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Property Information

2825 Standard St is located in the highly desirable Rosedale "Oilpatch" submarket, just west of Hwy-99 and north of Rosedale Hwy. The Standard St. property provides a convenient, central location and a Heavy Industrial zoning (M-3) that allows an abundant amount of uses.

Lease Rate:

\$1.10/SF, Industrial Gross

Available: +/-2,400 - 5,400 SF All on Part.

Suite 1: +/- 2,400 SF

Office: +/- 600 SF

Suite 2: +/- 3,000 SF Office: +/- 800 SF

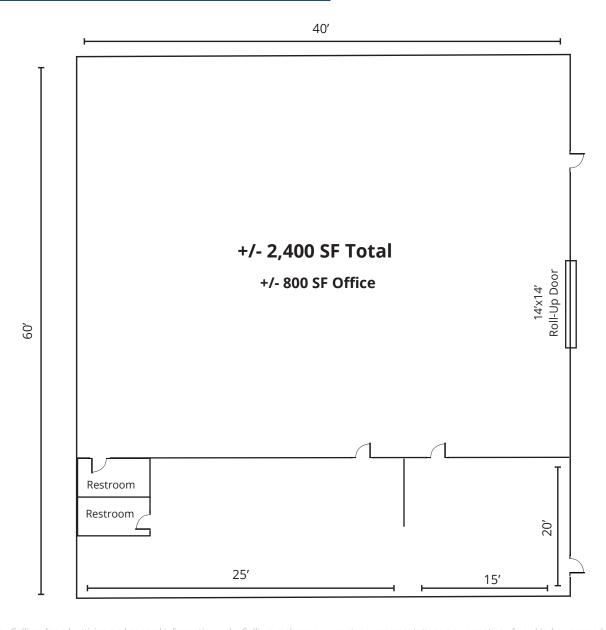
Highlights:

- Centrally located
- 14'x14' Rollup door for each unit
- Flexible Office/warehouse
- Two (2) restrooms
- Insulated ceilings
- Heavy Industrial Zoning (M-3 County of Kern)
- Utilities:
 - Electric: PG&E
 - Water: Cal Water
 - Gas: PG&E
 - Sewer: Septic





Floor Plan - Suite 1

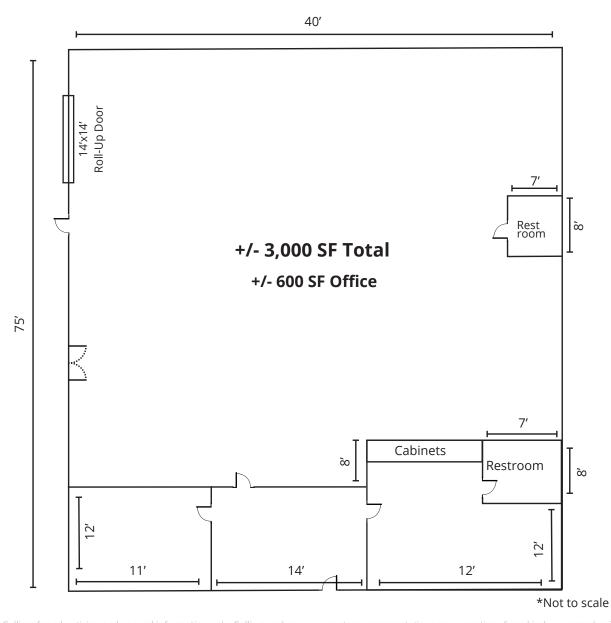




*Not to scale

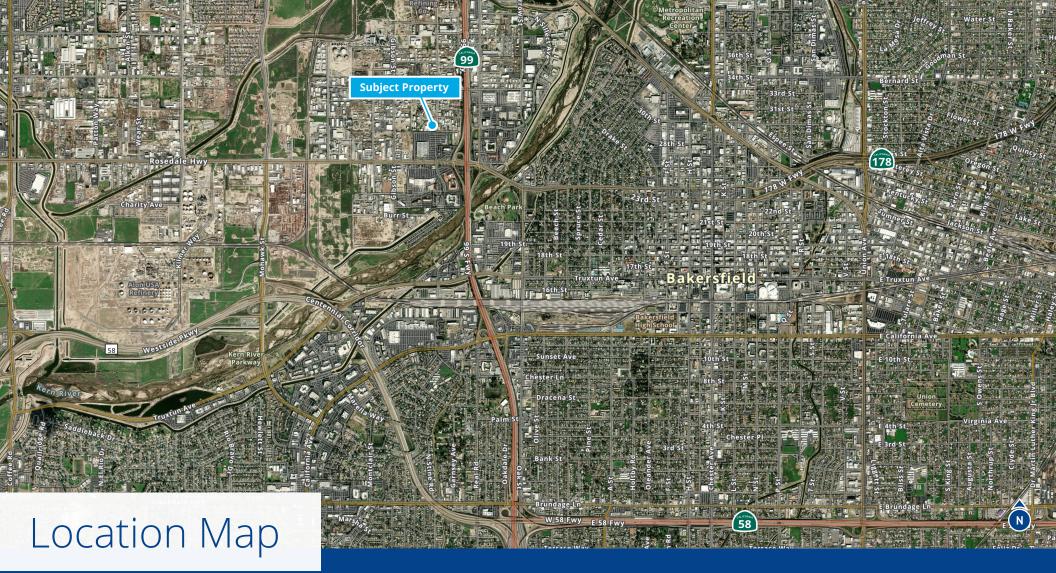
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Floor Plan - Suite 2





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Demographics



Population

1 Mile: 1,807 3 Mile: 94,232 5 Mile: 294,473



Daytime Population

1 Mile: 13,884 3 Mile: 156,409 5 Mile: 342,535



Businesses

1 Mile: 946 3 Mile: 7,866 5 Mile: 13,973



Median Age

1 Mile: 38.1 3 Mile: 34.4 5 Mile: 33.7



Households

1 Mile: 686 3 Mile: 35,034 5 Mile: 100,624



Average HH Income

1 Mile: \$109,476 3 Mile: \$73,622 5 Mile: \$85,139