

First-Class Industrial/Manufacturing Buildings

AVAILABLE FOR LEASE

One Suite Remaining



**6906-6936
McCutchen 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



Dylan J. Lym ▪ Vice President ▪ 661 885 6949 ▪ dylan@asuassociates.com ▪ CA RE #02103385
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

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Building Features

**New Model Suites
Ready for Occupancy**



Utilities

- **Electric** PG&E
400-800 Amps
480/277 volts
3 phase, 4 wire
- **Gas** PG&E
- **Water** Cal Water
- **Sewer** 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± SF - 400 amp
 - 20,000± 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
- ¾" 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

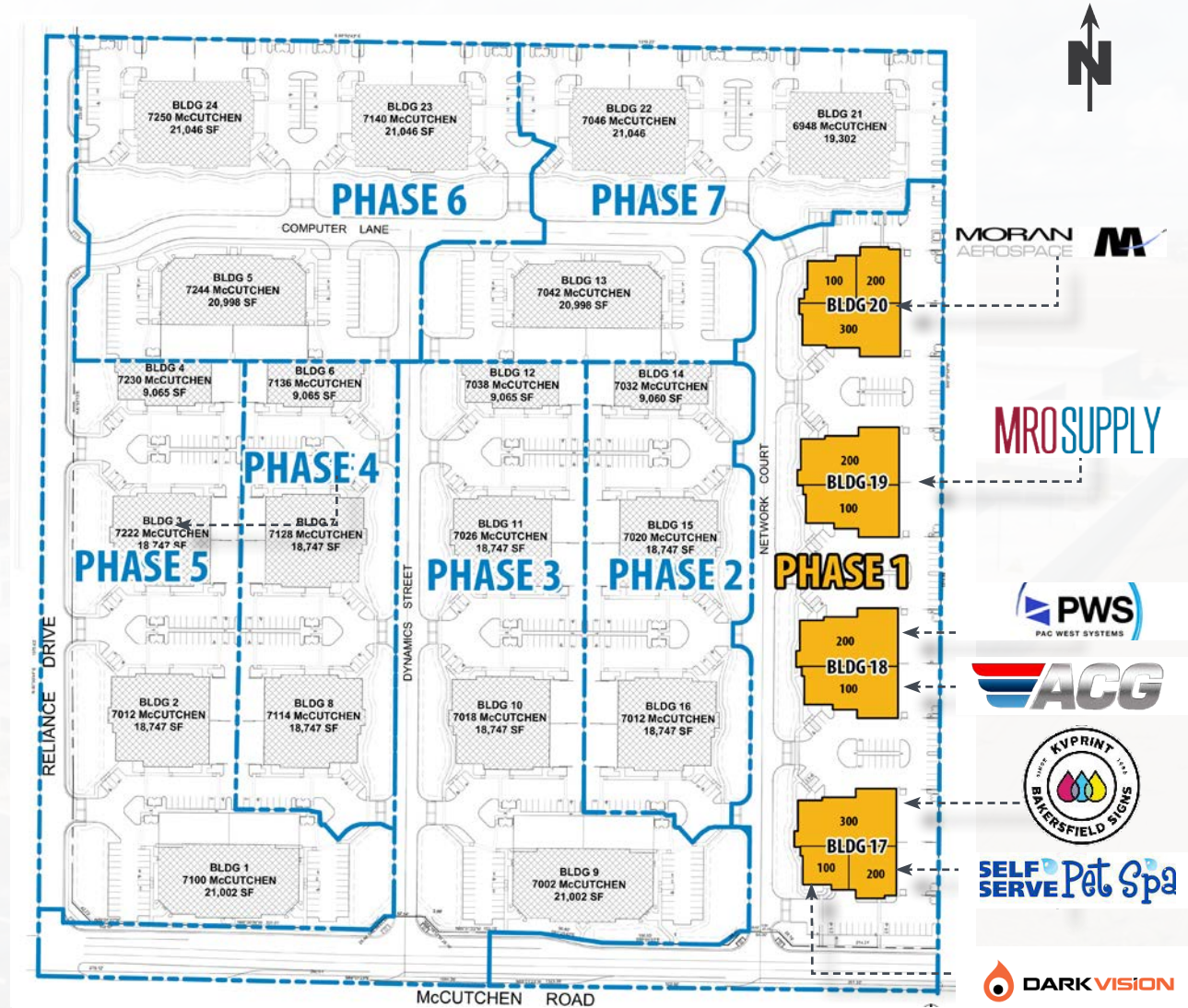
- 4" base at 95% compaction
- 5" Concrete with 3,000 PSI
- ¾" rock used in the mix
- #4 rebar placed at 18"

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CENTER SITE PLAN & AVAILABILITY

**New Model Suites
Ready for Occupancy**

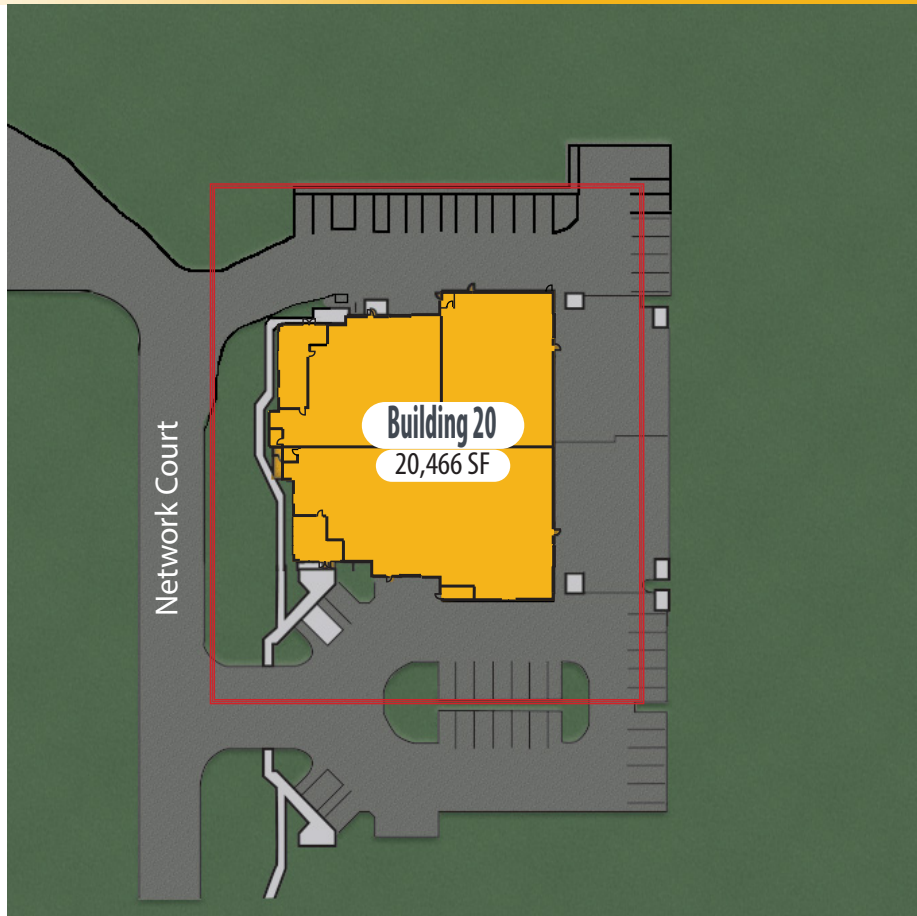
Bldg #	Suite		Sq Ft
17	100		5,125
17	200		4,819
17	300		10,522
18	100		10,215
18	200		10,520
19	100		10,215
19	200		10,520
20	100		5,125
20	200		4,819
20	300	Available	10,522




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BUILDING 20 SITE PLAN & FLOOR PLAN

**New Model Suites
Ready for Occupany**



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

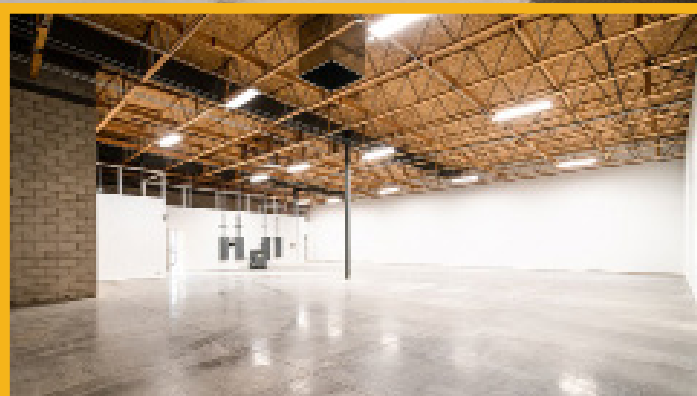
*Potential future parking stalls within the service yards can be utilized to increase office area but must be coordinated with the city
**Restroom Only



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PROPERTY PHOTOS

**New Model Suites
Ready for Occupancy**



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PROPERTY PHOTOS

New Model Suites
Ready for Occupany



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AERIAL SITE PHOTO

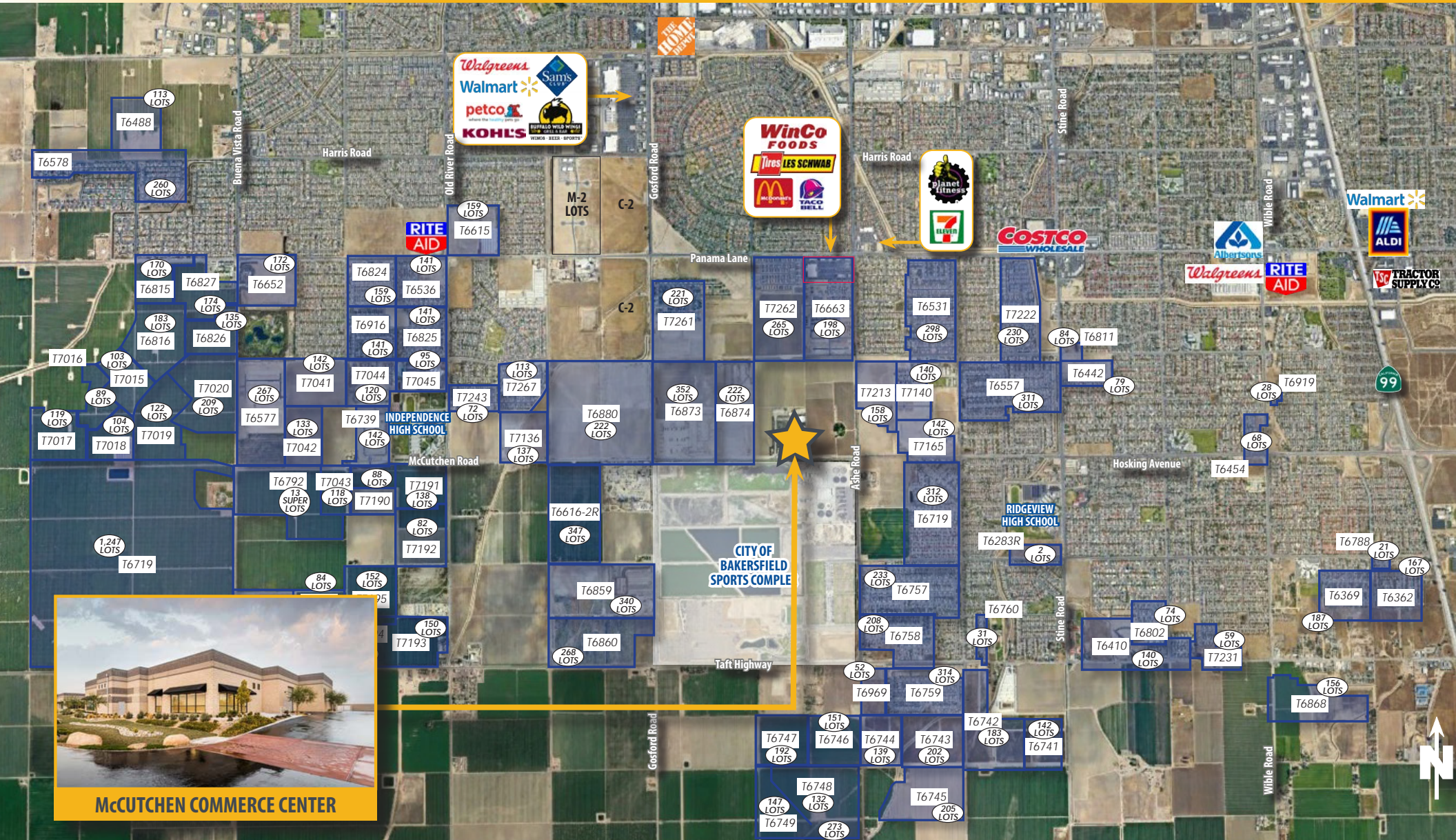
**New Model Suites
Ready for Occupancy**



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TRACT ACTIVITY PLANNED RESIDENTIAL

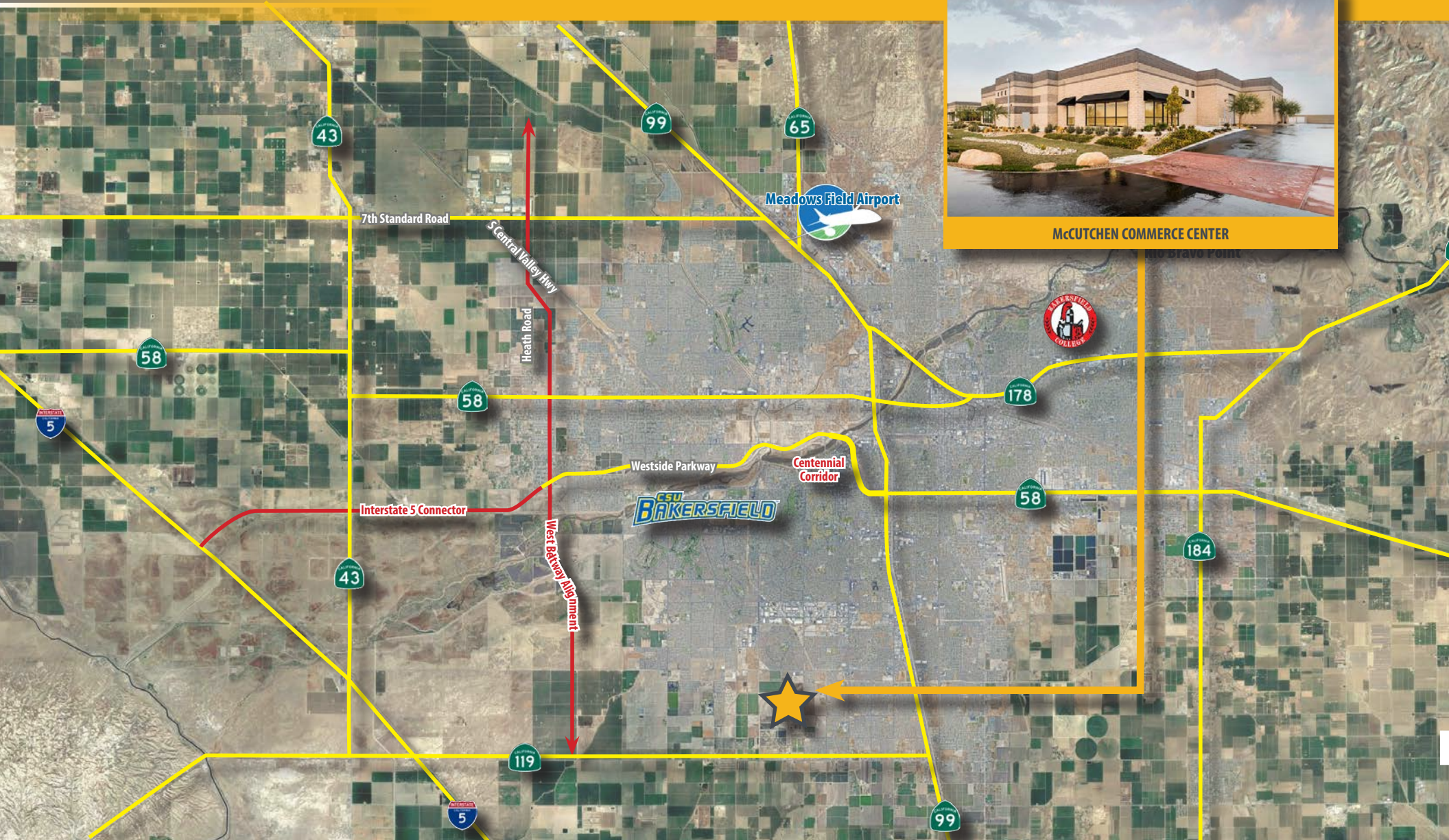
**New Model Suites
Ready for Occupancy**



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ROADWAY AERIAL

**New Model Suites
Ready for Occupancy**



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



THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

70%



60%



#1 Largest
Wind Farm
in the U.S.

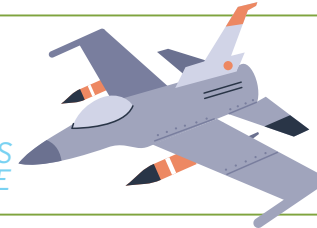


2ND Largest
Solar Farm
in the U.S.



#7 Oil-Producing
County in
the Nation

OVER 50 WORLD TECH
"FIRSTS"
NAVAL AIR WEAPONS
STATION CHINA LAKE



1ST COMMERCIAL SPACE
PORT IN U.S.
MOJAVE AIR &
SPACE PORT



1ST SPACE SHUTTLE
LANDING
EDWARDS AIR
FORCE BASE



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS



2700 M Street, Suite 200 | Bakersfield, CA 93301
661-862-5150 | kernedc.com

Source: Kern Economic Development Corporation - <https://kernedc.com/market-overview/>