

Colliers



For Lease | +/- 1,100 sf  
**Prime Office/Warehouse in  
Northwest Bakersfield**

10010 Rosedale Hwy | Bakersfield, CA 93312

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## Lease Rate:

\$1.05/sf, Industrial Gross

## Available:

**Suite 3:**

+/- 1,100 sf



**Sewer**  
Septic



**Electric**  
PG&E (280 volt, 3  
phase, 4 wire)



**Water**  
Vaughn Water Co.



**Gas**  
No Gas

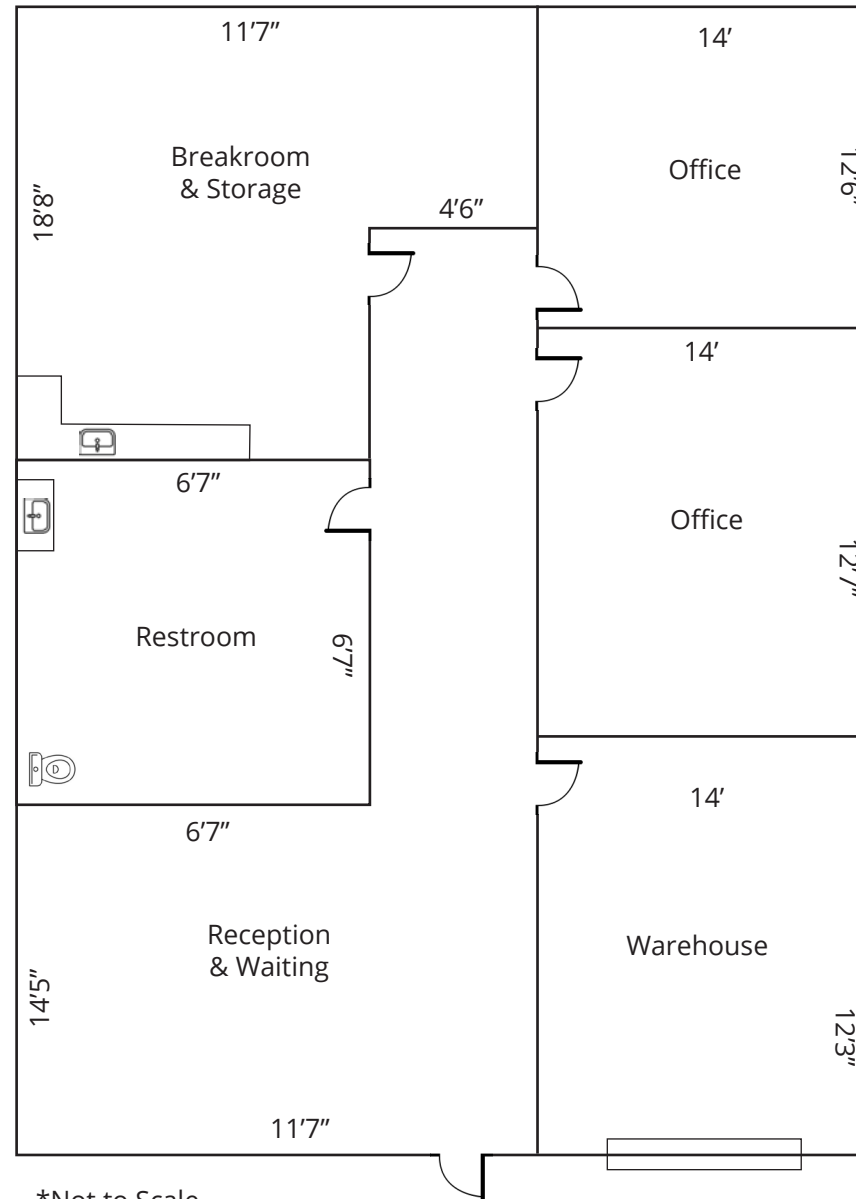
## Property Overview:

10010 Rosedale Highway is located in Northwest Bakersfield, behind the bulk yard and tractor supply, near Calloway Drive. Easy access to Highway 99 north and south route and Highway 178 east and west route.

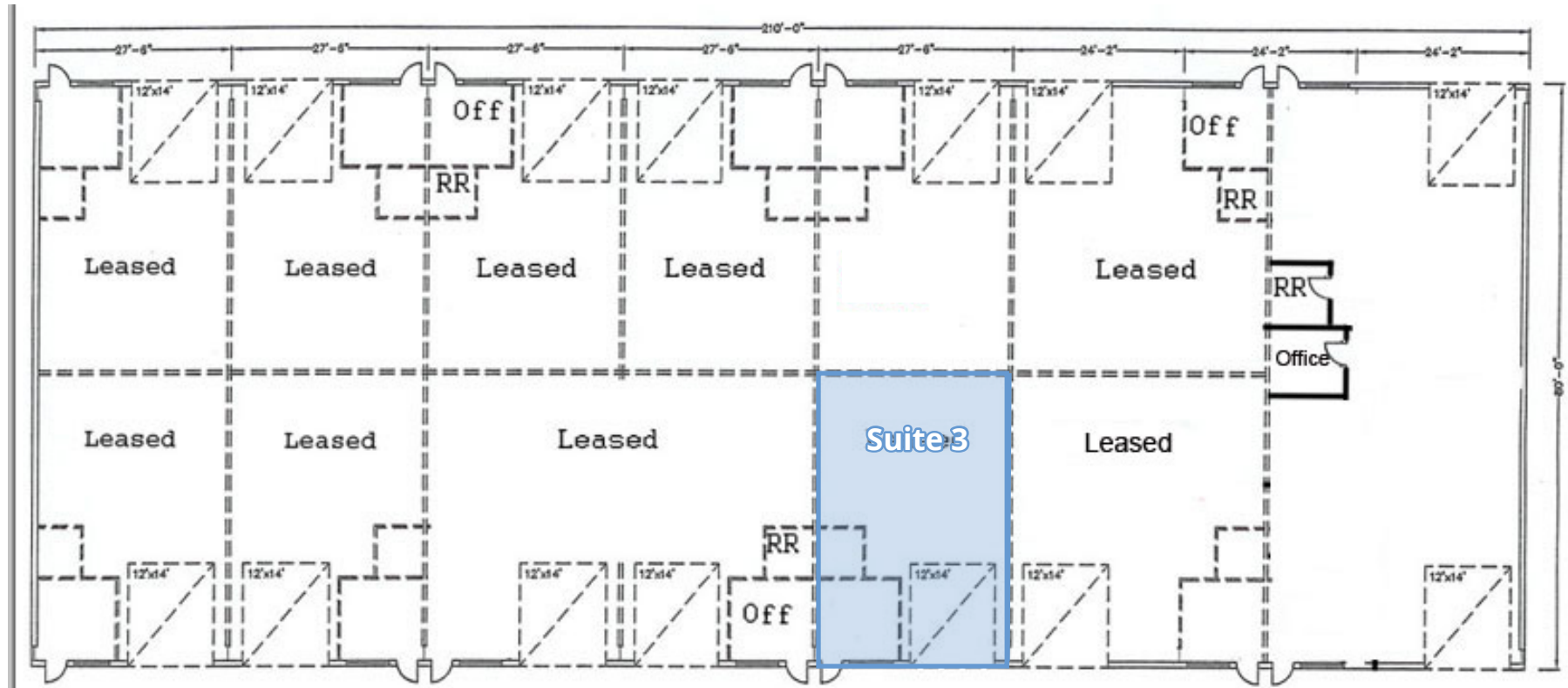
## Property Highlights:

- Each suite has a 12' x 14' roll-up door
- Suite 3 is all office space with a 12'x14' warehouse
- Project is an approximate 16,800 sf multi-tenant office/warehouse building
- Property is fully fenced with an electronic gate & keypad
- Great northwest location off Rosedale Hwy, behind The Bulk Yard
- Building is situated on 2.26 acres of land
- Zoning: M-1

# Floor Plan - Suite 3



# Site Plan



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# Aerial

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