

FOR SALE ► INDUSTRIAL

+/- 8,760 SF AVAILABLE

3500 Chester Ave, Bakersfield, CA 93301

APN: 120-090-05-00-7, County of Kern

PROPERTY DETAILS

- **ASKING PRICE: \$1,245,000.00**
- **LOT SIZE: +/- 0.77 ACRES**
 - FULLY-FENCED WITH 4 ACCESS GATES
 - INGRESS & EGRESS FROM CHESTER AVE & K ST
- **BUILDING #1:**
 - OFFICE: +/- 4,160 SF
 - MEZZANINE: +/- 4,900 SF
(NOT INCLUDED IN TOTAL SF)
 - CANOPY: +/- 8,620 SF
(NOT INCLUDED IN TOTAL SF)
- **BUILDING #2:**
 - SHOP: +/- 4,600 SF
- **UTILITIES:**
 - POWER: PG&E, 240/480V 3PH & 120/240V 1PH
 - WATER: CAL WATER
 - SEWER: CITY OF BAKERSFIELD MUNICIPAL
- **AMPLE ON-SITE & STREET PARKING AVAILABLE**
- **CLOSE PROXIMITY TO CA-204 & CA-178 FREEWAYS**
- **ZONING: MX-2, CITY OF BAKERSFIELD**

**AVAILABLE FOR OWNER/USER -OR-
SALE-LEASEBACK AT 8.02% CAP RATE**



OLIVIERI COMMERCIAL GROUP

9810 Brimhall Road
Bakersfield, CA 93312
www.oliviericommercial.com

For additional information please contact:

J-P Masuda
Senior Vice President
LIC. #01947962
(661) 619-7151
jpmasuda@oliviericommercial.com



Gottstein Corporation is an industrial and commercial mechanical contractor with over 40 years of operational experience. Founded in 1984, the company has expanded from a single warehouse to five strategic locations across the United States, Mexico, and Canada.

The company provides turnkey services for the manufacturing sector, with a significant specialization in the food and beverage industry. Its capabilities encompass the full project lifecycle, including the design, fabrication, installation, and relocation of industrial processing systems. Gottstein also manages contract maintenance for over 2,000 properties nationally, providing 24/7 emergency repair and facility oversight.

Core Services Include:

- Contracting Services
- Conveyor Installations
- Design & Engineering
- Millwrighting
- Rigging
- Plant Maintenance

Since 2010, Gottstein Corporation's Bakersfield facility has served as a strategic hub for its Western U.S. operations, demonstrating a long-term commitment to the region.

INVESTMENT SUMMARY	
Year 1 Base Rent	\$ 99,864.00
Property Tax Est.	\$ (14,940.00)
Property Insurance Est.	\$ (8,000.00)
Tenant Reimbursement	\$ 22,940.00
Year 1 NOI	\$ 99,864.00

Purchase Price	\$ 1,245,000
CAP Rate	8.02%

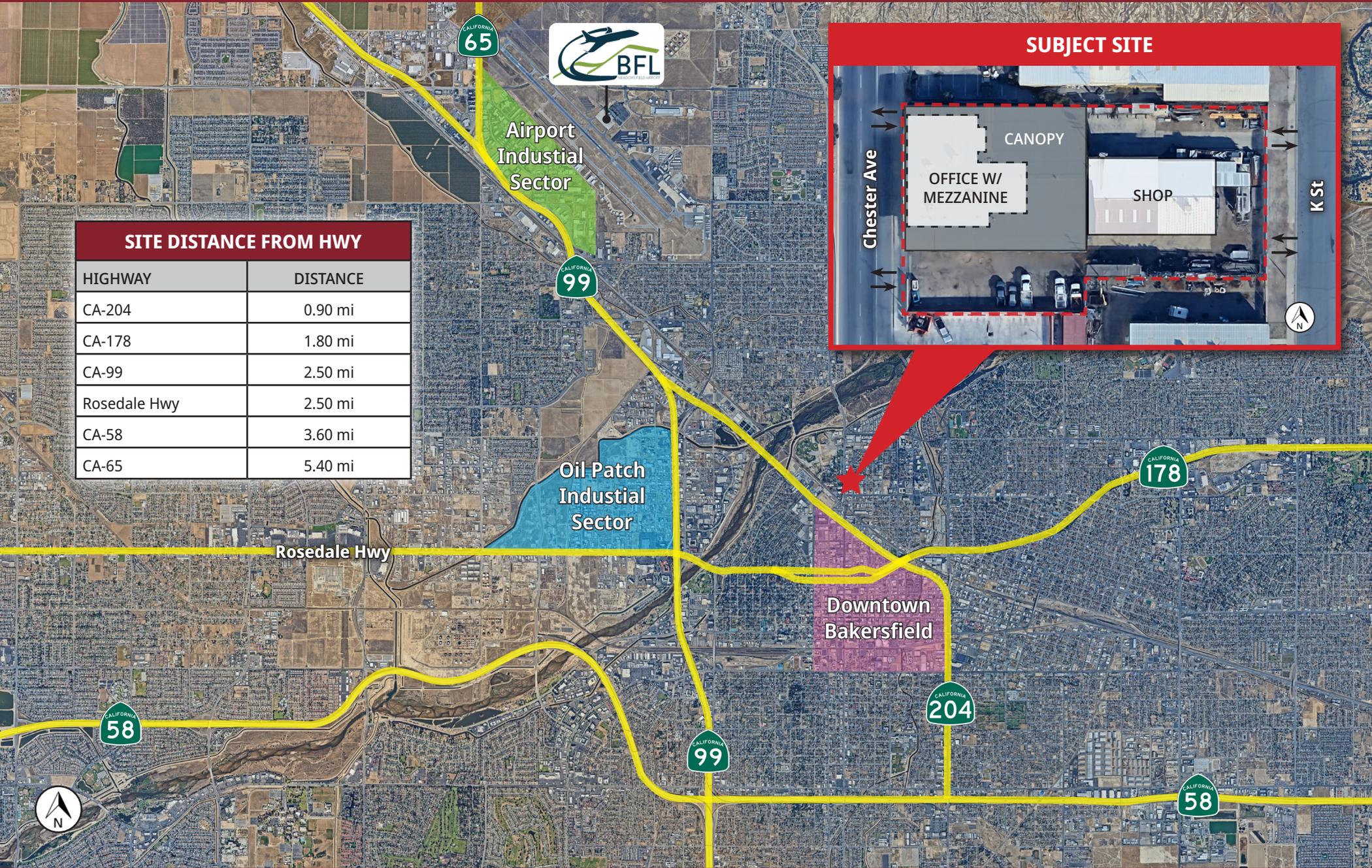
SALE-LEASEBACK: LEASE TERM SUMMARY

- Triple-Net Lease Structure
- 5 Year Initial Lease Term
- Lease commencement at COE
- (1) 5-Year Option to Extend
- 3% Annual Increases

RENT ROLL SCHEDULE			
	Base Rent	Monthly Base Rent	Annual Base Rent
Year 1	\$ 0.95	\$ 8,322.00	\$ 99,864.00
Year 2	\$ 0.98	\$ 8,571.66	\$ 102,859.92
Year 3	\$ 1.01	\$ 8,828.81	\$ 105,945.72
Year 4	\$ 1.04	\$ 9,093.67	\$ 109,124.09
Year 5	\$ 1.07	\$ 9,366.48	\$ 112,397.81



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.



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SUBJECT SITE

CALIFORNIA
204

STATE OF CALIFORNIA
DMV
Department of Motor Vehicles

34th St

Chester Ave

AdventistHealth

KERN
COUNTY
PUBLIC WORKS

KAISER PERMANENTE

McDonald's logo

Chevron logo

TACO BELL
DEL TACO

Shell logo

STARBUCKS
COFFEE

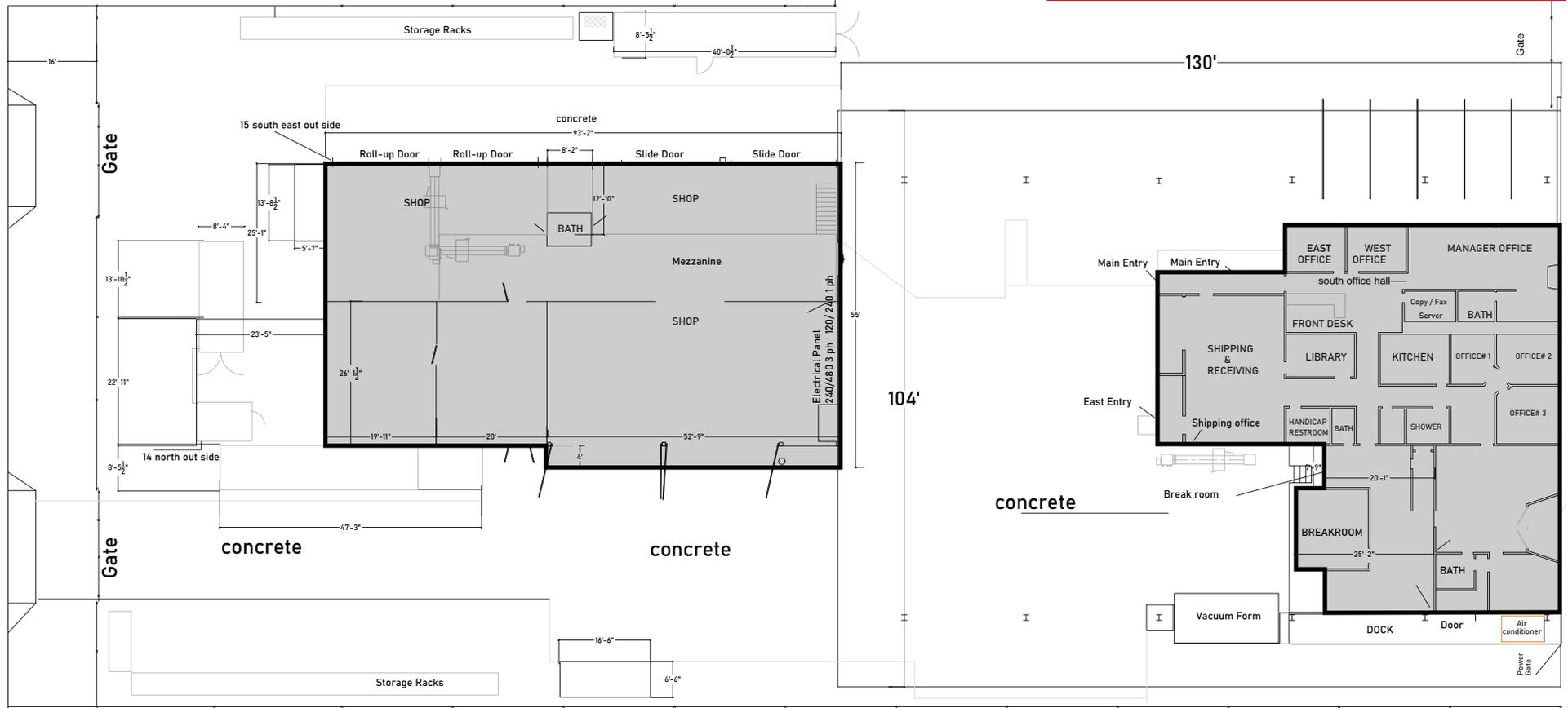
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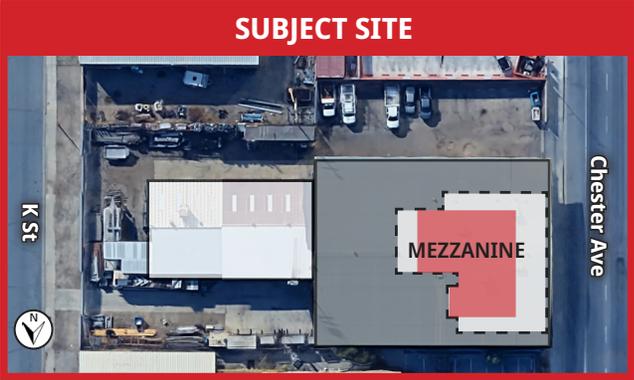
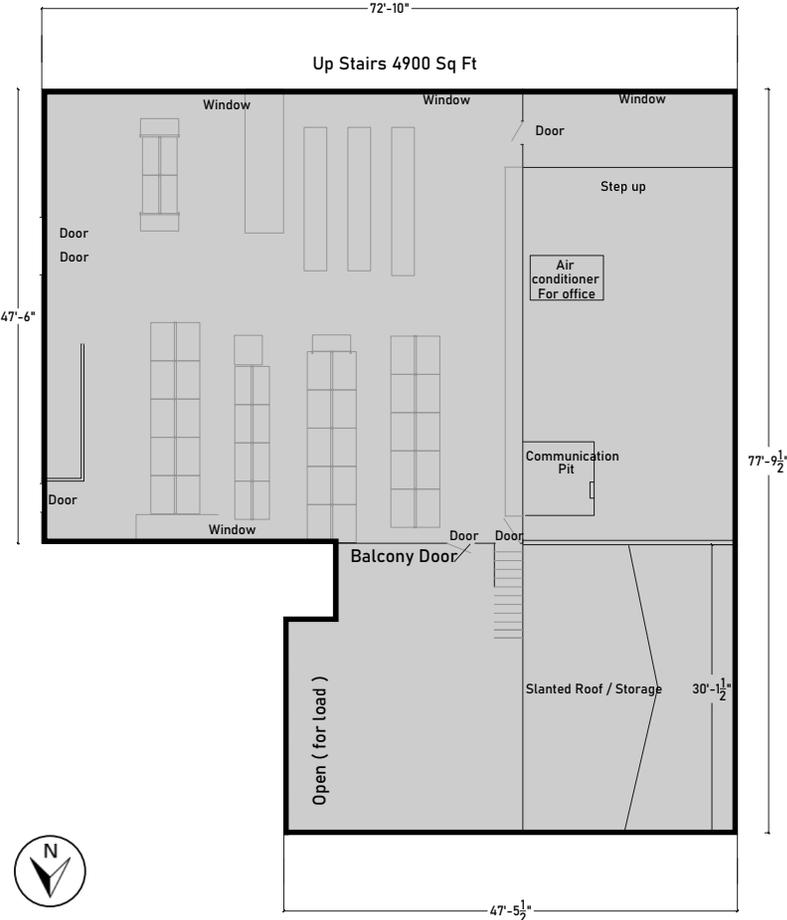
Jack
in the box
SONIC



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