



Colliers

For Sale | +/- 132.06 AC

First Class Corporate Industrial Campus

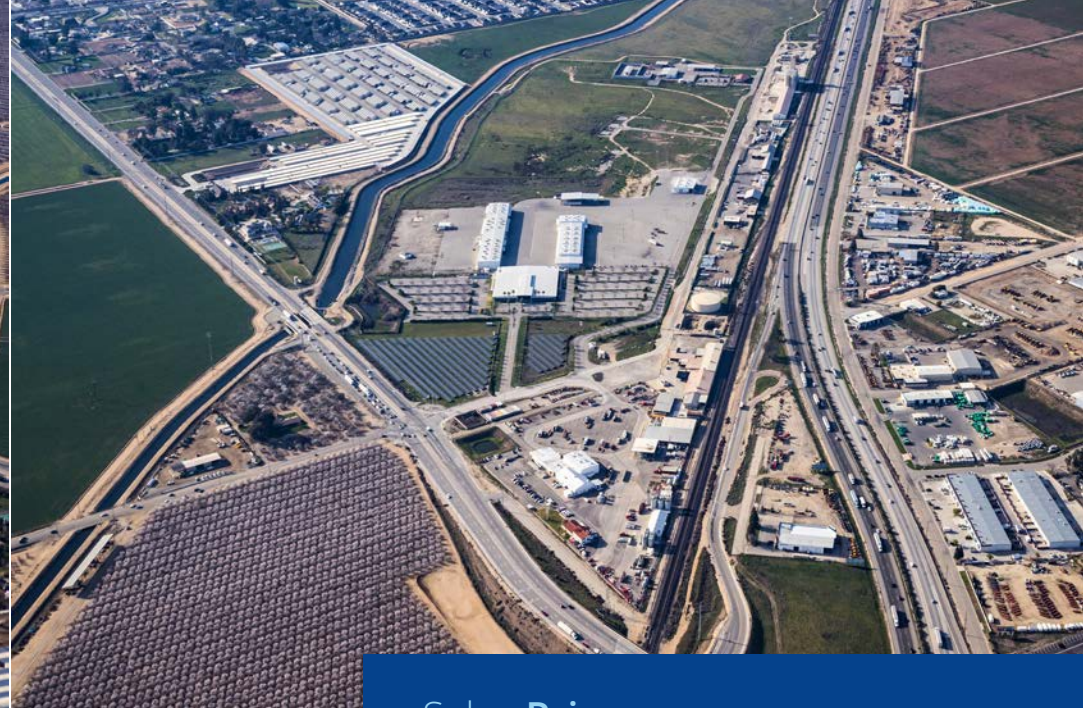
34598 7th Standard Ave | Bakersfield, CA

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Property Highlights

34598 7th Standard Road is a premier industrial campus featuring cutting-edge facilities with exceptional investment potential, situated on 120 acres of Industrial M-2 zoned land. This property is ideally suited for industrial companies seeking a strategic location, with great freeway access.

The property is conveniently located adjacent to CA-HWY 99. Kern County is emerging as the West Coast logistical hotspot, attracting institutional investors nationwide. Additionally, this location has close proximity to the Meadows Field, Bakersfield's primary airport.



Sales Price:

Call Broker for pricing

Available:

+/- 175,875 SF on +/- 132.06 AC

Highlights:

- Excellent freeway access
- Quality construction
- Corporate image
- Utilities:



Water
Oildale Mutual
Water Co.



Electric
PG&E
(480V, 3P, 1200A)

Approx. 1,664 kw ground mounted
Solar Array (owned by third party)



Sewer
Septic



Gas
So. Cal Gas



Building Improvements

1	Main Office	50,636 SF	8	RA Storage	840 SF
2	Shop/Completions/Well Dynamics	46,320 SF	9	Non-Mag Storage	900 SF
3	Repair/Coil Tubing	35,850 SF	10	Loaded Gun Canopy	3,400 SF
4	Bulk Plant	8,000 SF	11	Gun Loading Truck Wash Canopy	2,700 SF
5	Truck Wash	11,254 SF	12	Truck Parking Canopy	6,800 SF
6	Gun Loading Shop	6,225 SF			
7	Gun Loading Office	2,770 SF			

Property Specifications

Total SF:
± 175,875 SF

Total Land:
± 132.06

APN
 482-050-02 12.68 AC
 482-050-03 13.34 AC
 482-050-07 6.32 AC
 482-050-20 0.90 AC
 482-050-22 3.41 AC
 482-070-34 4.84 AC
 482-070-35 (Portion) 65.23 AC
 482-070-04 3.02 AC
 482-080-05 10.32 AC
 Total: 120.06 AC

Yard Paving:
+/- 13 Acres, DG +/- 3 acres

Parking:
 Car - 507
 Handicap - 10
 Truck - 54

Zoning:
 +/- 22 AC of M-1 PD (Light
 Manufacturing/Precise
 Development)
 +/- 110 AC of M-2 PD (Medium
 Manufacturing/Precise
 Development)

Main Office

Size:

50,636 SF

Private Offices:

69

Cubicles:

120

Restrooms:

6

Conference Rooms:

11

Assembly Room:

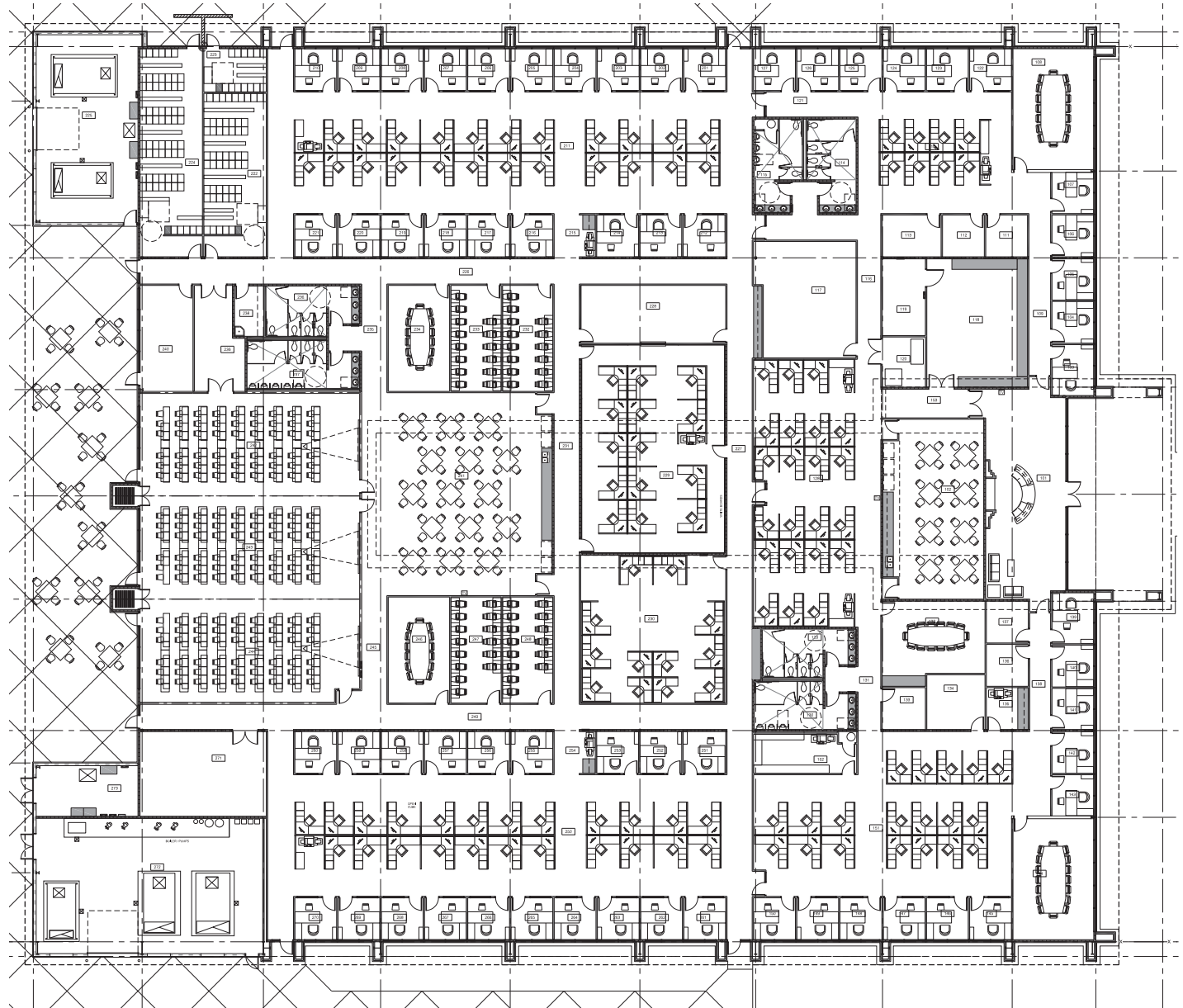
1 (Capacity 184-551 people)

Locker Rooms:

2

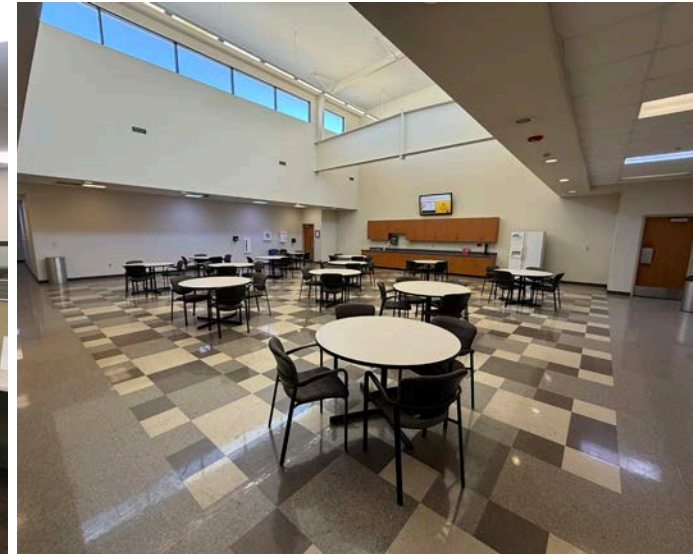
Construction:

Insulated Metal

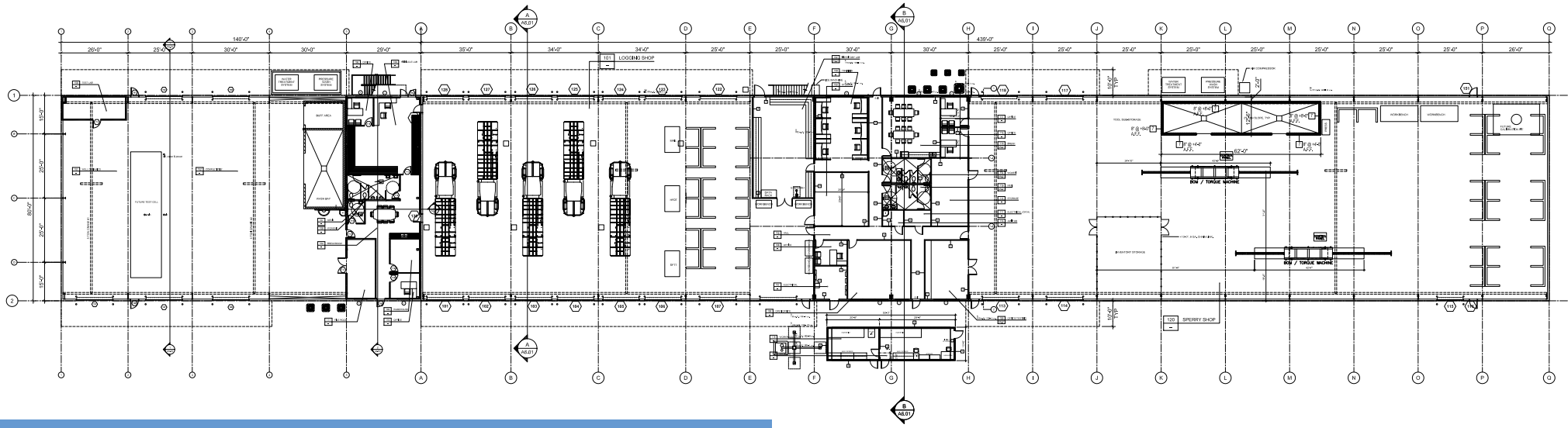


Main Office Photos - Building 1

34598 7th Standard Rd



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Shop / Completions / Well Dynamics - Floor Plan Building 2

Office:
7,120 SF

Shop:
39,200 SF

Total SF:
46,320 SF

Clear Height:
25' 10"

Floor:
8" concrete #4 Rebar at 18" o/c

Cranes:
Five (5) five (5) ton Demag crane ways
with 17' hook height

Doors:
Twenty-five (25) 14' x 16' roll-up

Coolers:
Twenty-two (22) roof mounted IMPCO units

Heaters:
Seventeen (17) roof mounted REZNOR units

Electrical:
480v 3P 1600A

Lighting:
T-5

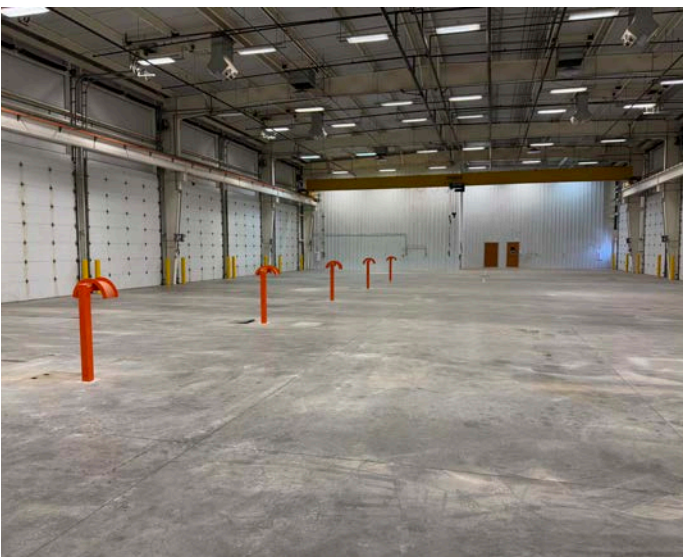
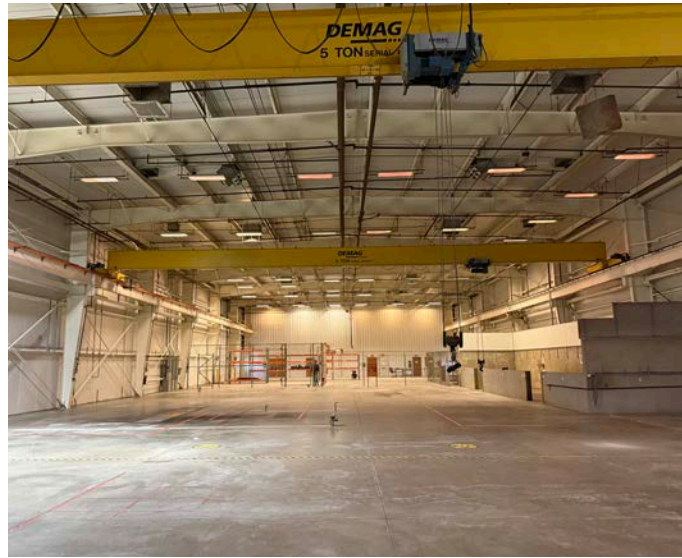
Construction:
Insulated Metal

Steam Cleaner: One (1) LANDA Cleaning System

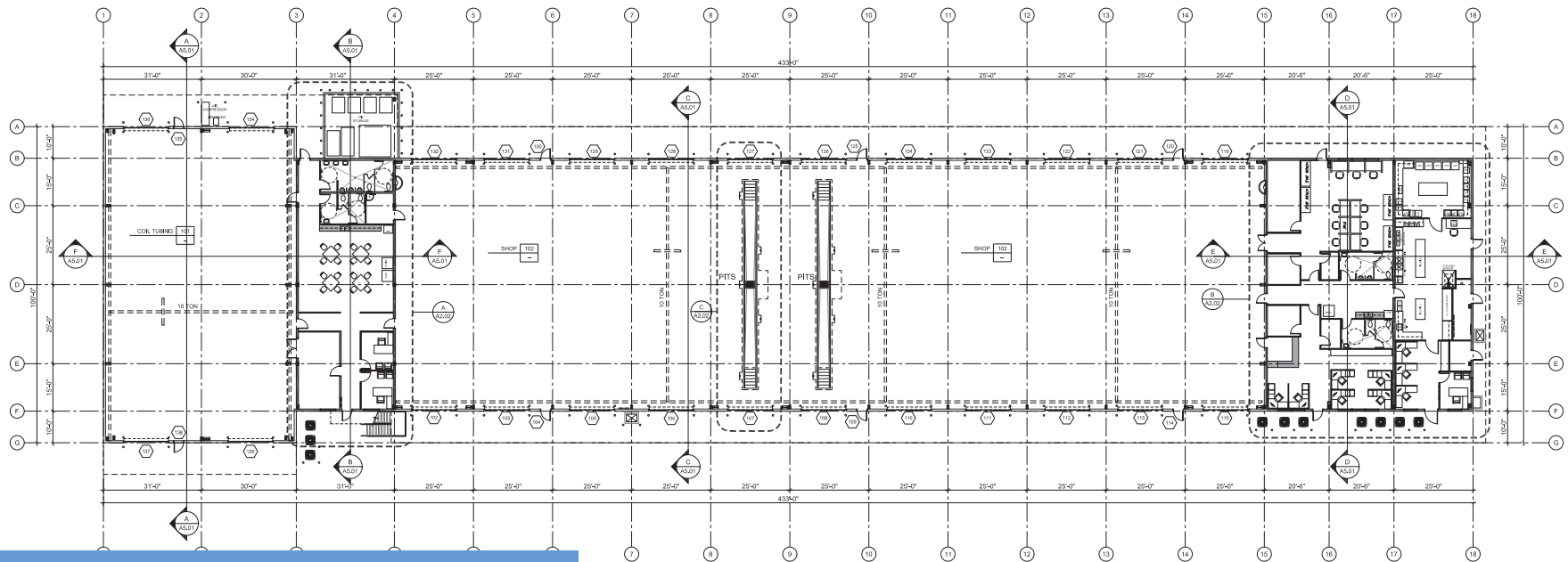
Water Clarifier: One (1) WaterMaze Treatment System Clarifier CLP-7034

Shop / Completions / Well Dynamics - Photos Building 2

34598 7th Standard Rd



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Repair Shop / Coil Tubing - Floor Plan Building 3

Repair Shop/Coil Tubing

Total SF:	35,860 SF
Office:	7,760 SF
Shop:	22,000 SF
Coil Tubing:	6,100 SF
Construction:	Insulated Metal
Electrical:	480V, 3P, 1200A
Steam Cleaner:	One (1) LANDA Cleaning System
Water Clarifier:	Two (2) WaterMaze Treatment System Clarifier CLP-7034
Compressor:	Two (2) Champion compressors

Shop

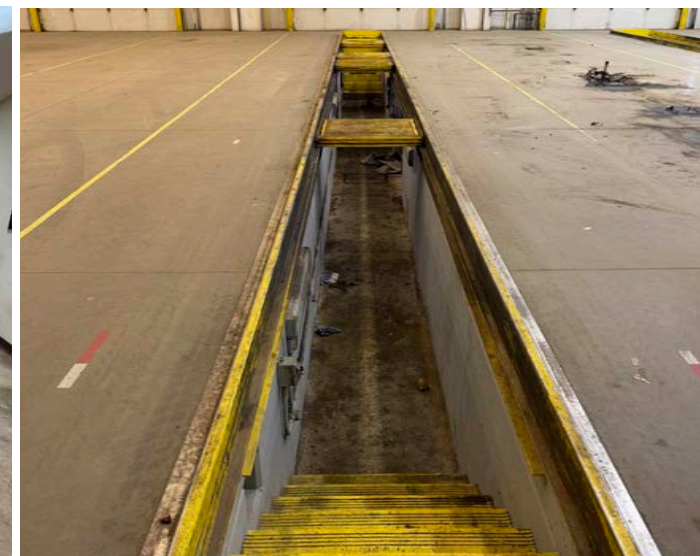
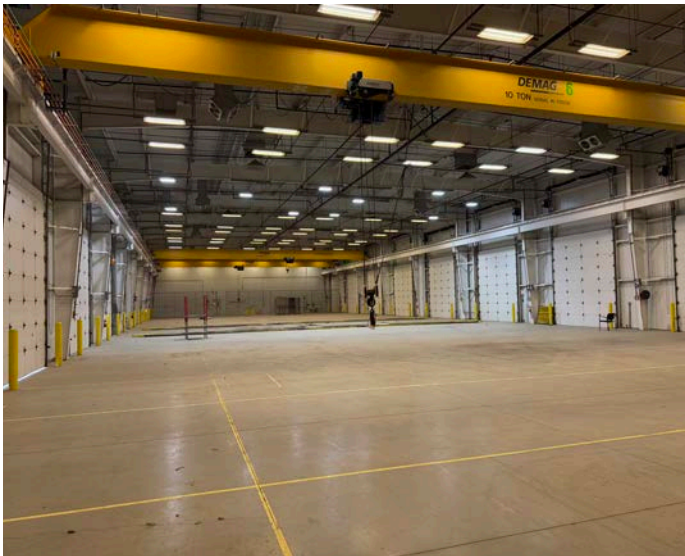
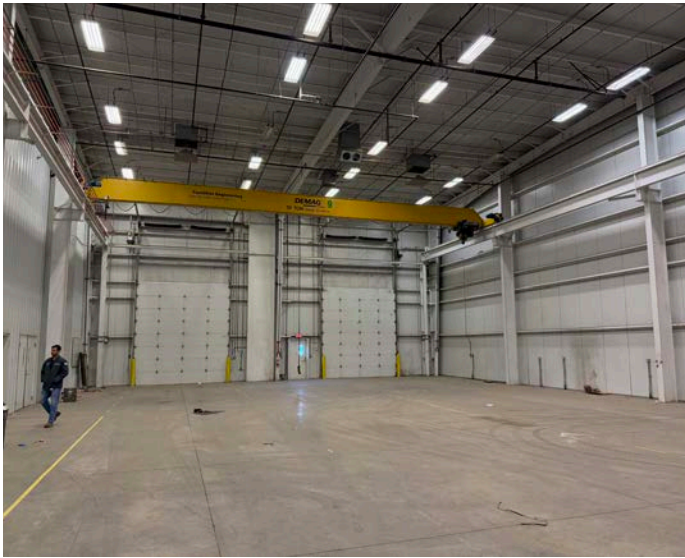
Total SF:	22,000 SF
Clear:	24' - 25"
Floor:	8" concrete with #3 rebar @ 18" o/c
Cranes:	Three (3) ten (10) ton Demag craneway, with 18' hook height
Truck Pits:	Two (2) (65' x 3'6")
Doors:	Twenty-two (22) 14' x 16' rollup
Coolers:	Twelve (12) roof mounter IMPCO evaporative coolers
Heaters:	Seventeen (17) roof mounter REZNOR heaters

Coil Tubing

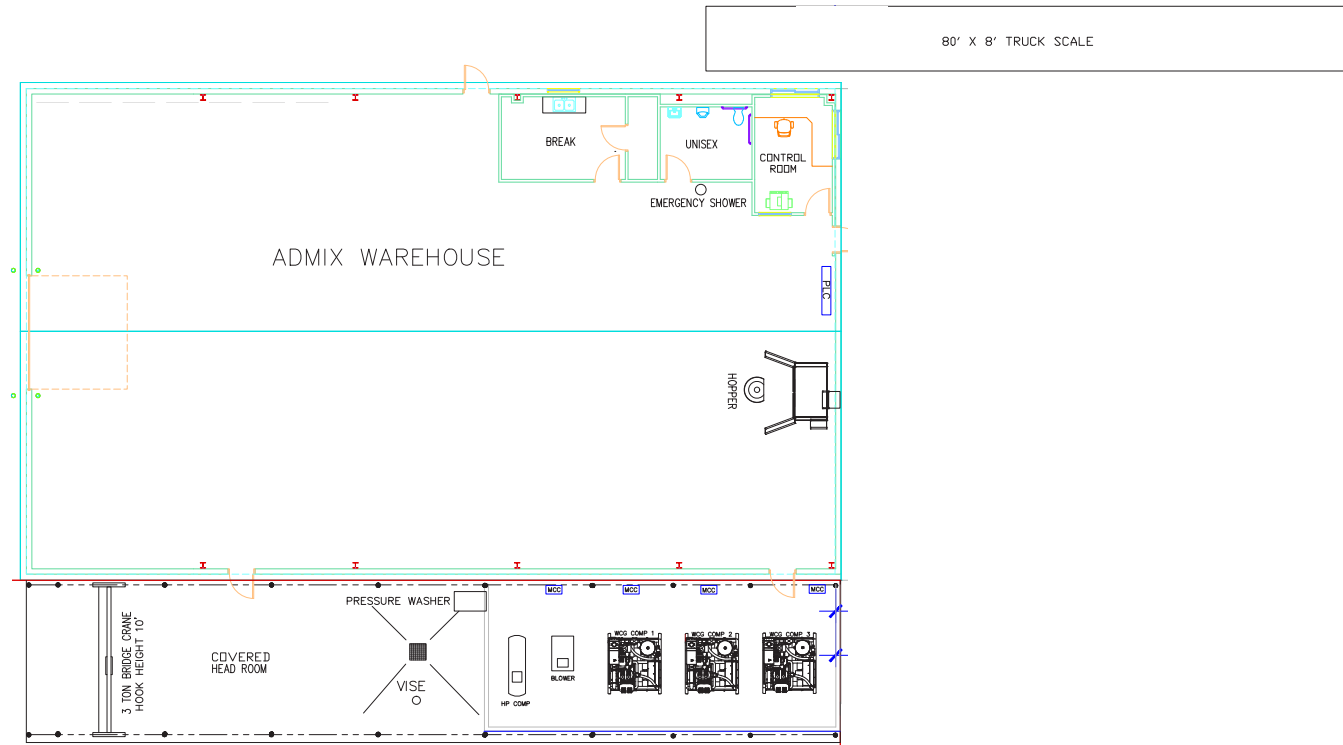
Total SF:	6,100 SF
Floor:	8" concrete with #3 rebar @ 18" o/c
Crane:	One (1) ten (10) ton Demag craneway, with 18'6" hook height
Doors:	Four (4) 14' x 16' rollup
Cooler:	Four (4) roof mounter IMPCO evaporative coolers
Heaters:	Two (2) roof mounter REZNOR heaters
Lighting:	T-5

Shop / Completions / Well Dynamics - Photos Building 3

34598 7th Standard Rd



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Bulk Plant Floor Plan - Building 4

Total SF
8,000 SF

Office:
500 SF

Shop:
5,500 SF

Canopy:
2,000 SF

Clear Height:
17' - 18'

Floor
8" concrete #4 Rebar at 18" o/c

Cranes:

One (1) three (3) ton Demag craneway with 13' hook height

Doors:

Two (2) 14x14 automatic roll-up doors

Coolers:

Six (6) roof mounted IMPCO evaporative coolers

Heaters:

Five (5) roof mounted REZNOR heaters

Exhaust:

Four (4) COOK 210 Ace 21006E units

Electrical:

480V 3P 1200A

Lighting:
T-5

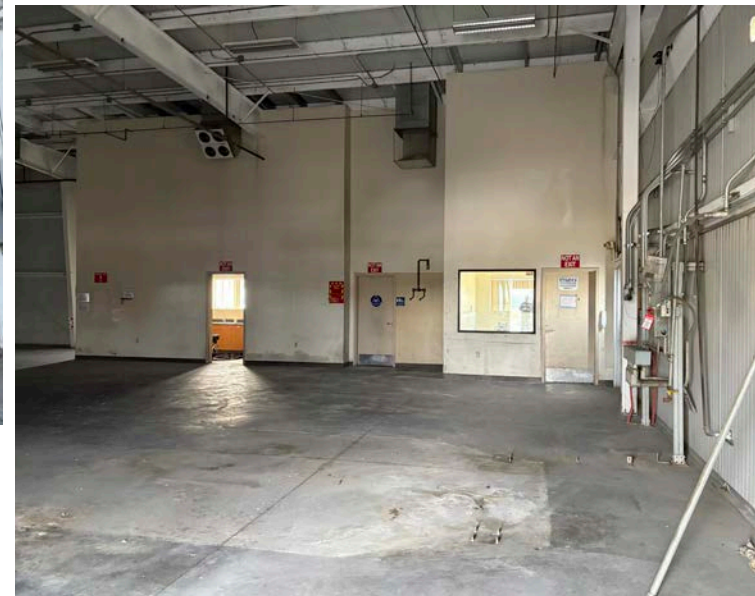
Truck Scale:
80'

Steam Cleaner:
One (1) LANDA cleaning system

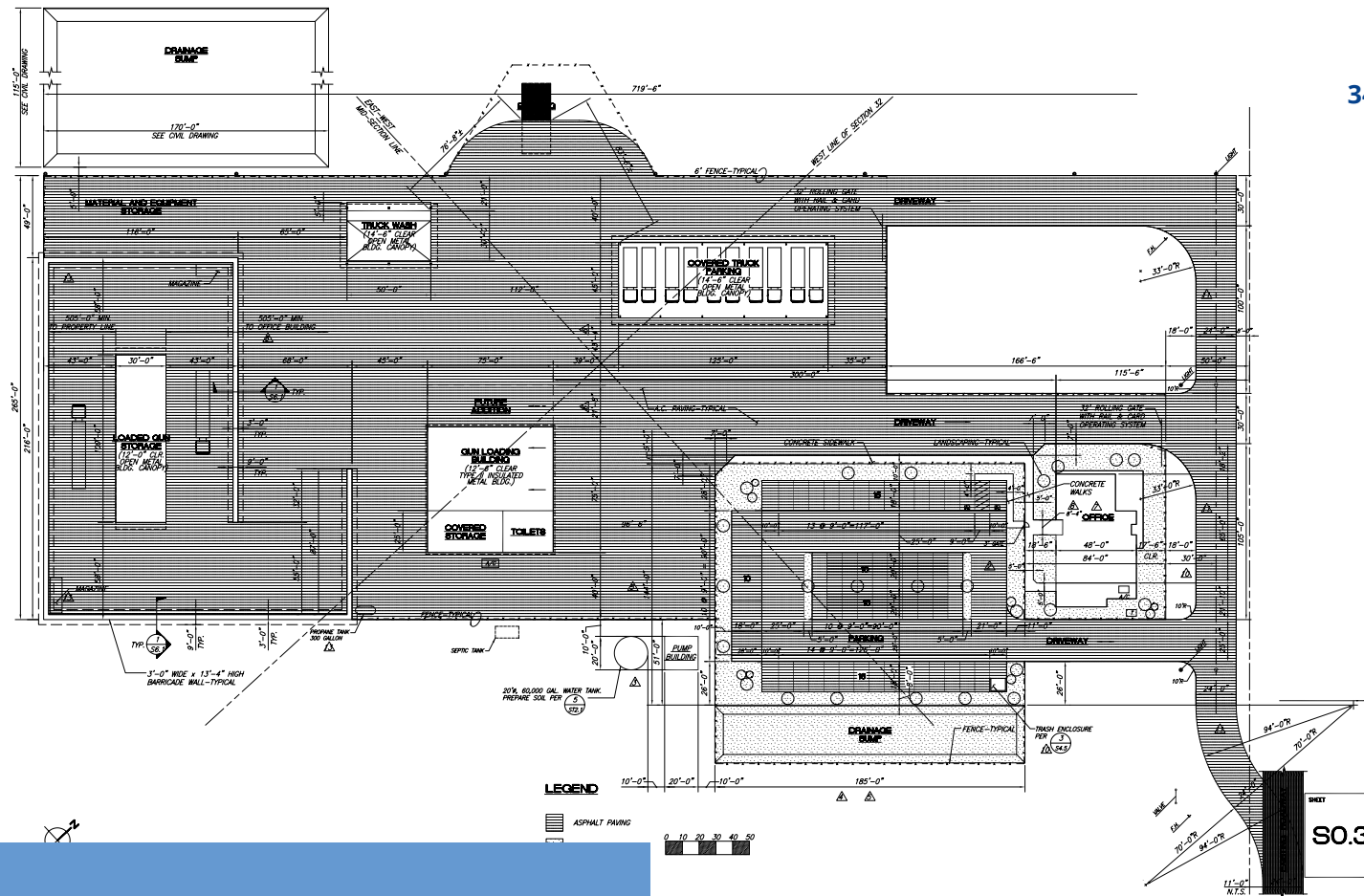
Water Clarifier:
One (1) WaterMaze Treatment System
Clarifier CLP-7034

Bulk Plant Photos - Building 4

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Gun Loading Facilities

Gun Loading Shop

Total SF:	6,225 SF	Doors:	Two (2) 10'x10' rollup
Shop:	4,093 SF	Heating/Cooling:	HVAC
Office:	22,000 SF	Electrical:	208/120v 3P 400A
Canopy:	900 SF	Lighting:	T-5
Clear Height	12' - 18"		
Floor	Concrete		

Gun Loading Office

Total SF:	2,770 SF
Shop:	4,093 SF
Office:	22,000 SF

Truck Wash Canopy

Canopy	6,800 SF
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Covered Truck Parking

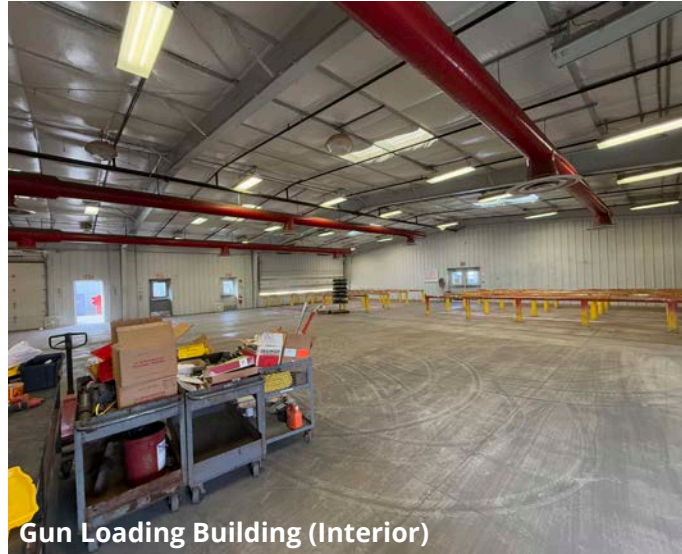
Canopy	3,400 SF
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Gun Loading Facilities

34598 7th Standard Rd



Gun Loading Building (Exterior)



Gun Loading Building (Interior)



Loaded Gun Storage



Office



Truck Wash Canopy



Covered Truck Parking

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