

Shop | Warehouse |
Office | Yard

FOR LEASE

2901
Gibson Street
Bakersfield, CA 93308

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



Dylan J. Lym • Vice President • 661 885 6949 • dylan@asuassociates.com • CA RE #02103385
Jared C. Lubatti • Associate • 661 885 6969 • jared@asuassociates.com • CA RE #02256059
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

Shop | Warehouse | Office | Yard For Lease

Property Information

2901 Gibson Street - Bakersfield, CA

Property Details

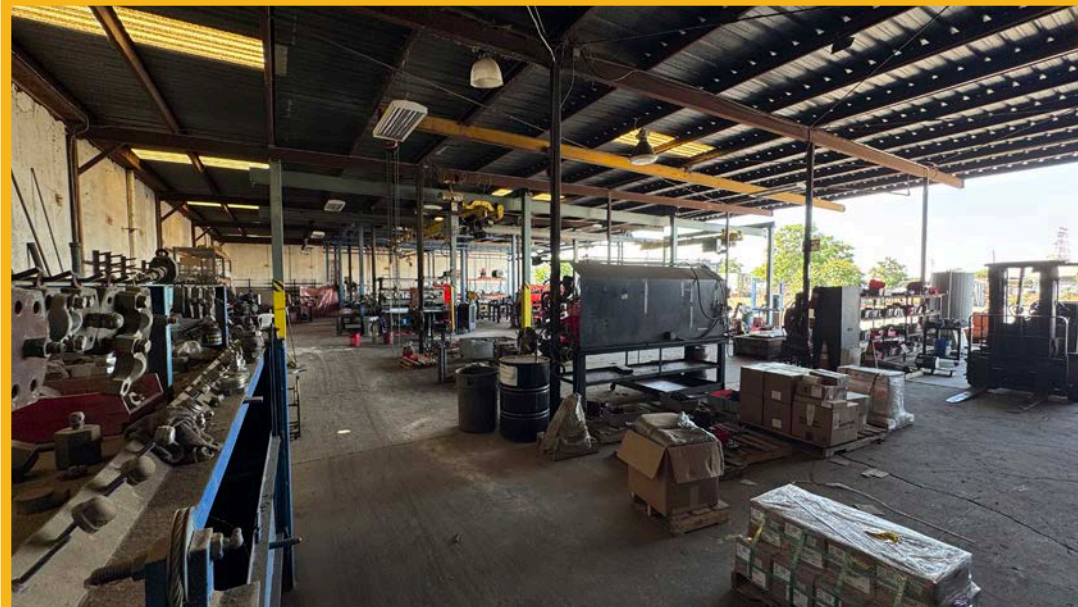
- **Building Size** 15,914± SF
- **Office Size** 4,694± SF (Two Story)
- **Warehouse/Shop** 11,220± SF
- **Mezzanine Storage** 500± SF (not included in Total Building SF)
- **Lot Size** 1.32 Acres (57,499± SF)
- **Clear Height** 14'-16'
- **Ground Level Doors** One (1) 12' x 14' & Two (2) 12' x 16'
- **Zoning** M-3 (Heavy Industrial), County of Kern
- **APN** 332-141-37

Utilities



Lease Rate

- \$12,500/Month NNN



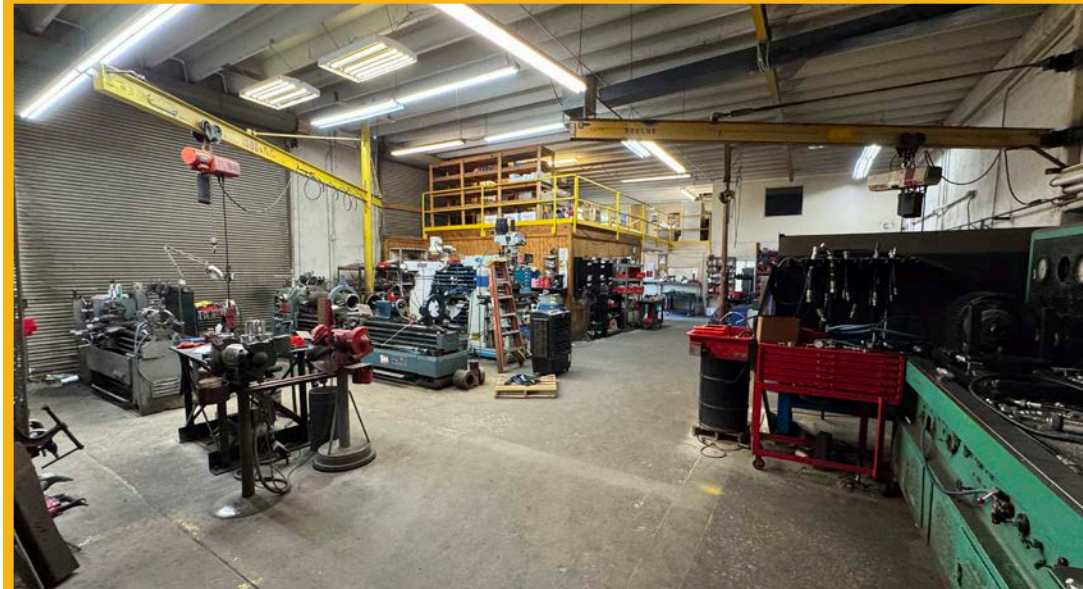
Shop | Warehouse | Office | Yard For Lease

Property Information

2901 Gibson Street - Bakersfield, CA

Property Highlights

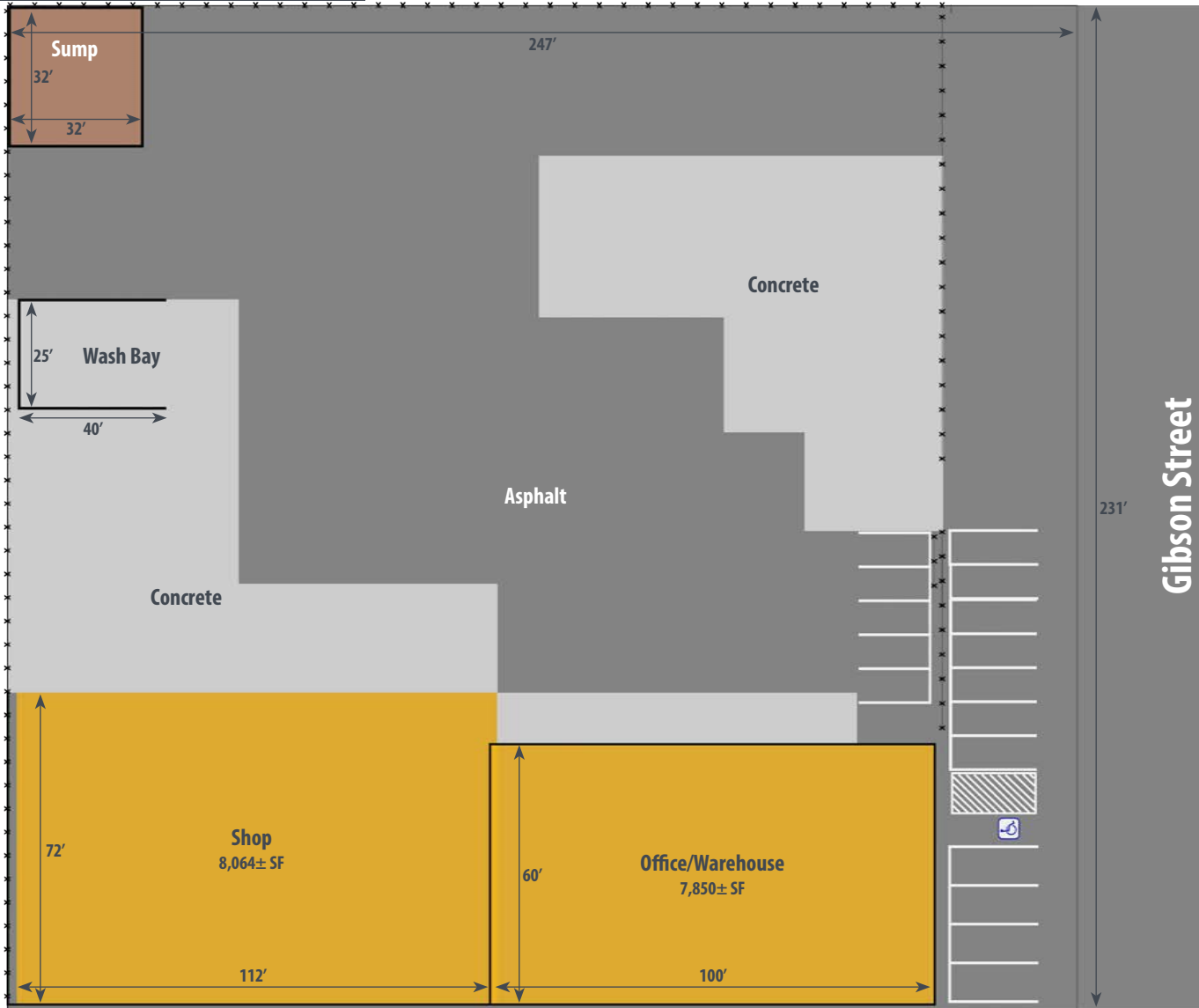
- Central "Oilpatch" location with convenient access to all areas of Kern County via Highways 99, 58, and Rosedale Highway
- Heavy Industrial M-3 Zoning accommodates a wide range of industrial and commercial uses including oilfield services, manufacturing, contractor operations, trucking, repair, fabrication, and warehouse distribution
- Fenced and fully paved yard designed for fleet parking, laydown yard, material storage, and secured equipment storage
- Features an enclosed wash bay with oil-water separator designed to support fleet washing, heavy equipment cleaning, industrial maintenance operations, and wastewater separation
- Secured yard with perimeter and security lighting for outdoor storage and extended operating hours.
- Integrated office, shop, warehouse, and yard suitable for a wide variety of operations
- Established Industrial Surroundings with proximity to major industrial users, service providers, transportation routes, and Bakersfield's core industrial labor force
- Durable precast concrete construction with immediate occupancy potential
- Multiple shop bays support simultaneous fleet maintenance, fabrication, welding, repair, and multi-crew industrial operations



Shop | Warehouse | Office | Yard For Lease

Site Plan

2901 Gibson Street - Bakersfield, CA

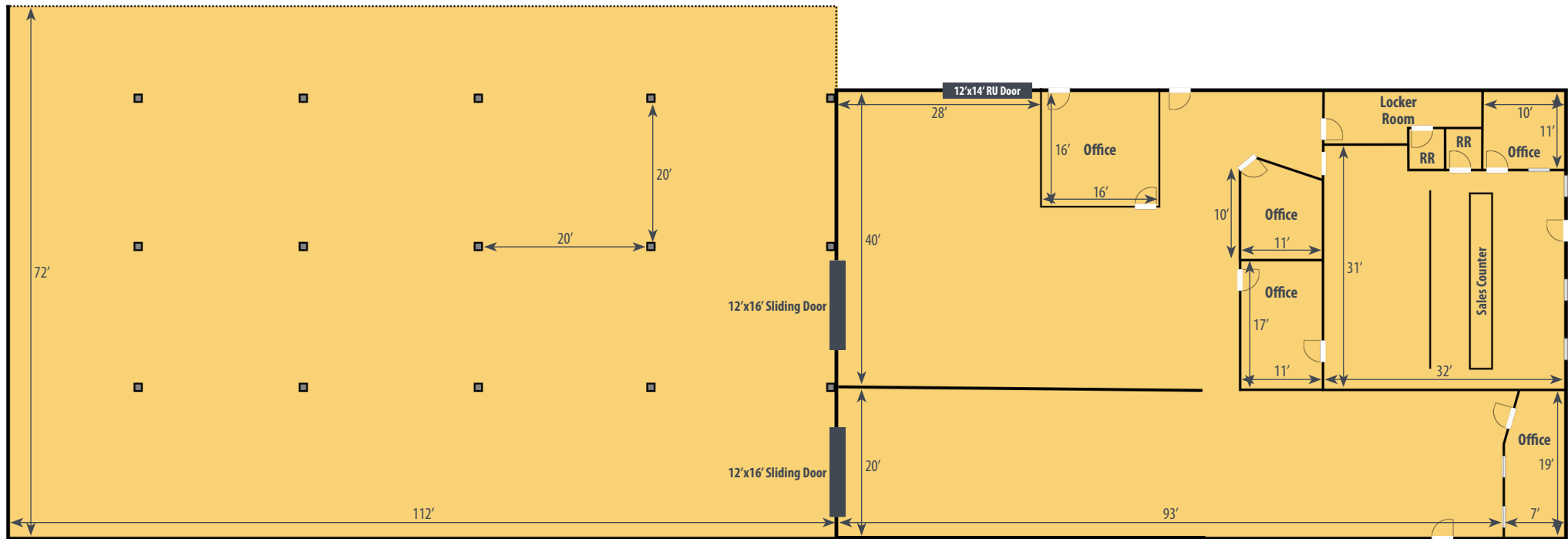


*Plans not guaranteed, for illustration purposes only. Plans not to scale.

Shop | Warehouse | Office | Yard For Lease

First Floor Plan

2901 Gibson Street - Bakersfield, CA



*Plans not guaranteed, for illustration purposes only. Plans not to scale.



Dylan J. Lym • Vice President • 661 885 6949 • dylan@asuassociates.com • CA RE #02103385
Jared C. Lubatti • Associate • 661 885 6969 • jared@asuassociates.com • CA RE #02256059
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax 11601 Bolthouse



Shop | Warehouse | Office | Yard For Lease

Second Floor Plan

2901 Gibson Street - Bakersfield, CA

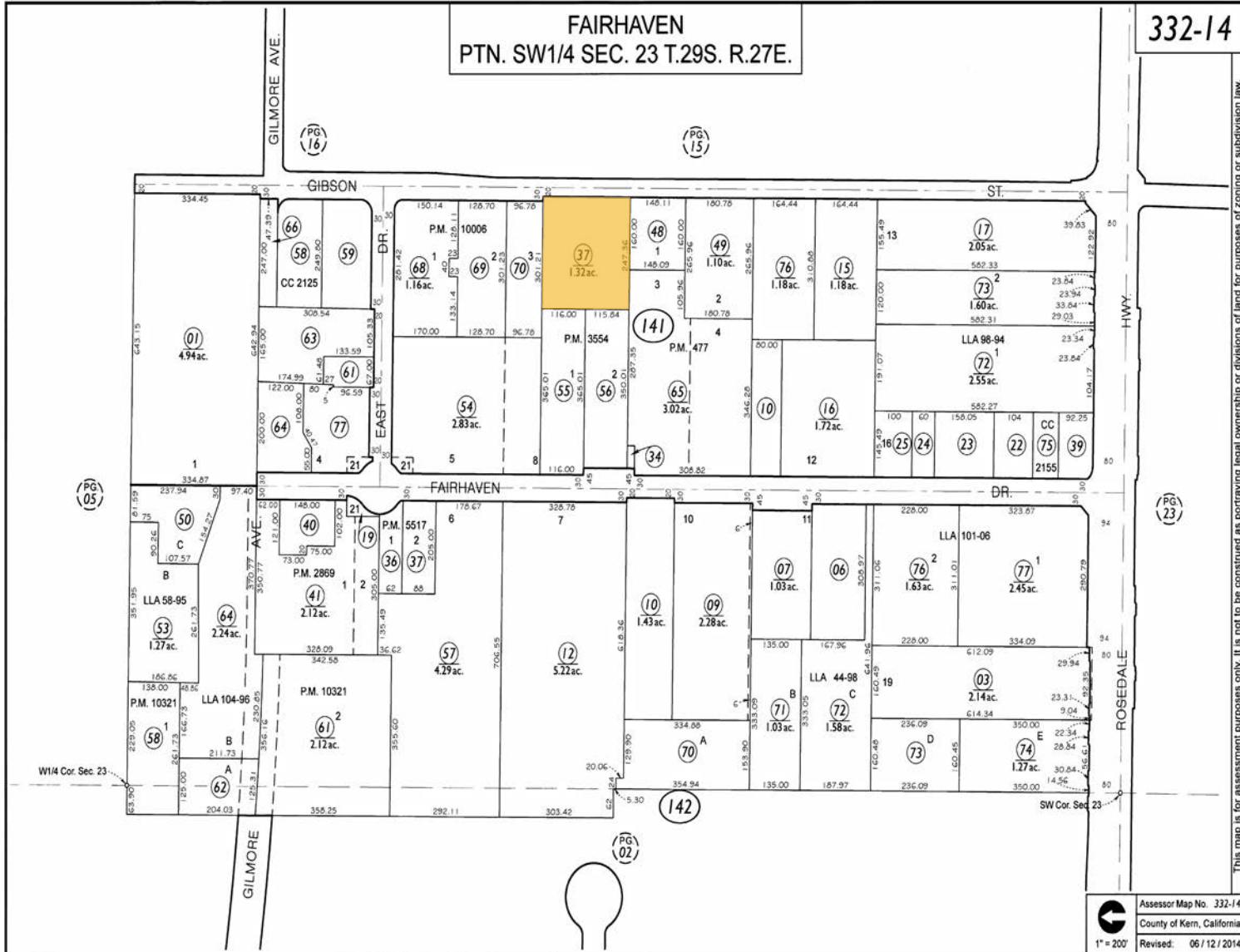


*Plans not guaranteed, for illustration purposes only. Plans not to scale.

Shop | Warehouse | Office | Yard For Lease

Parcel Map

2901 Gibson Street - Bakersfield, CA



Shop | Warehouse | Office | Yard
For Lease

Property Photos

2901 Gibson Street - Bakersfield, CA



Shop | Warehouse | Office | Yard For Lease

Property Photos

2901 Gibson Street - Bakersfield, CA



Shop | Warehouse | Office | Yard For Lease

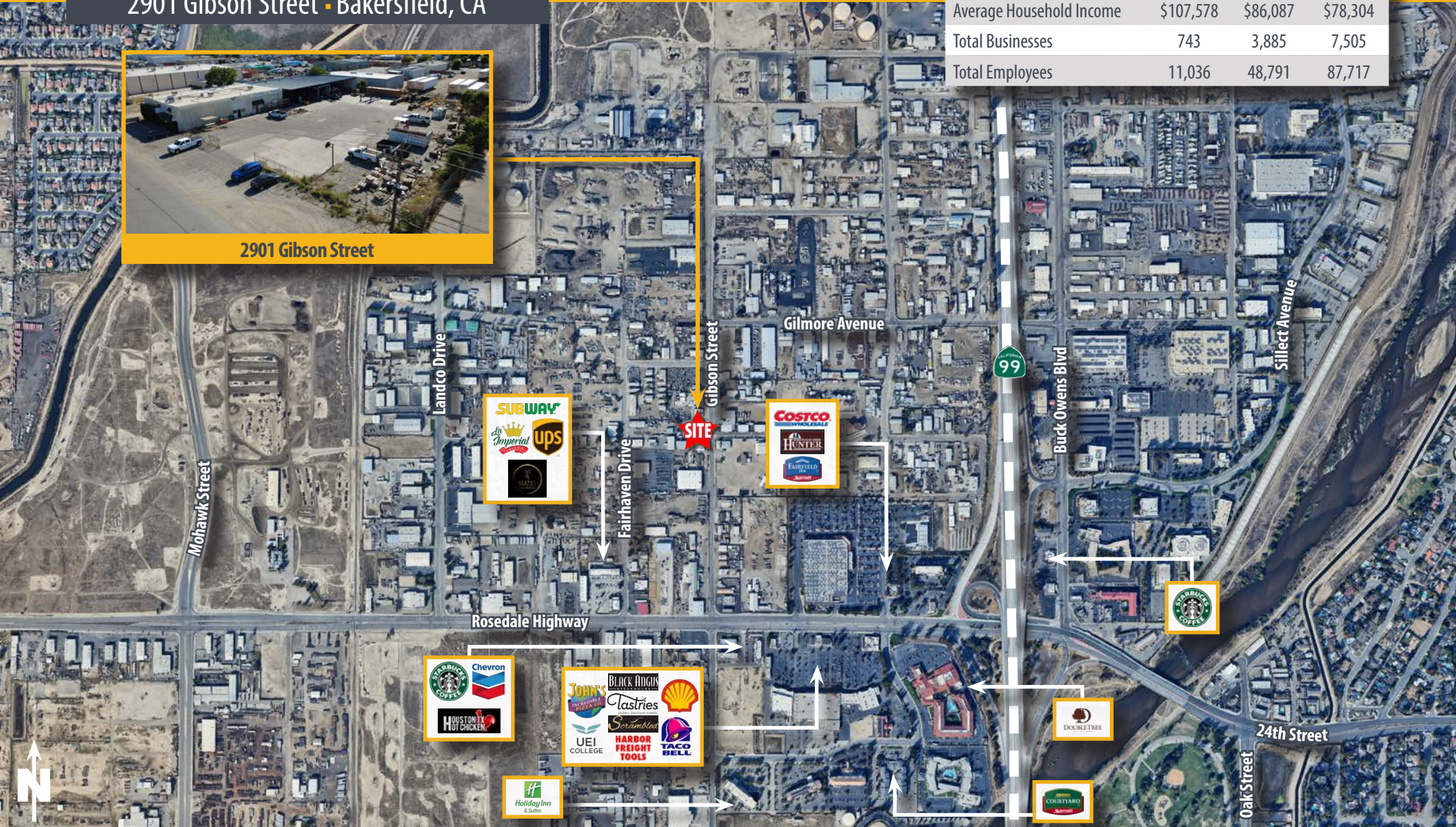
Aerial Map

2901 Gibson Street - Bakersfield, CA



2901 Gibson Street

Demographics	1 Mile	2 Mile	3 Mile
Total Population	1,000	22,880	95,281
Total Households	333	8,742	35,371
Average Household Income	\$107,578	\$86,087	\$78,304
Total Businesses	743	3,885	7,505
Total Employees	11,036	48,791	87,717



Dylan J. Lym • Vice President • 661 885 6949 • dylan@asuassociates.com • CA RE #02103385
 Jared C. Lubatti • Associate • 661 885 6969 • jared@asuassociates.com • CA RE #02256059
 11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

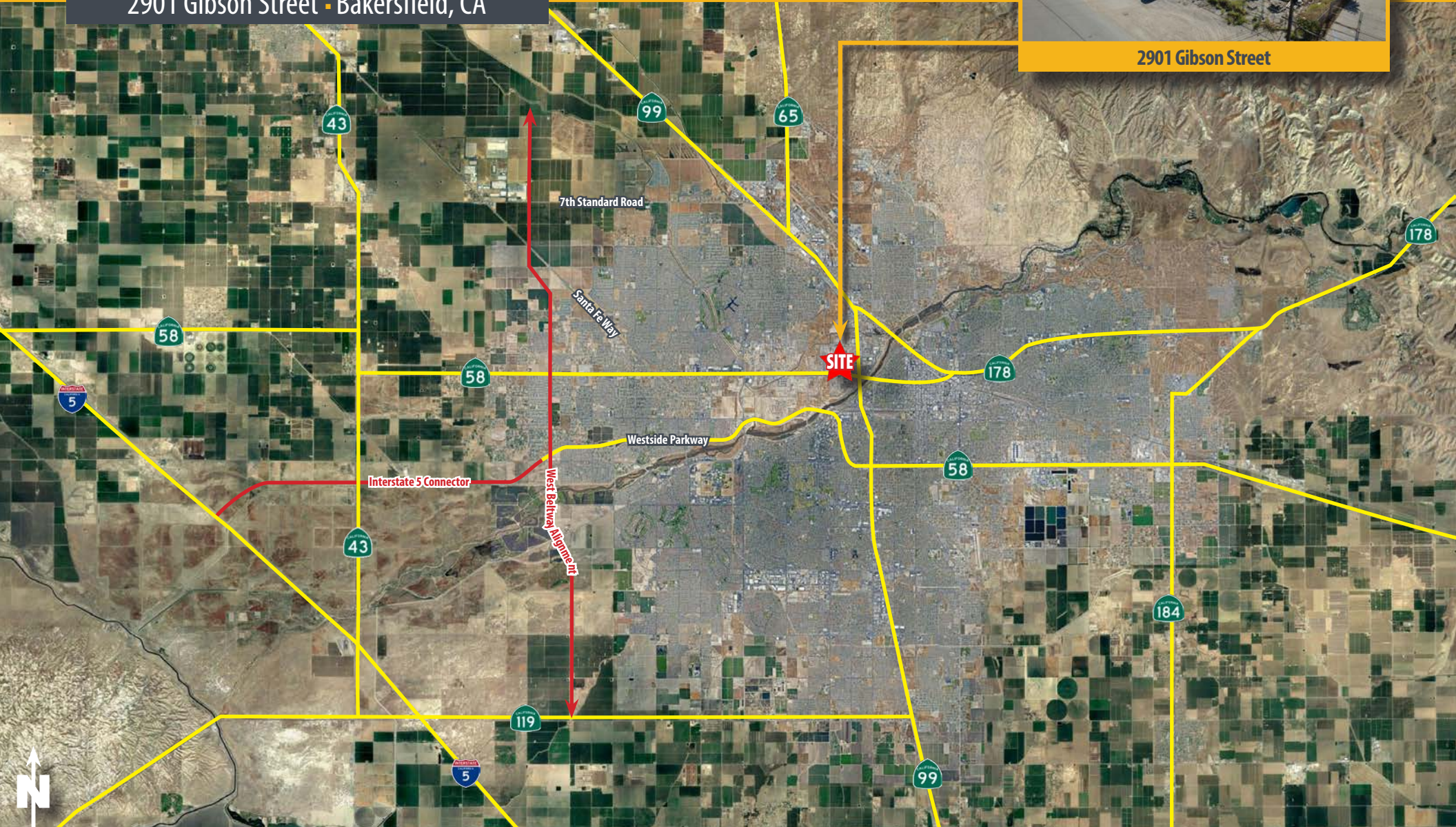
Shop | Warehouse | Office | Yard
For Lease

Roadway Map

2901 Gibson Street - Bakersfield, CA



2901 Gibson Street



Dylan J. Lym • Vice President • 661 885 6949 • dylan@asuassociates.com • CA RE #02103385
Jared C. Lubatti • Associate • 661 885 6969 • jared@asuassociates.com • CA RE #02256059
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

Shop | Warehouse | Office | Yard
For Lease

Kern County At A Glance

2901 Gibson Street • Bakersfield, CA

KERN COUNTY At A GLANCE

#2 LARGEST ECONOMY
IN THE SAN JOAQUIN VALLEY

#3 in Agricultural
Production Nationwide



#3 in Economic
Diversity
Nationwide





#4 in STEM
Jobs
Nationwide



OVER 50 MAJOR DISTRIBUTION
CENTERS



THE ENERGY CAPITAL OF CALIFORNIA
Largest Provider of Oil & Renewable Energy in the State

75%  **60%** 

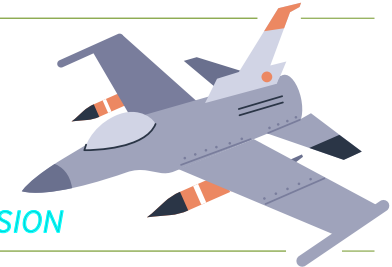


#1 Largest Wind
Project in the
Nation

#1 Largest Battery
Energy Storage
System in the World

#13 Oil-Producing
County in the
the Nation

OVER 50 WORLD'S TECH
"FIRSTS"
NAVAL AIR WARFARE
CENTER WEAPONS DIVISION



1ST INLAND SPACE PORT
IN U.S.
MOJAVE AIR &
SPACE PORT AT
RUTAN FIELD



1ST SPACE SHUTTLE
LANDING
EDWARDS
AIR FORCE
BASE

