

FOR SALE

3951 FRUITVALE AVE. BAKERSFIELD, CA



CUSHMAN &
WAKEFIELD

Executive Summary

- Currently 100% leased to Kern County Animal Services, operating as the Bakersfield Animal Shelter
- Lease runs through September 9, 2029
- Three buiding industrial complex featuring office/shop and warehouse space in a fully fenced site
- Positioned along Fruitvale Avenue in northwest Bakersfield, within an established mixed industrial/commerical corridor
- Close proximity and easy access to Rosedale Hwy, Hwy 58, and Hwy 99
- Site offers a value-add opportunity great for an owner-user or investor



3951 FRUITVALE
ADDRESS



±23,455 SF
TOTAL BUILDING AREA



3.73 ACRES
SITE AREA



452-010-13
APN NUMBER



1985
YEAR BUILT



400 A, 220/408 V
POWER



ROLL-UP DOORS
LOADING TYPE



M-2 PD
COUNTY OF KERN ZONING



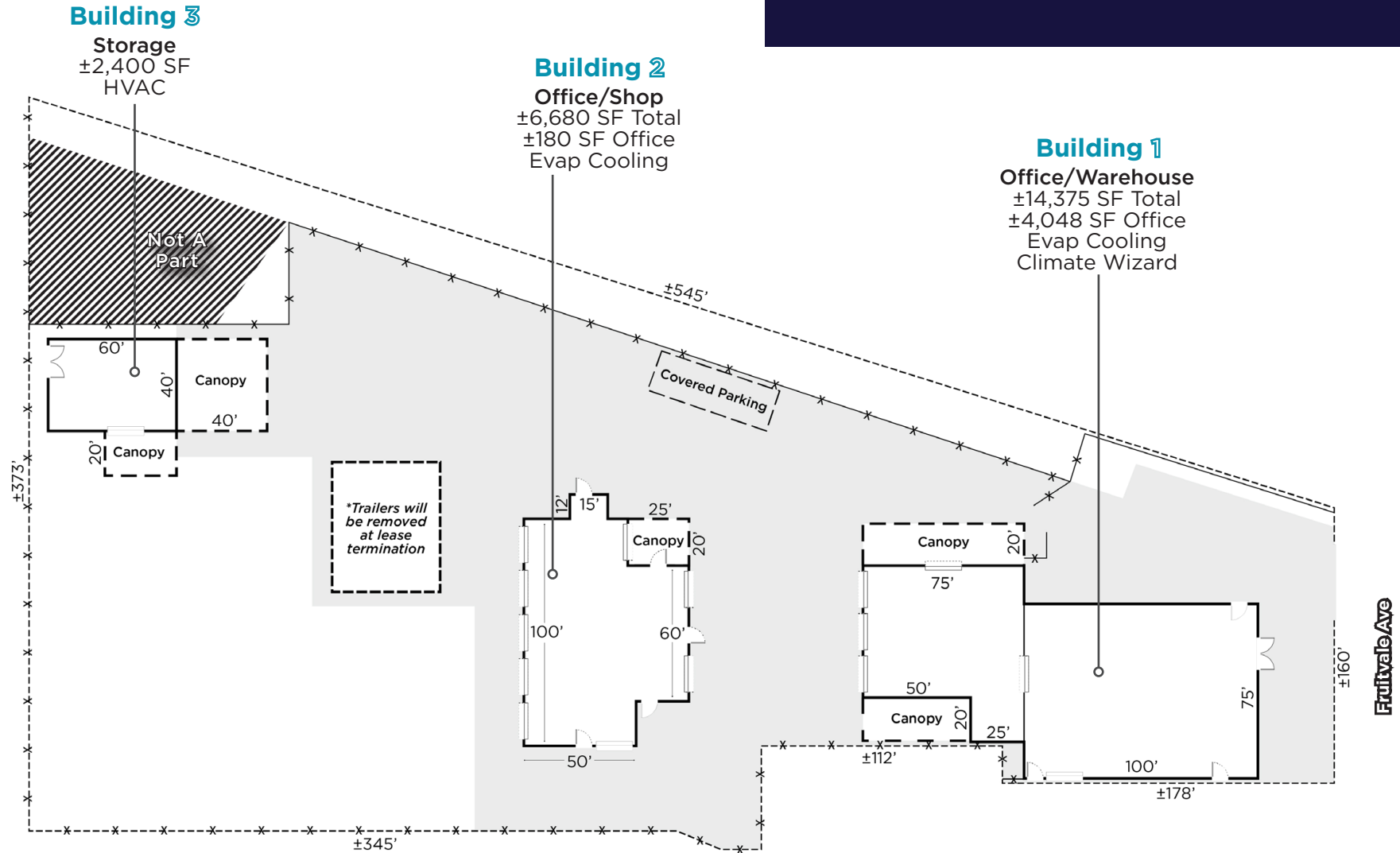
\$3,000,000
ASKING PRICE

Aerial View





Site Plan



Not to Scale

Floor Plans

Building 1

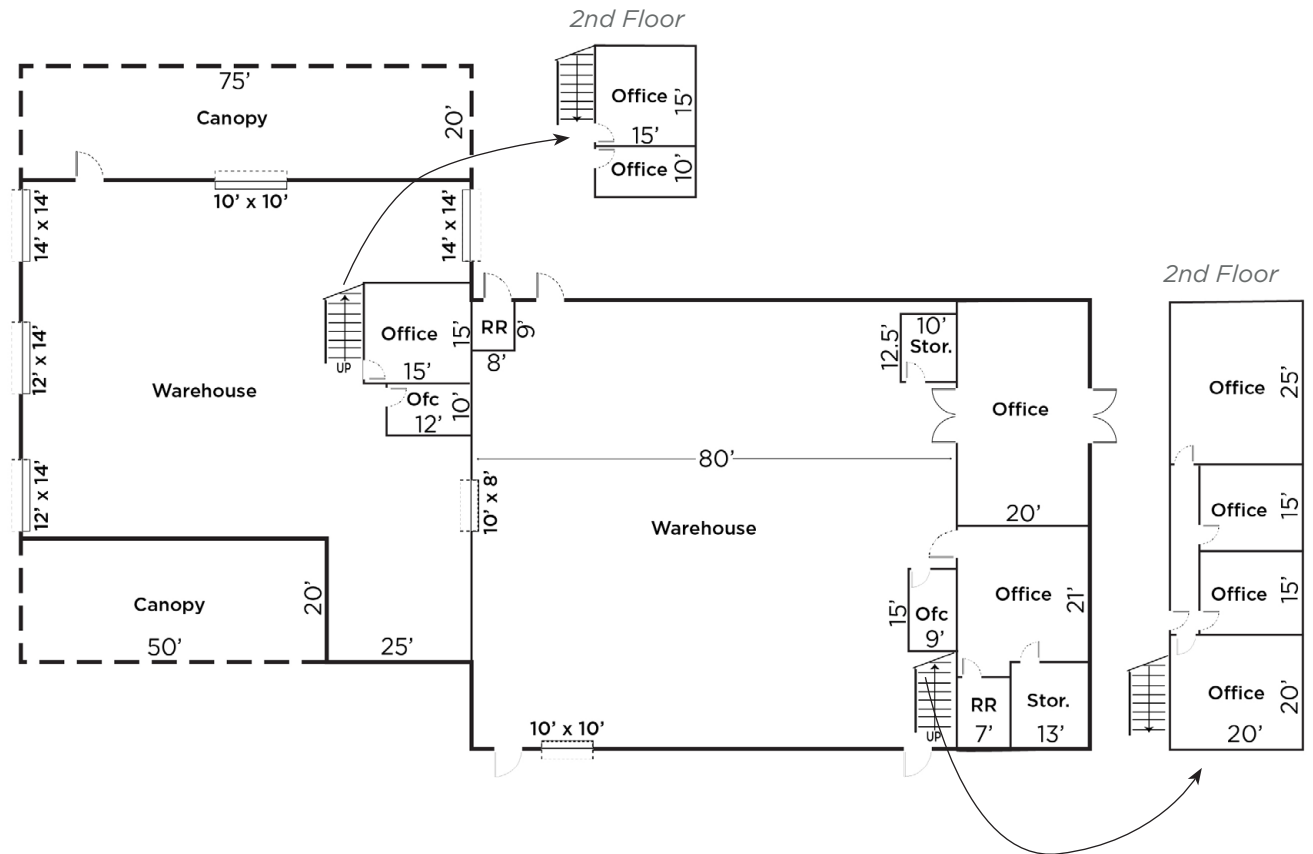
Total Building: ±14,375 SF

Office/RR: ±4,048 SF

Warehouse: ±10,327 SF

Canopy: ±1,500 SF
±1,000 SF

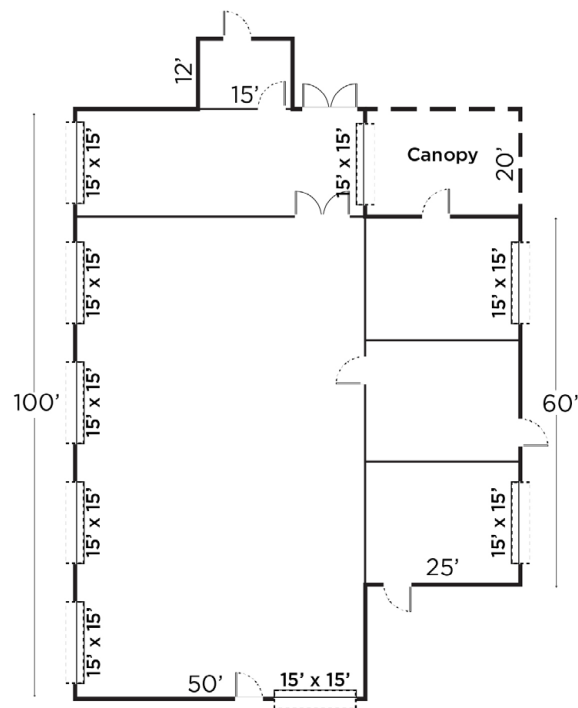
Loading: (2) 14' x 14'
(2) 12' x 14'
(1) 10' x 10'
(1) 10' x 8'



Floor Plans

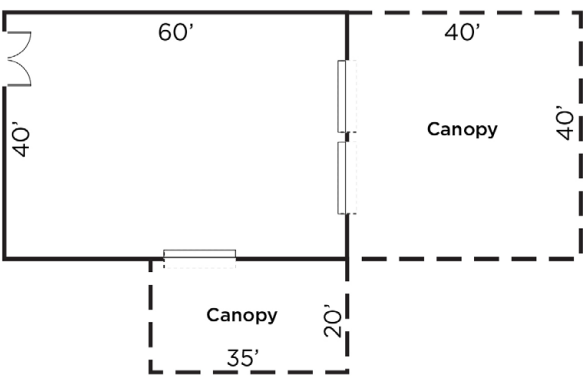
Building 2

- Total Building: ±6,680 SF
- Office/RR: ±180 SF
- Canopy: ±500 SF
- Loading: (9) 15' x 15'



Building 3

- Total Building: ±2,400 SF
- Canopy: ±1,600 SF
±700 SF
- Loading: (3) Roll-Up Doors





CONTACT

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