

Office ▪ Shop ▪
Warehouse ▪ Large Yard

FOR LEASE

185
Quantico Avenue
Bakersfield, CA

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Property Information

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Property Detail

- **Total Available Space** 14,350 SF
- **Office Space** 2,750 SF
- **Warehouse Space** 11,600 SF
- **Canopy Space** 4,000 SF (Not included in total available space)
- **Parcel Size** 9.05 Acres
- **Ground Level Doors** Nine (9) 16' x 16'
- **Clear Height** 20' - 22'
- **Fire Sprinklers** 0.15 GPM/1,500 SF
- **Zoning** M-2, City of Bakersfield
- **APN** 142-230-12
- **Lease Rate** \$32,000.00/Month NNN

Property Highlights

- Site is located within one (1) mile of two (2) on/off ramps connecting to Highway 58 (Mount Vernon Avenue & Oswell Street)
- Warehouse/Shop has a 34' truck service pit
- Two (2) points of ingress/egress to property with secured gated entrances into the yard
- 20' Concrete Apron surrounding building
- Office is separate from warehouse/shop, which allows for minimal noise distractions
- Perimeter yard lighting
- Yard area is a combination of asphalt, concrete, and asphalt grindings
- Monument Sign (with electrical) along Quantico Avenue
- Expansion ability to incorporate adjacent land for truck parking or equipment storage

Utilities



PG&E 800 Amps
of 480/277 Volt,
3 Phase, 4 Wire



Southern
California
Gas Company



City
of
Bakersfield



City
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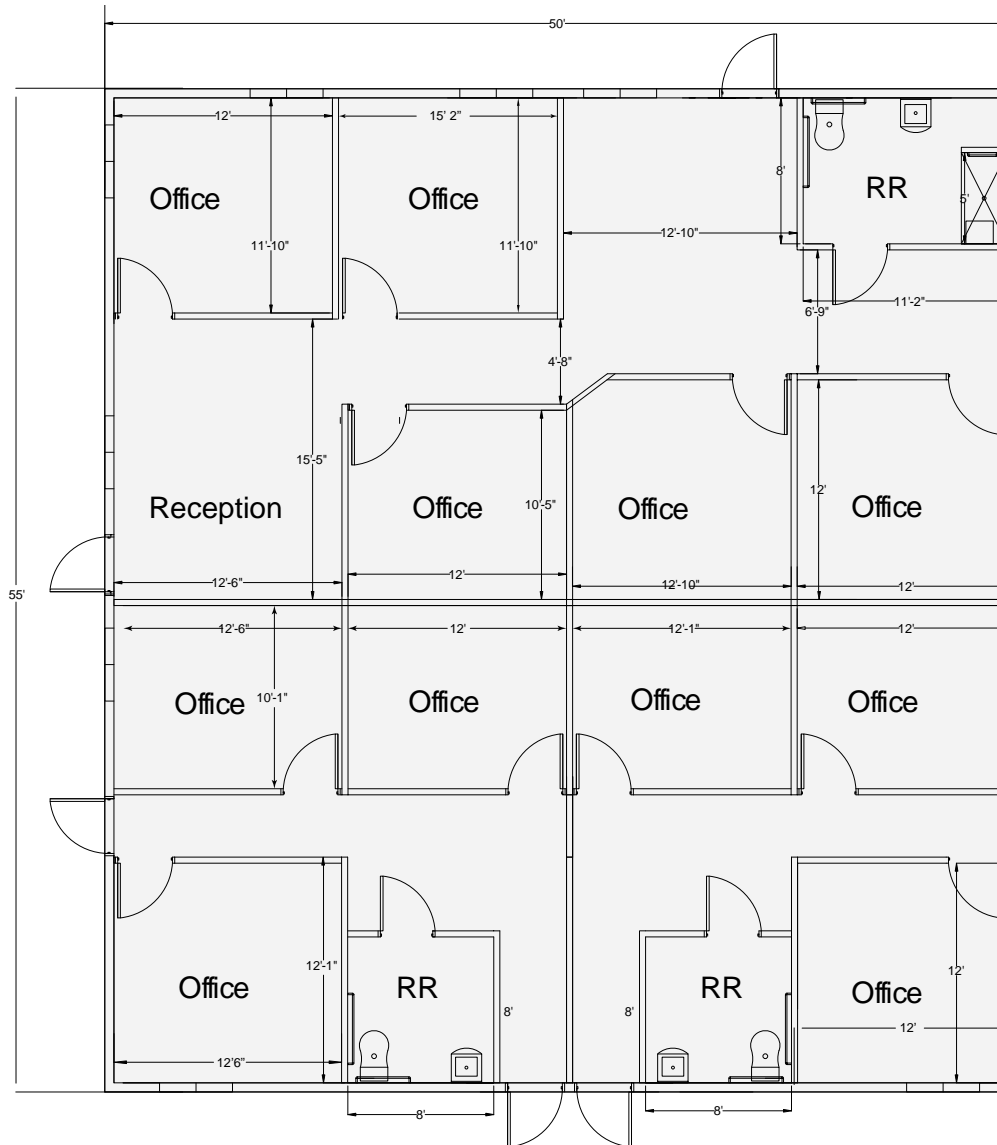


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Office Floor Plan

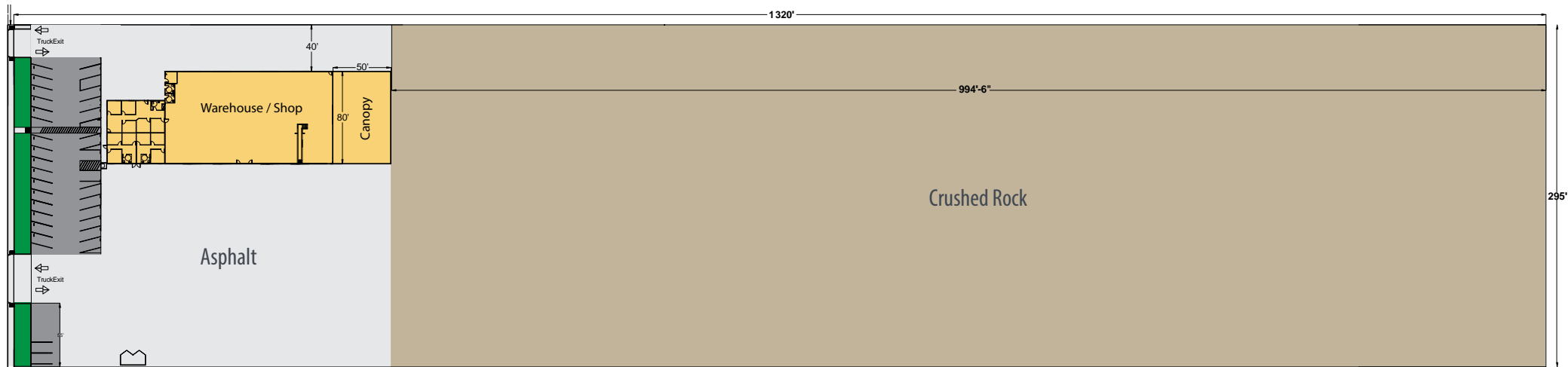
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Site Plan

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Property Photos

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Neighborhood Aerial

185 Quantico Avenue ▪ Bakersfield, CA



185 Quantico Avenue

