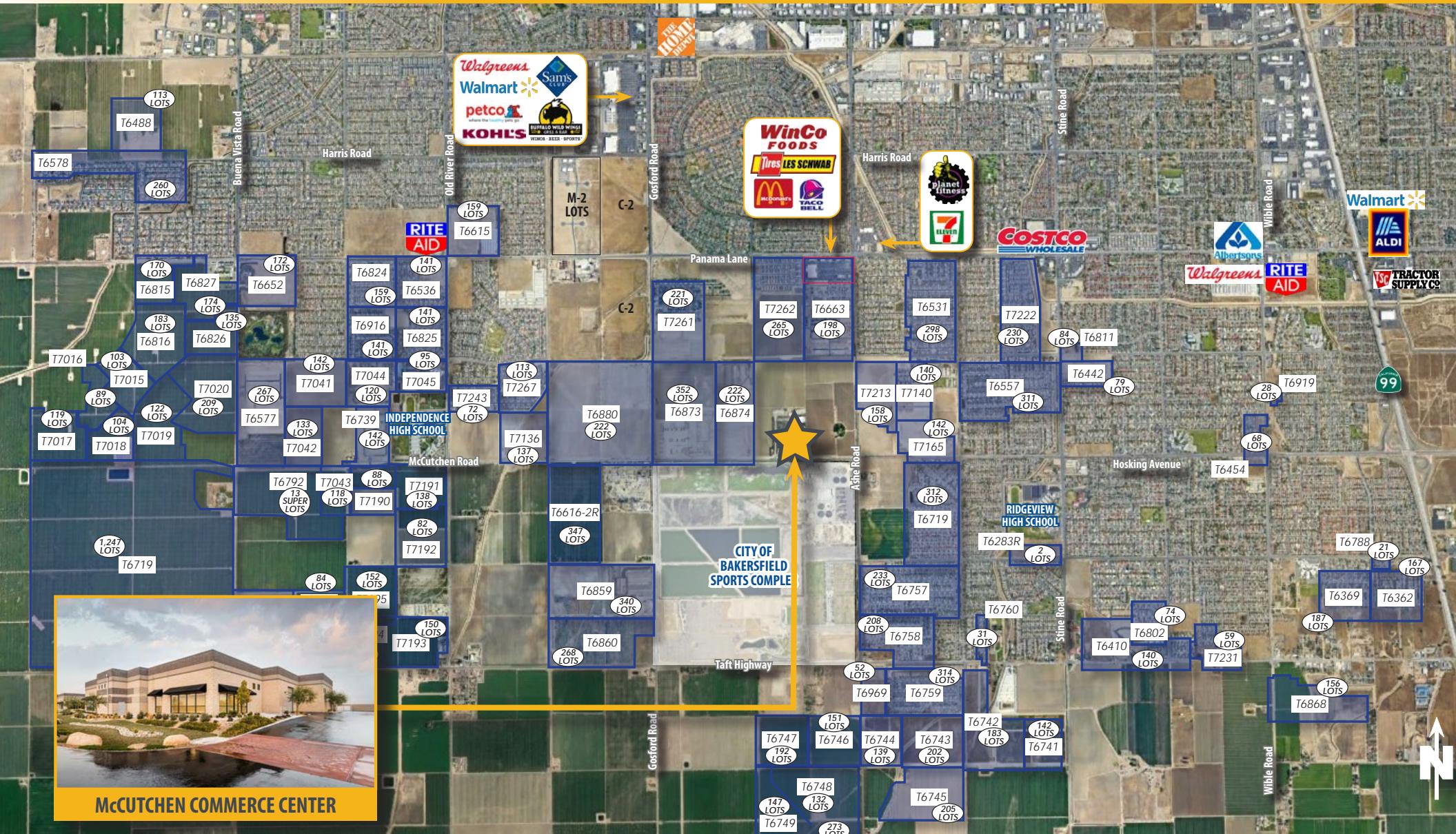




# AVAILABLE FOR LEASE

## TRACT ACTIVITY PLANNED RESIDENTIAL

# New Model Suites Ready for Occupancy

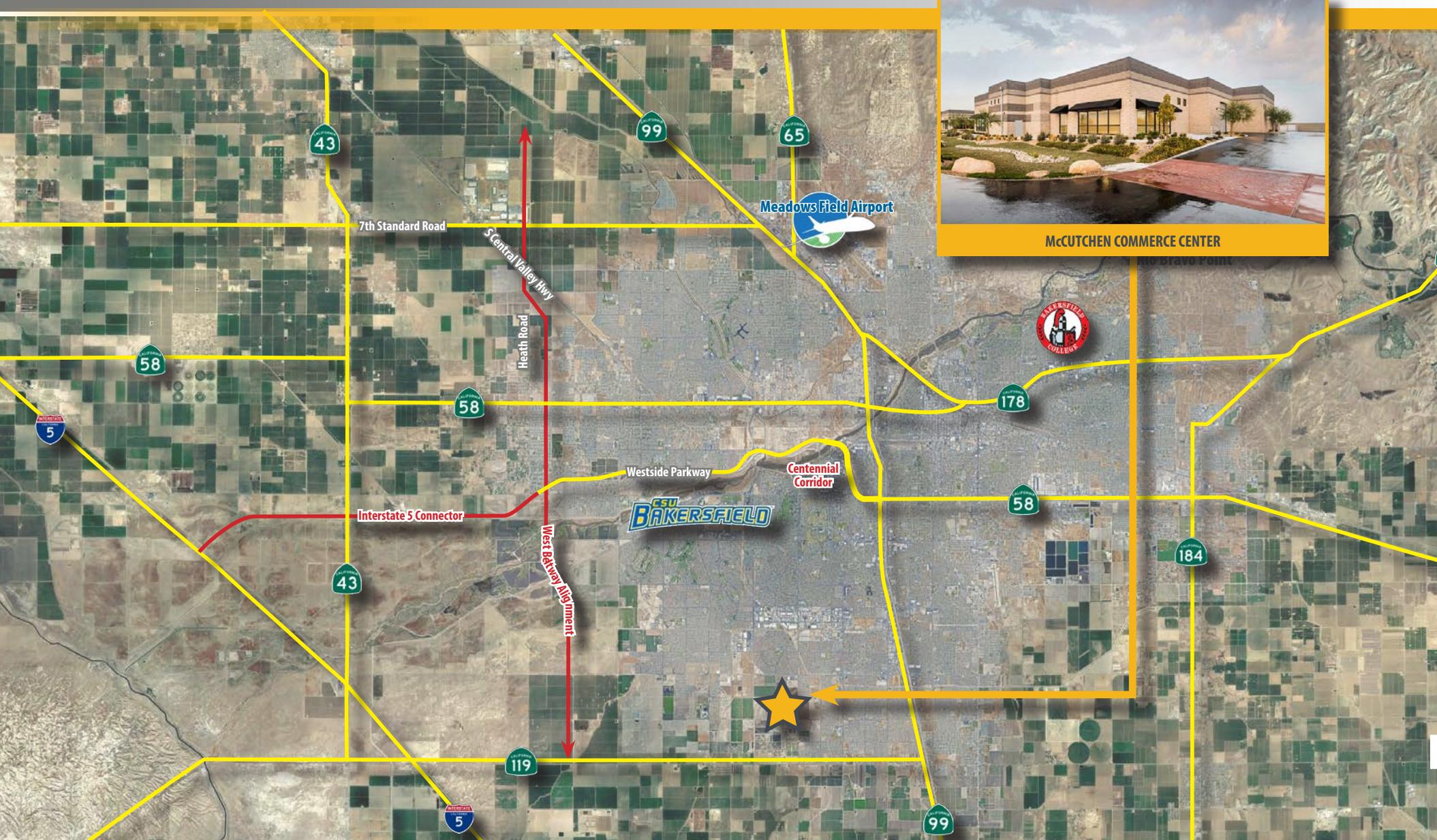


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# AVAILABLE FOR LEASE ROADWAY AERIAL

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## KERN COUNTY At A GLANCE

### LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

**#2** in Agricultural Production Nationwide 

**#3** in Economic Diversity Nationwide **#4** in STEM Jobs Nationwide 

**OVER 50** MAJOR DISTRIBUTION CENTERS 

KERN COUNTY, *California*, WHERE BUSINESS IS BOUNDLESS

### THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

**70%**



**60%**



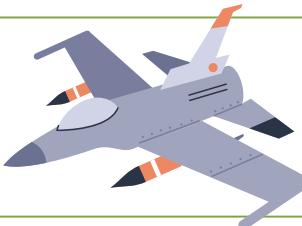
**#1** Largest Wind Farm in the U.S.

**2<sup>ND</sup>** Largest Solar Farm in the U.S.

**#7** Oil-Producing County in the Nation

**OVER 50** WORLD TECH "FIRSTS"

NAVAL AIR WEAPONS STATION CHINA LAKE



**1<sup>ST</sup>** COMMERCIAL SPACE PORT IN U.S.

MOJAVE AIR & SPACE PORT



**1<sup>ST</sup>** SPACE SHUTTLE LANDING

EDWARDS AIR FORCE BASE



  
KERN EDC  
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