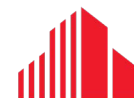




FOR LEASE ±8,900 SF

INDUSTRIAL WAREHOUSE

**6303 SEVEN SEAS AVENUE
BAKERSFIELD, CA 93308**



**CUSHMAN &
WAKEFIELD**

INDUSTRIAL WAREHOUSE

6303 SEVEN SEAS AVENUE, BAKERSFIELD, CA

Property Features

6303 Seven Seas is located in the Rosedale “Oilpatch” corridor, just off Fruitvale Avenue, offering convenient access to Rosedale Highway and Highway 99.

Available Space:	±8,900 SF
Warehouse Area:	±8,000 SF
Office Area:	±900 SF
Site Area:	Located on ±0.82 Acres
Clear Height:	18 ft. - 20 ft.
Loading:	Four (4) 14' x 14' ground level electric roll-up doors
Equipment:	Three (3) ton under mount bridge crane in warehouse Two (2) ton under mount bridge crane in warehouse
Zoning:	M-3 PD (Heavy Industrial)
Construction Type:	Prefabricated Metal Construction
Utilities:	Sewer: Septic Water: California Water Service Gas: Pacific Gas & Electric Company Electric: Pacific Gas & Electric Company 240/480 Volt, 400 Amps, 3 Phase
Air Conditioning:	HVAC units on the roof, installed by the Previous tenant can be re-energized for full warehouse temperature control.
Lease Rate:	\$1.12/SF Industrial Gross



EXTERIOR PHOTOS



EXTERIOR PHOTOS

INDUSTRIAL WAREHOUSE

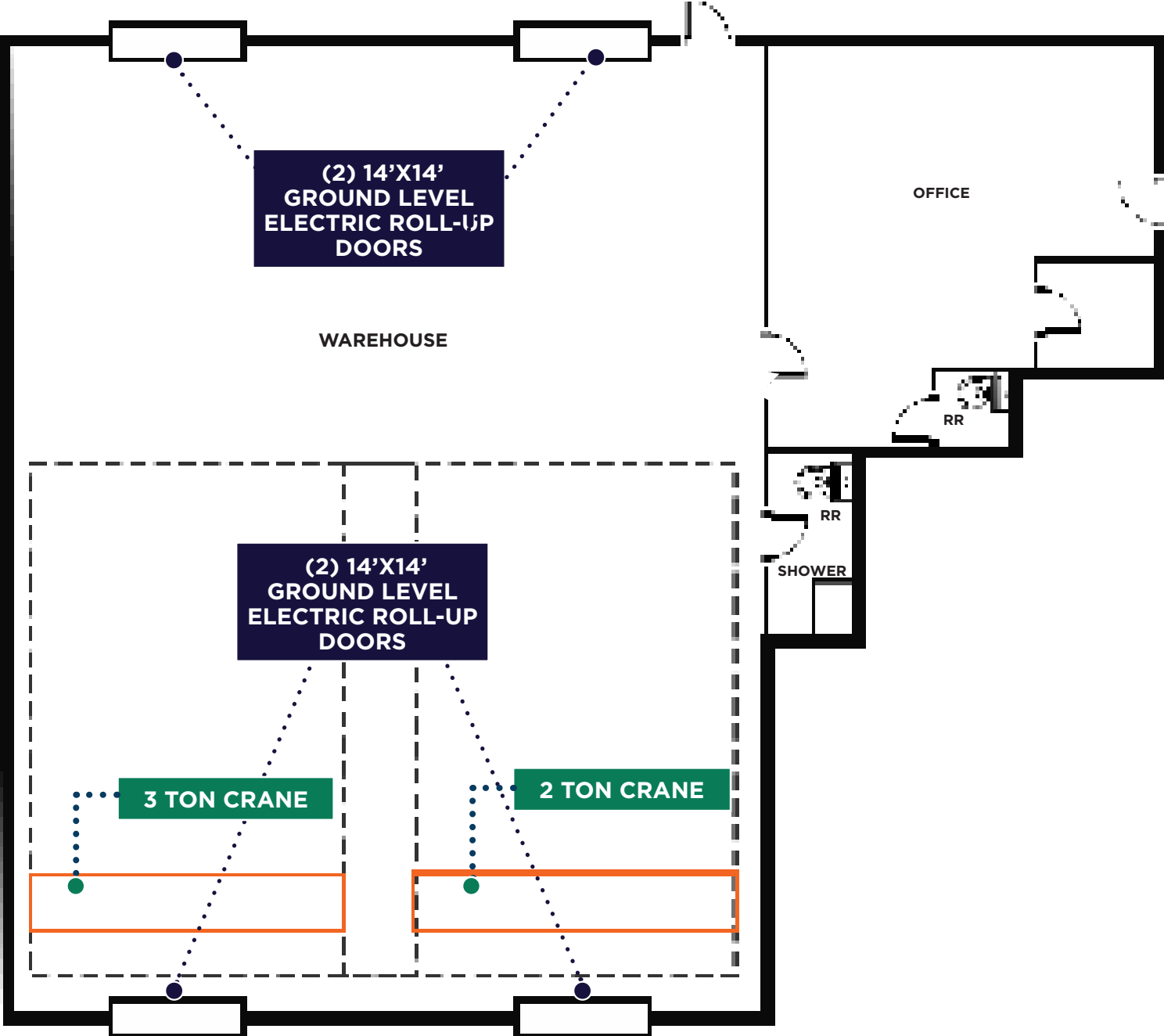
6303 SEVEN SEAS AVENUE, BAKERSFIELD, CA

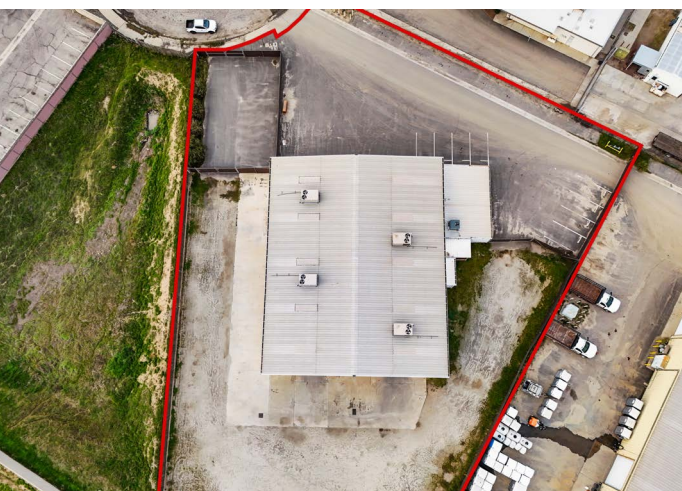
SITE PLAN

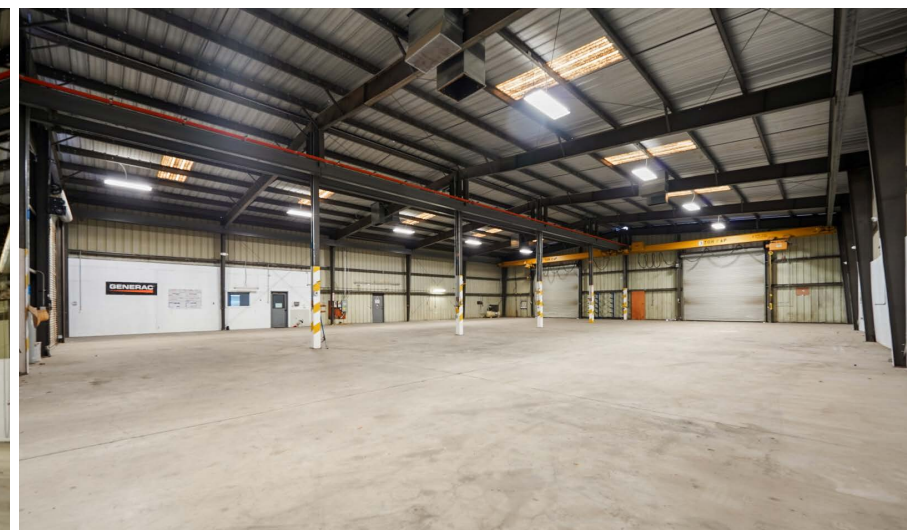
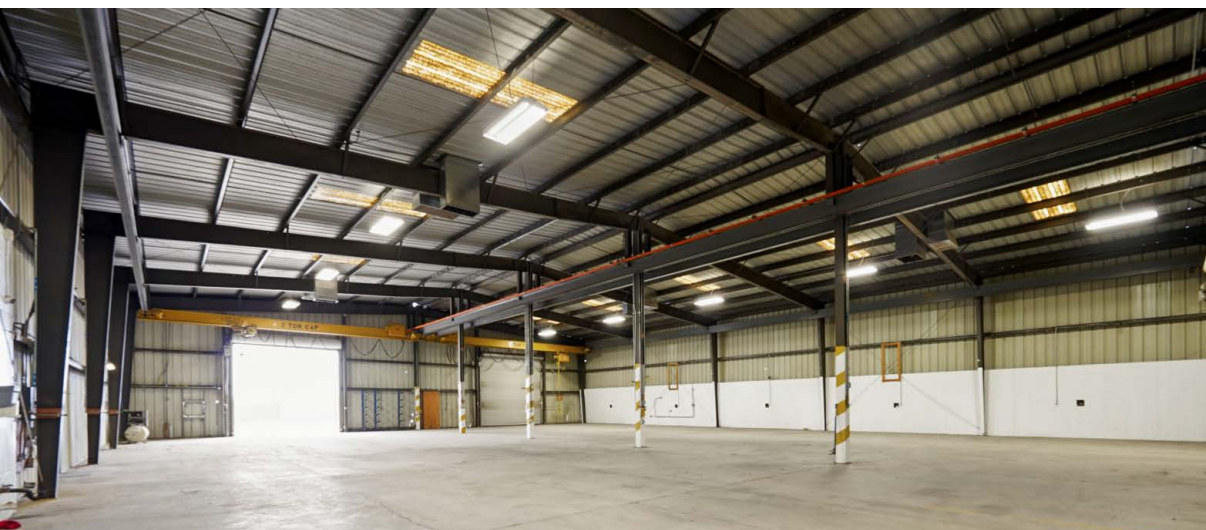


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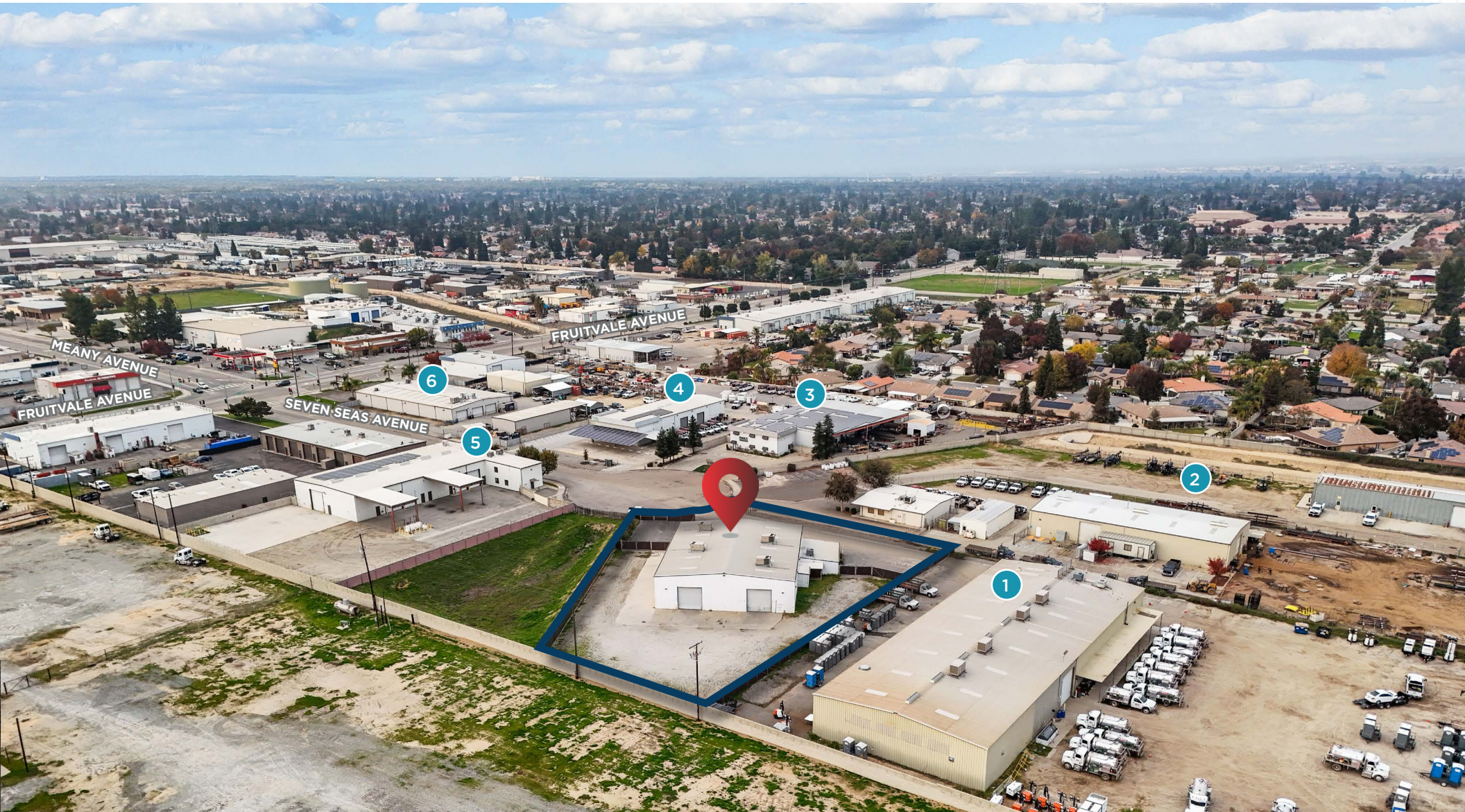






INDUSTRIAL WAREHOUSE

6303 SEVEN SEAS AVENUE, BAKERSFIELD, CA



Site - 6303 Seven Seas Avenue

- | | |
|-------------------------|--------------------------|
| 1. Elite Site Services | 4. Palvetich Electrical |
| 2. Ally Enterprises | 5. Frontier Plumbing |
| 3. Advanced Fabrication | 6. San Joaquin Collision |



FOR MORE INFORMATION, CONTACT:

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