



Colliers

For Lease

\$1.25/SF,
Industrial Gross

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700 23rd St, Bakersfield, CA 93301

Office/Warehouse

700 23rd Street is an excellent Downtown Bakersfield location for Automotive or warehousing related businesses. The property consists of approximately 4,100 square feet of office/warehouse space with a fully paved lot. Easy access to Highway 178 and Downtown Bakersfield.

Property Details:

Total Building Size:	+/- 4,100 SF
Office Size:	+/- 600 SF
Land Size:	+/- 10,018 SF
APN:	005-192-10

Highlights:

- 4,100 SF Office/Warehouse space with a 600 SF office
- Solar powered building
- Clear Height: 16' - 18'
- Three (3) 20' x 14' roll-up doors
- Two (2) offices and two (2) restrooms
- Fully fenced and fully paved parking/yard area
- Zoned M-1, City of Bakersfield



Sewer
City of Bakersfield



Water
California Water
Company



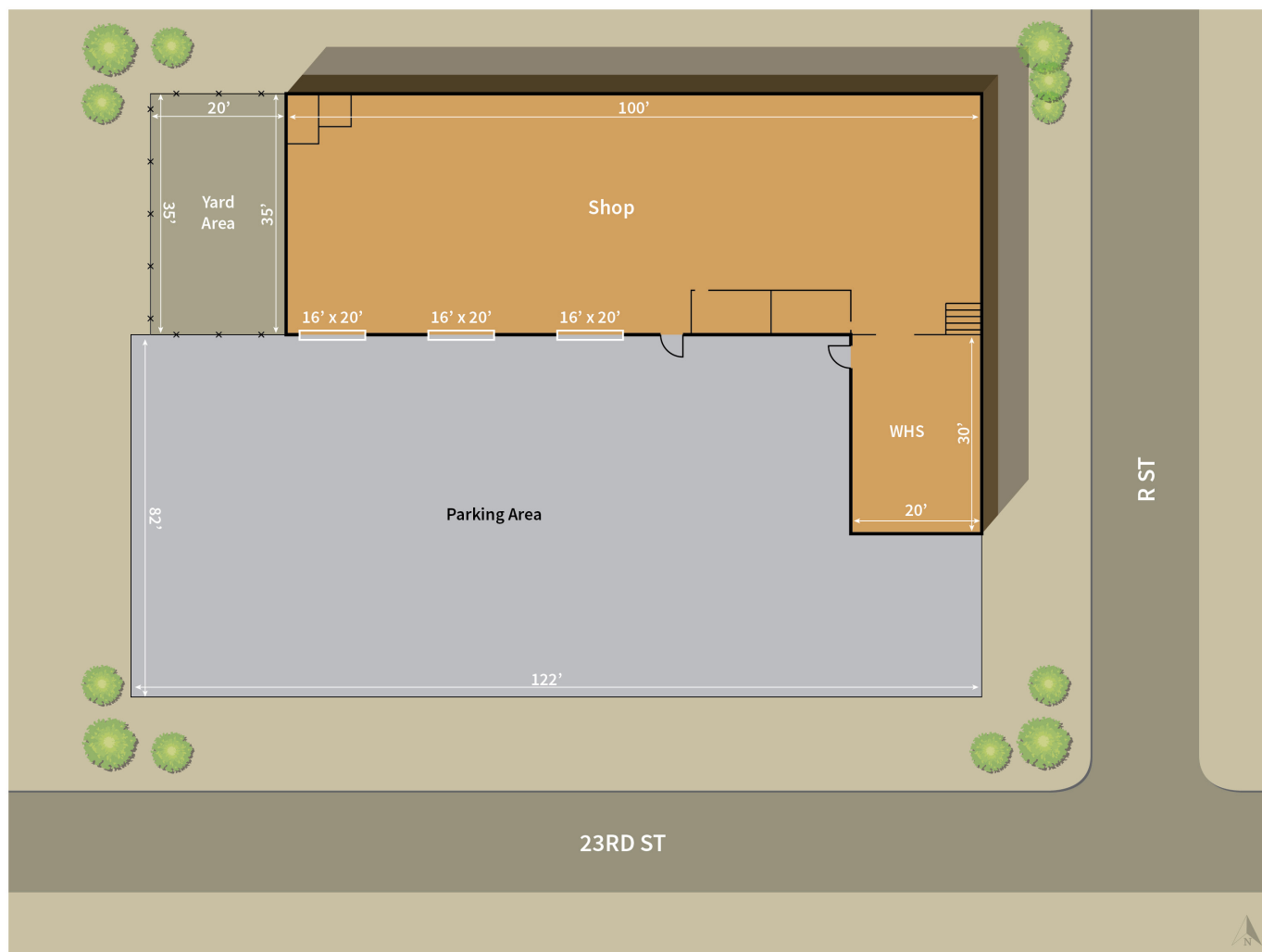
Electric
Pacific Gas &
Electric Company
400amp, 480v 3ph



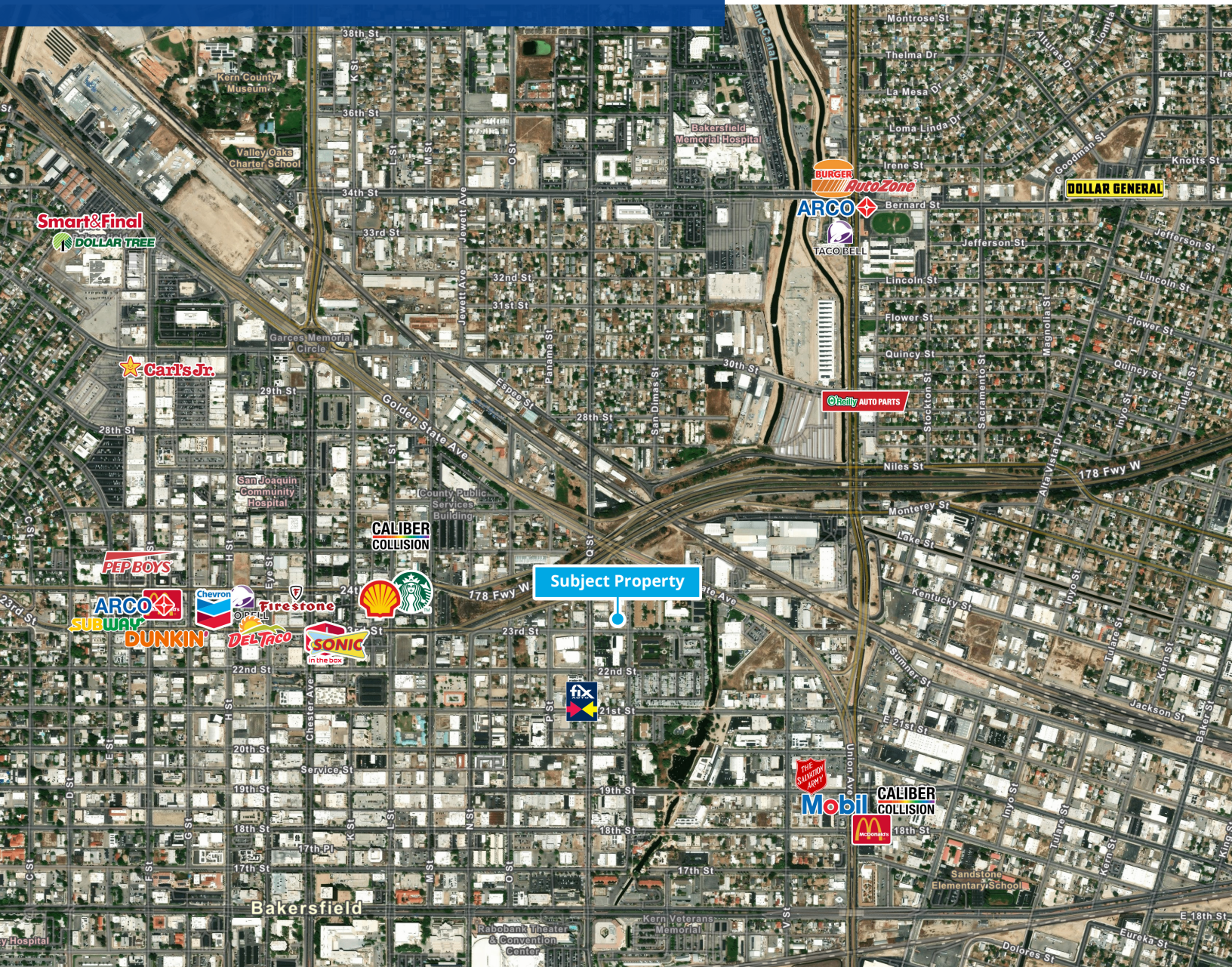
Gas
Pacific Gas &
Electric Company

Accelerating success.

Site Plan



Aerial



Demographics



Population

1 Mile: 11,478
3 Mile: 128,879
5 Mile: 299,142



Daytime Population

1 Mile: 44,119
3 Mile: 175,556
5 Mile: 343,609



Average HH Income

1 Mile: \$46,297
3 Mile: \$61,743
5 Mile: \$73,642



Median Age

1 Mile: 32.4
3 Mile: 31.6
5 Mile: 32.3



Businesses

1 Mile: 2,525
3 Mile: 7,029
5 Mile: 12,091