

# New Industrial Construction **FOR LEASE**



**3650**  
**Gulfstream Lane**  
**Bakersfield, CA 93308**

## Property Highlights

- 15,475 SF Available
- Fully fenced and concrete paved yard area
- Zoned M-2 PDH, County of Kern
- Insulated metal panel with pre-engineered metal frame, office area complete



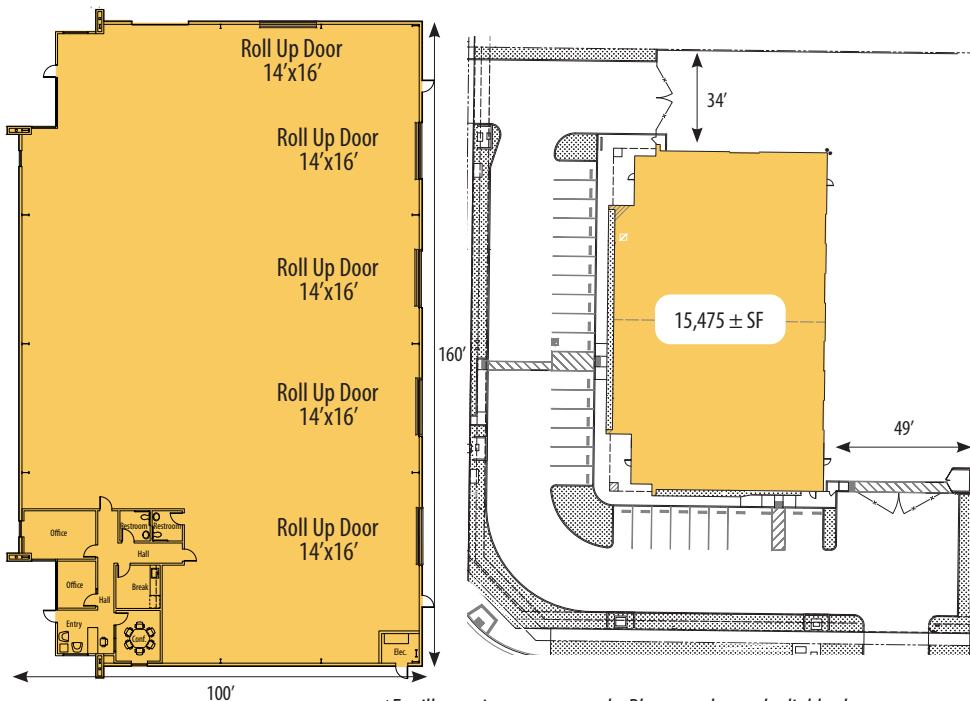
**Mark J. Smith, SIOR** ▪ Principal ▪ 661 616 3561 ▪ marks@asuassociates.com ▪ CA RE #00632003  
**Dylan J. Lym** ▪ Vice President ▪ 661 885 6949 ▪ dylan@asuassociates.com ▪ CA RE #02103385  
**Jared C. Lubatti** ▪ Associate ▪ 661 885 6969 ▪ jared@asuassociates.com ▪ CA RE #02256059  
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

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*\*For illustration purposes only. Plans are deemed reliable, but not guaranteed.*

### Property Details

- **Year Built** 2025
- **Building Size** ±15,475 SF
- **Parcel Size** 1.53 Net Acres
- **Office** ±1,165 SF - Completed
- **Roof** Standing Seam, Metal deck with insulation
- **Power** 1000 Amps, 120/208 Volts  
3 Phase, 4 Wire
- **Zoning** M-2 PD H, County of Kern
- **Parking** 25 Spaces (4 EV capable)
- **Construction** Insulated metal panel with pre-engineered metal frame, warehouse exhaust fans
- **Fire Sprinklers** Yes
- **Solar** 21, 500W panels
- **Column Spacing** Clear span - No columns
- **Clear Height** ±22'-24'
- **Doors** Five (5)-14'x16' insulated ground level roll up
- **Yard Area** Concrete paved and fenced
- **Gates** Two (2) swinging







## KERN COUNTY At A GLANCE

### LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

**#2** 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

**70%**



**60%**



**#1** Largest  
Wind Farm  
in the U.S.

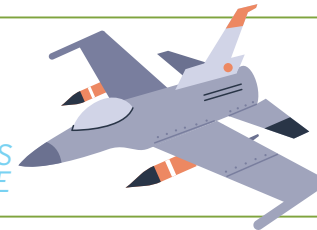


**2<sup>ND</sup>** Largest  
Solar Farm  
in the U.S.



**#7** Oil-Producing  
County in  
the Nation

**OVER 50** WORLD TECH  
"FIRSTS"  
NAVAL AIR WEAPONS  
STATION CHINA LAKE



**1<sup>ST</sup>** COMMERCIAL SPACE  
PORT IN U.S.  
MOJAVE AIR &  
SPACE PORT



**1<sup>ST</sup>** SPACE SHUTTLE  
LANDING  
EDWARDS AIR  
FORCE BASE



KERN COUNTY, *California*, WHERE BUSINESS IS BOUNDLESS



2700 M Street, Suite 200 | Bakersfield, CA 93301  
661-862-5150 | [kernedc.com](http://kernedc.com)

Source: Kern Economic Development Corporation - <https://kernedc.com/market-overview/>