

FOR SALE ► INDUSTRIAL

+/- 14,400 SF AVAILABLE

1300 32nd St., Bakersfield, CA 93301

APN: 002-250-12-00-2, County of Kern

PROPERTY DETAILS

- **LEASE RATE:** ~~\$12,000/MONTH~~ **\$10,800/MONTH INDUSTRIAL GROSS** (\$0.75/SF)
- **LOT SIZE (FULLY FENCED):** +/- 0.97 AC
- **TOTAL GLA:** +/- 14,400 SF
 - **OFFICE:** +/- 1,440 SF
 - **WAREHOUSE:** +/- 12,960 SF
 - (2) 10-TON SINGLE GIRDER BRIDGE CRANES
 - CRANE LATERAL BEAMS - 27'
- **YEAR BUILT:** 2018
- **CONVENIENT CENTRAL LOCATION WITH CLOSE PROXIMITY TO BAKERSFIELD'S FREEWAYS FOR EFFICIENT LOGISTICS AND ACCESSIBILITY**
- **CLOSE PROXIMITY TO DOWNTOWN BAKERSFIELD**
- **ZONING:** M-2, CITY OF BAKERSFIELD
- **UTILITIES:**
 - **ELECTRICITY:** PG&E
 - 800AMP / 480V SERVICE
 - **GAS:** PG&E
 - **WATER:** CAL WATER
 - **SEWER:** MUNICIPAL
- **ON-SITE & STREET PARKING**

RENT REDUCTION!



OLIVIERI COMMERCIAL GROUP
9810 Brimhall Road
Bakersfield, CA 93312
www.oliviericommercial.com

For additional information please contact:

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SUBJECT SITE

1300 32nd St.



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SITE DISTANCE FROM HWY	
HIGHWAY	DISTANCE
CA-204	0.24 mi
CA-178	0.61 mi
Rosedale Hwy	1.72 mi
CA-99	2.10 mi
CA-58	2.58 mi



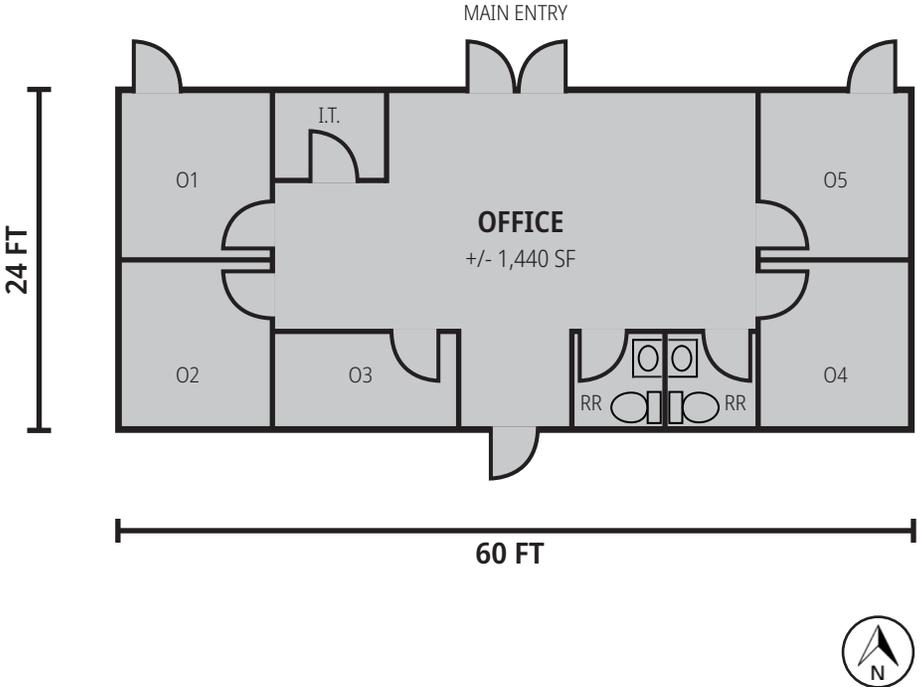
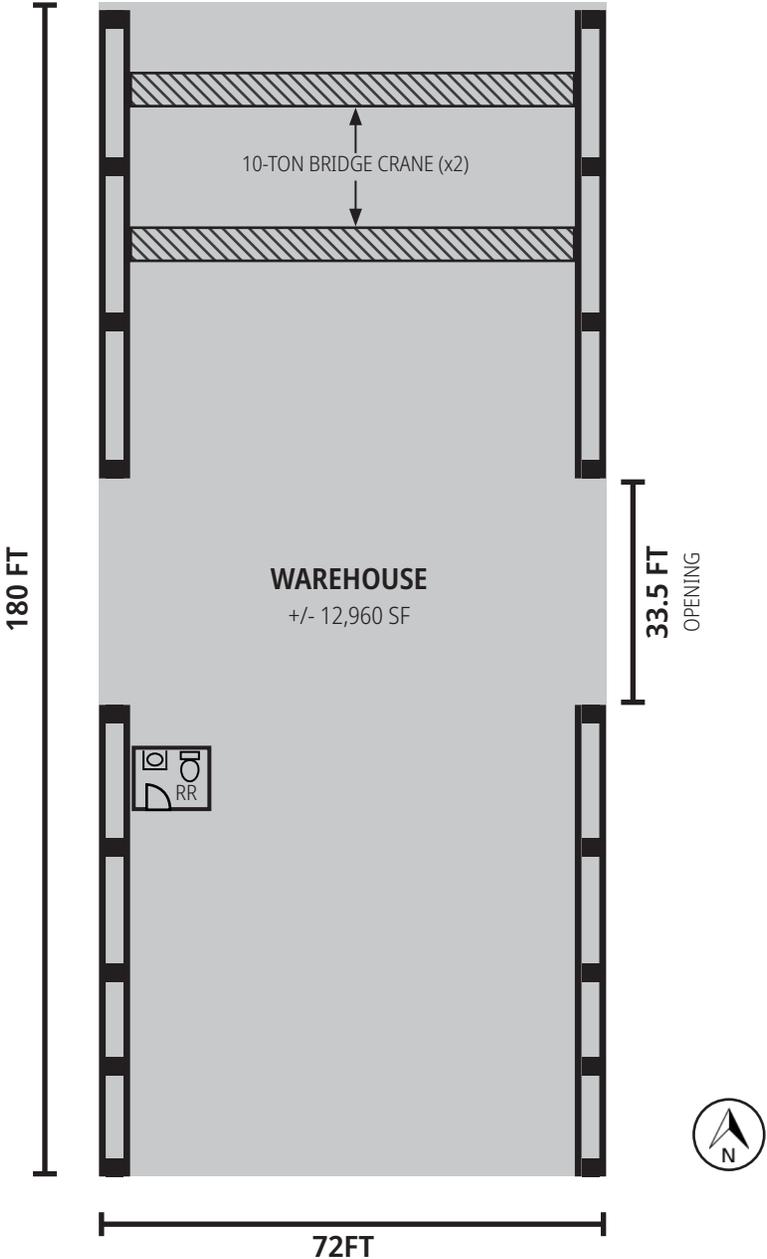
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FLOOR PLANS - Warehouse & Office

*Floor plans not to scale

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PHOTOS

(Lot Aerial, Warehouse with 10-Ton Bridge Cranes, Rear Entrance)

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PHOTOS

(Yard, Office Exterior, Office Interior)

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