

AVAILABLE

For Lease

Office/Showroom
& Warehouse

1911
Mineral Court

Bakersfield, CA 93308



Dylan J. Lym

Vice President

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11601 Bolthouse Drive Suite 110

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Property Highlights

- High-image standalone office/showroom and warehouse in occupancy ready condition
- Desirable North Bakersfield location near Meadows Field Airport with easy access to Highway 99 and 65
- Insulated warehouse fully conditioned with swamp coolers and space heaters
- Recessed truck well with mechanical dock leveler
- Equipped with solar for significant energy savings— $\pm 90\%$ less than average
- Concrete paved lot with possibility for small yard area
- Two (2) monument signs on Mineral Court
- 17' – 21' clear height
- Two (2) 20' x 18' ground level roll-up doors
- Entire building is equipped with fire sprinkler systems
- Office furniture negotiable

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Property Information

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Property Details

- **Building Size** **15,080± SF**
- **Two-story Office & Showroom** **7,080± SF**
 - Ground Floor *4,050± SF*
 - Second Floor *3,030± SF*
- **Warehouse** **8,000± SF**

- **Suite A - Total** **7,680± SF**
- **Office** **5,680± SF**
 - Ground Floor *3,650± SF*
 - Second Floor *2,030± SF*
- **Warehouse** **2,000± SF**

- **Suite B - Total** **7,400± SF**
- **Office** **1,480± SF**
 - Ground Floor *400± SF*
 - Second Floor *1,000± SF*
- **Warehouse** **6,000± SF**

- **Common Aera**
 - Covered Loading Area *Additional 750± SF (Not Included in total SF)*
 - 60' recessed truck well with mechanical dock leveler

Lease Rate Call for Lease rate

- **Parcel Size** 1.01 Acres
- **Zoning** M-2 PD H (Medium Industrial, Precise Development Combining Airport Approach Height), County of Kern
- **Construction** Pre-engineered Metal, built in 1989. Expanded in 2000
- **APN** 492-130-12

Utilities

- **Electric** PG&E: 400 Amps - 208/120 Volts - 3 phase, 4 wire
- **Gas** Southern California Gas Company
- **Sewer** North Of The River Sanitary District
- **Water** Oildale Mutual Water Company
- **Trash** Varner Brothers
- **Telecommunications** Spectrum (current), AT&T available



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Office Floor Plans

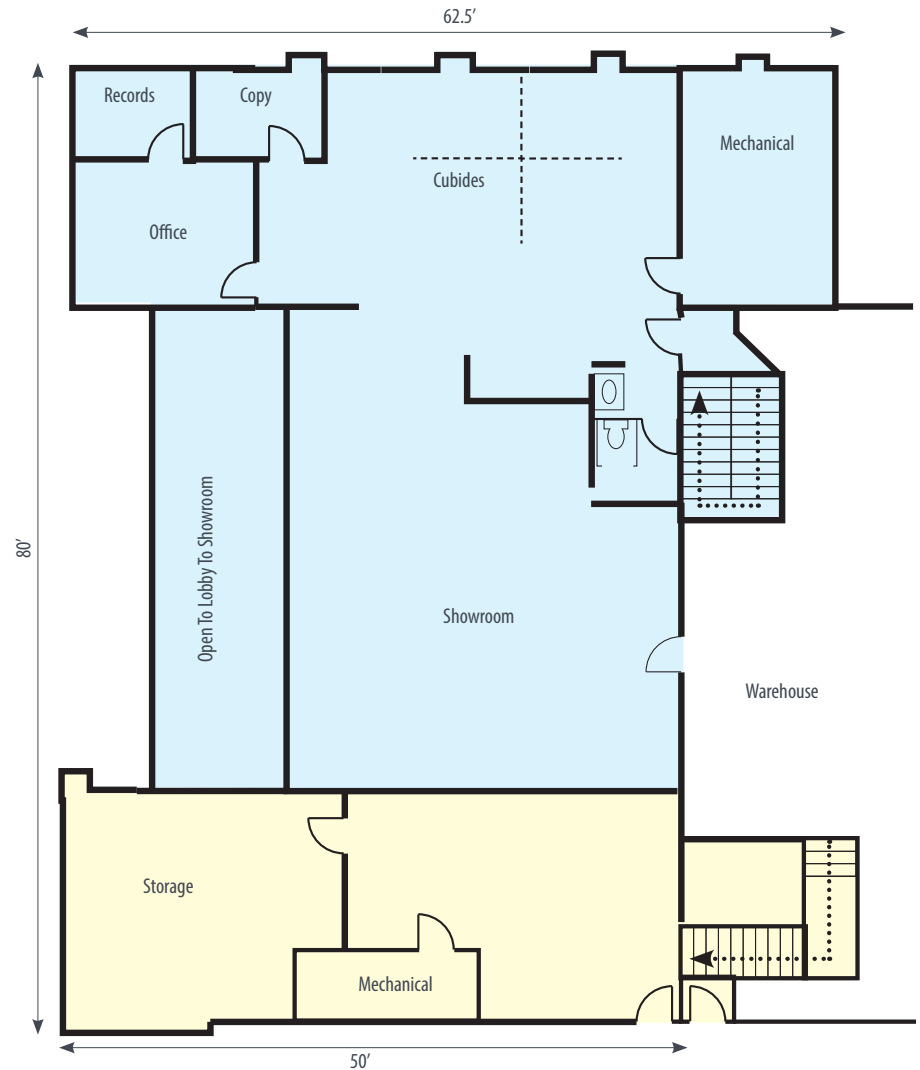
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First Floor



Suite A
 Suite B

Second Floor



• These plans are not to scale, and represent to the best of our actual knowledge the condition of the existing improvements. Plans are for illustration and conceptual purposes only and have not been verified

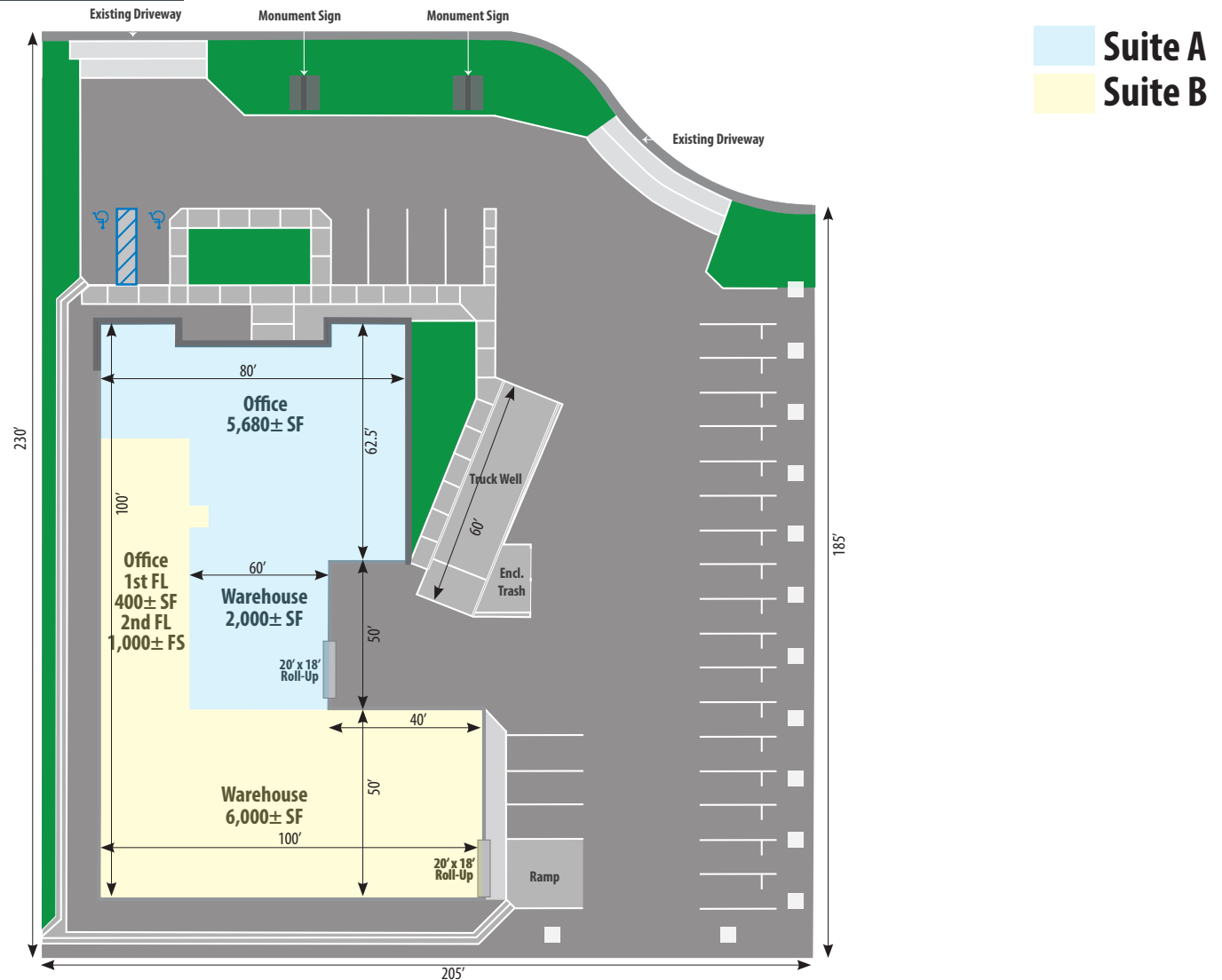


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Site Plan/Floor Plan

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Interior Property Photos

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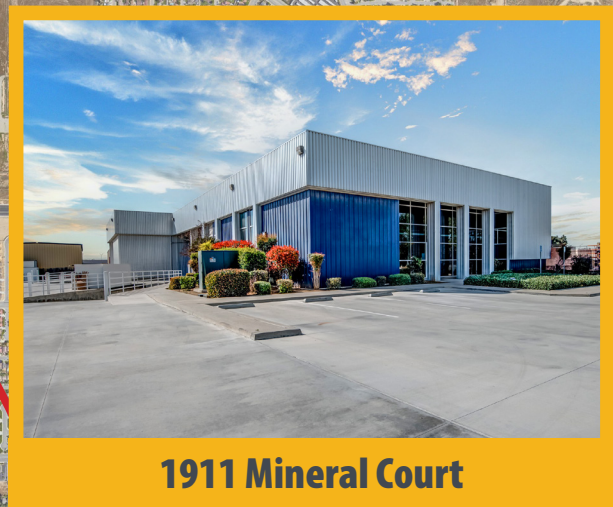
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Aerial Location Map

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	2,047	64,435	138,608
Total Households	787	23,229	48,879
Average Household Income	\$74,187	\$76,115	\$78,738
Business	7,422	30,319	84,303
Employees	279	2,059	7,387



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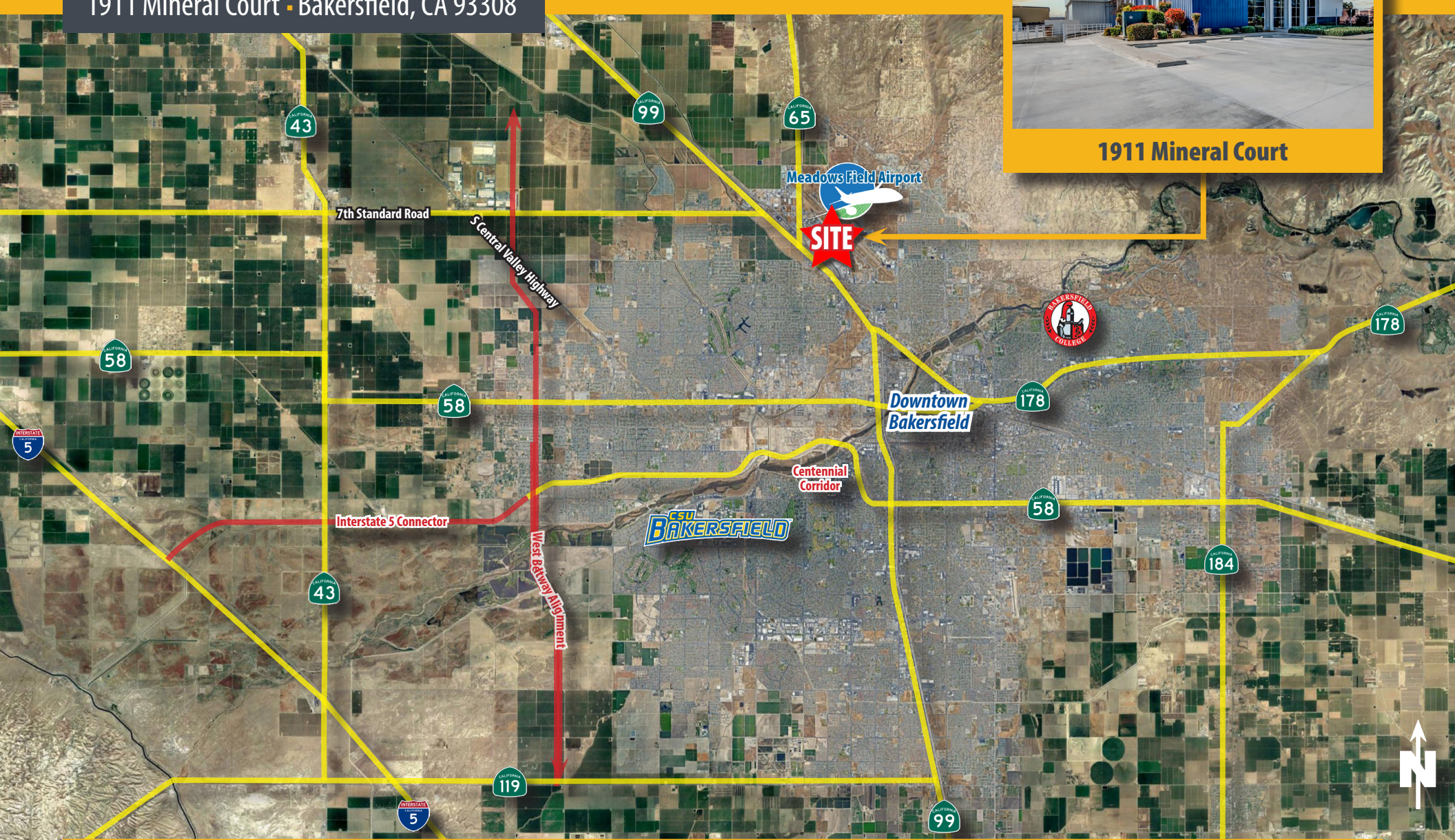
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Bakersfield Area Highway Map

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Industrial Submarket Map

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"Top 10 Reasons To Do Business In Kern County"

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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

