



For Sale and For Lease

Asking Price
\$650,000

Lease Rate
\$1.10/SF Mo.
Modified Gross

Contact us:

Oscar Baltazar

Senior Vice President | Principal
License No. 01263421
+1 661 331 7523
oscar.baltazar@colliers.com

Colliers International
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield

1122 33rd St, Bakersfield, CA 93301

1122 33rd Street is a fully refurbished building conveniently located in Central Bakersfield, only a few blocks away from Golden State Fwy with quick access to Hwy 99 and Hwy 58. This location also provides close proximity to Hwy 178 West and Eastbound.

Property Highlights:

- +/- 5,000 SF total
- +/- 280 SF of office space
- +/- 4,720 SF warehouse
- Centrally located near downtown Bakersfield
- Convenient Hwy access
- M-1 (Light Industrial) Bakersfield City Zoning
- Fully paved yard
- Fully fenced
- 12' - 18' clearance height



Sewer
City of Bakersfield



Water
California Water Service Co.

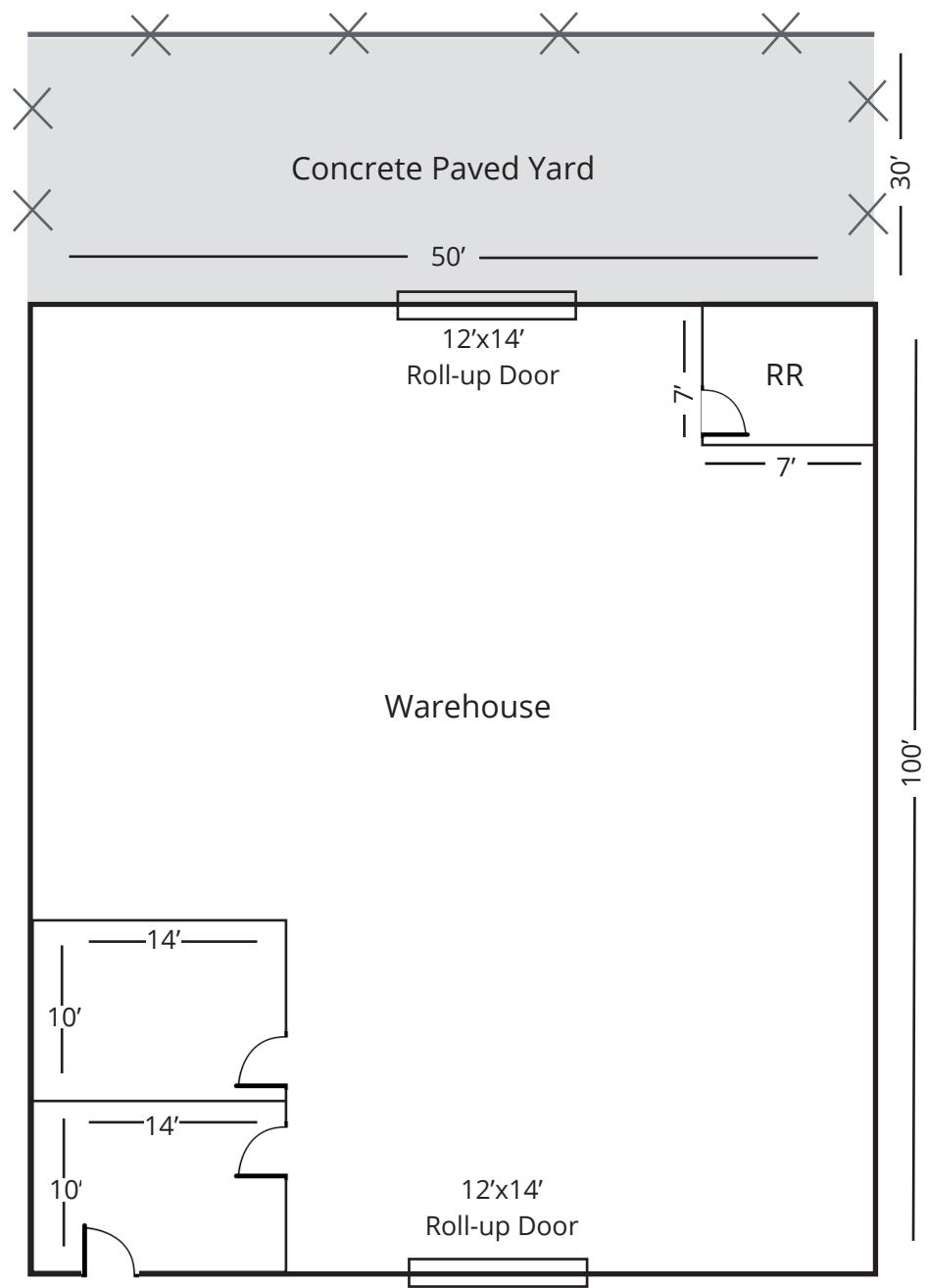


Electric
PG&E (200 amp,
120/208 volt, 3 phase)



Gas
Pacific Gas & Electric Company

Floor Plan



*Not to Scale

Floor Plan



Aerial



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