



Colliers

For Lease

\$2,500/MO
(\$0.07/SF)

Contact us:

David A. Williams, SIOR
Senior Vice President | Principal
License No. 00855489
+1 661 631 3816
david.a.williams@colliers.com

Marco Petrini
Vice President
License No. 02167974
+1 661 631 3826
marco.petrini@colliers.com

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

1634 Art Street Bakersfield, CA 93312

Industrial Lot with Water & Electricity

This secure, premium NW Bakersfield 32,670 SF industrial lot offers unparalleled logistics and immediate operational readiness. Fully fenced for equipment or yard storage. The site provides superior access to Calloway Drive, Freeway 58, and Rosedale Highway, all major transportation arteries in one of the city's highest-growth commercial corridors.

Site & Security Features:

- **Security & Perimeter:** 100% fenced with security gates and perimeter fencing
- **Site Readiness:** Fully graded and equipped with flood-prevention grading
- **Utilities:** Water and electricity available
- **Site Dimensions:** 108' W x 300' D
- **Size:** 0.75 Acres (31,670 SF)

Logistics & Location Advantages

- **Highway Access:** Just minutes to the CA-58 and CA-99 interchange, ensuring rapid cross-county transit
- **Industrial Friendly:** Situated on wide, commercially zoned corridors designed for effortless truck ingress and egress
- **Proximity to Transport:** Conveniently located near major distribution hubs and less than 15 minutes to Bakersfield Meadows Field Airport

Accelerating success.

APN Map

Zoning & Potential Use

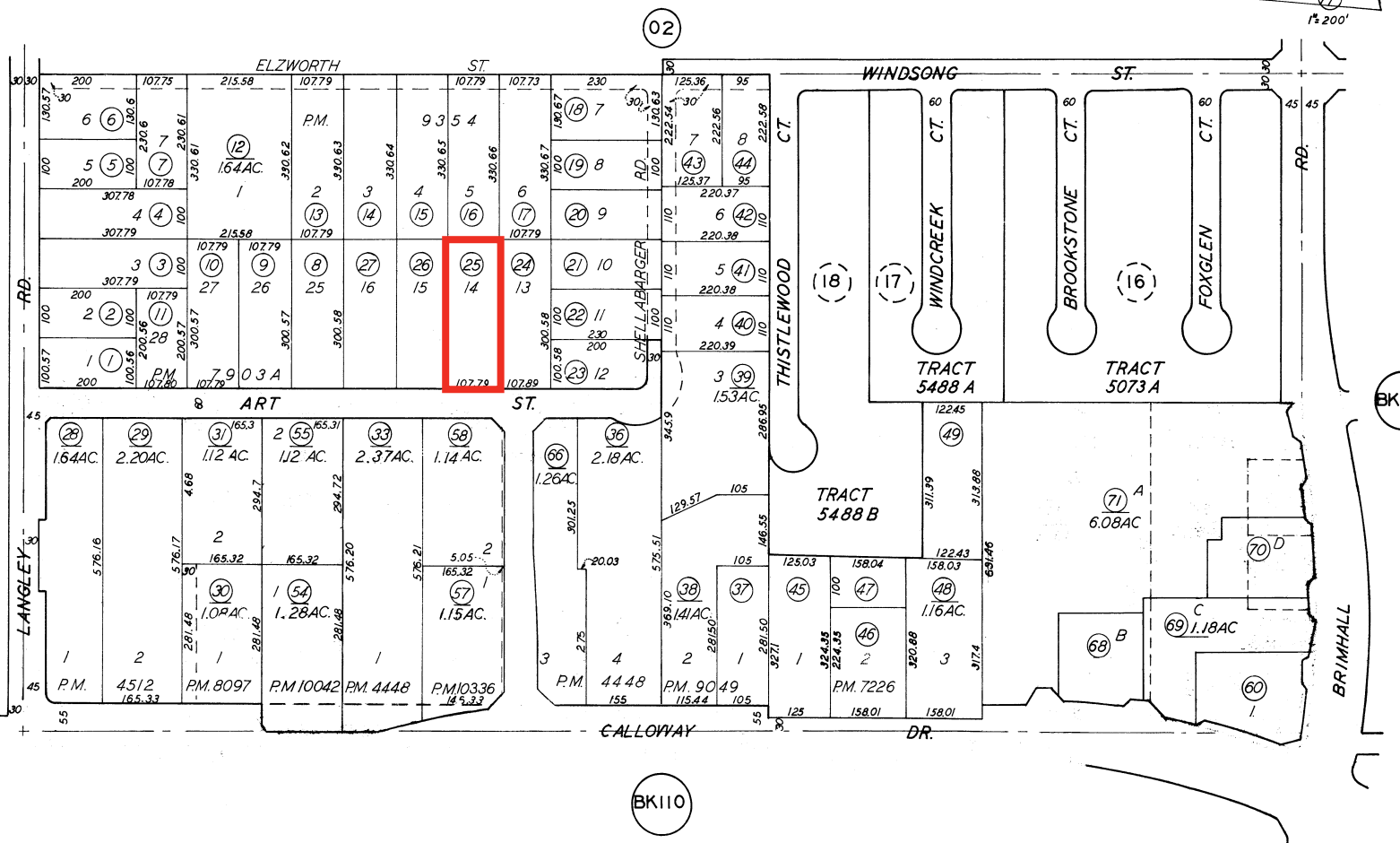
- Zoning: M-1 (Light Industrial) allowing for a wide array of commercial and industrial uses
- Flexible Use: Ideal for truck parking, equipment parking, outdoor equipment storage, contractor yards, or outdoor warehousing

368-19

PTN. SW1/4 OF SEC. 29 T.29S. R.27E.

SCHOOL DIST. 1-217
70-3

368-19



Revised: April 13, 2007

Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 368-19
COUNTY OF KERN

Aerial



David A. Williams, SIOR
Senior Vice President | Principal
License No. 00855489
+1 661 631 3816
david.a.williams@colliers.com

Marco Petrini
Vice President
License No. 02167974
+1 661 631 3826
marco.petrini@colliers.com

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

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement