

Sale Price
~~\$5,450,000~~
\$4,770,000

AVAILABLE For Sale

Manufacturing Warehouse & Yard

**3801
Standard Street**
Bakersfield, CA 93308



Dylan J. Lym
Vice President

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CA RE #02103385

11601 Bolthouse Drive Suite 110
Bakersfield, CA 93311
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The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

New Phase 1 Environmental Survey On- Hand

*Rendering Not Final, Subject To Change.

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Property Details & Parcel Map

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Details:

- Building Size: ±65,575 SF
 - Office: ±7,825 SF
 - Ground Floor: ±6,200 SF
 - Second Floor: ±1,625 SF
 - Warehouse: ±57,750 SF
- Canopy Space: ±8,000 SF (Not Included in total building square footage)
- Mezzanine Storage Space: ±3,000 SF (Not Included in total building square footage)
- Parcel Size: 5.47 Acres
- Ground Level Doors: Eight (8) 10' x 12'
Four (4) 12' x 12'
One (1) 8' x 12'
Four (4) 12' x 12'
- Zoning: M-3 (Heavy Industrial), County of Kern
- Construction: Metal, built in 1981
- APN: 332-040-10
- Sale Price: ~~\$5,450,000~~ - \$4,770,000

Property Highlights:

- New Phase 1 environmental survey on hand
- Manufacturing facility with heavy grade utilities and clear span warehouse in Central Bakersfield
- Potential for rail access
- Recessed truck well with two (2) loading docks
- Fully fenced, partially paved with six (6) points of ingress/egress
- Fully sprinklered
- Compressed air lines throughout warehouse
- 15.5' – 26' clear height
- 7 ½ - ton bridge crane included
- Underground storage/basement area (not included in total square footage)
- Convenient access to Highway 99
- Rare M-3 (Heavy Industrial) zoning allows for a wide variety of uses
- Extremely limited availability of similar product available
- Priced significantly below replacement cost

NI/2 OF SEC. 23 T. 29 S. R. 27 E.



3801 Standard Street

Utilities (Buyer to verify):

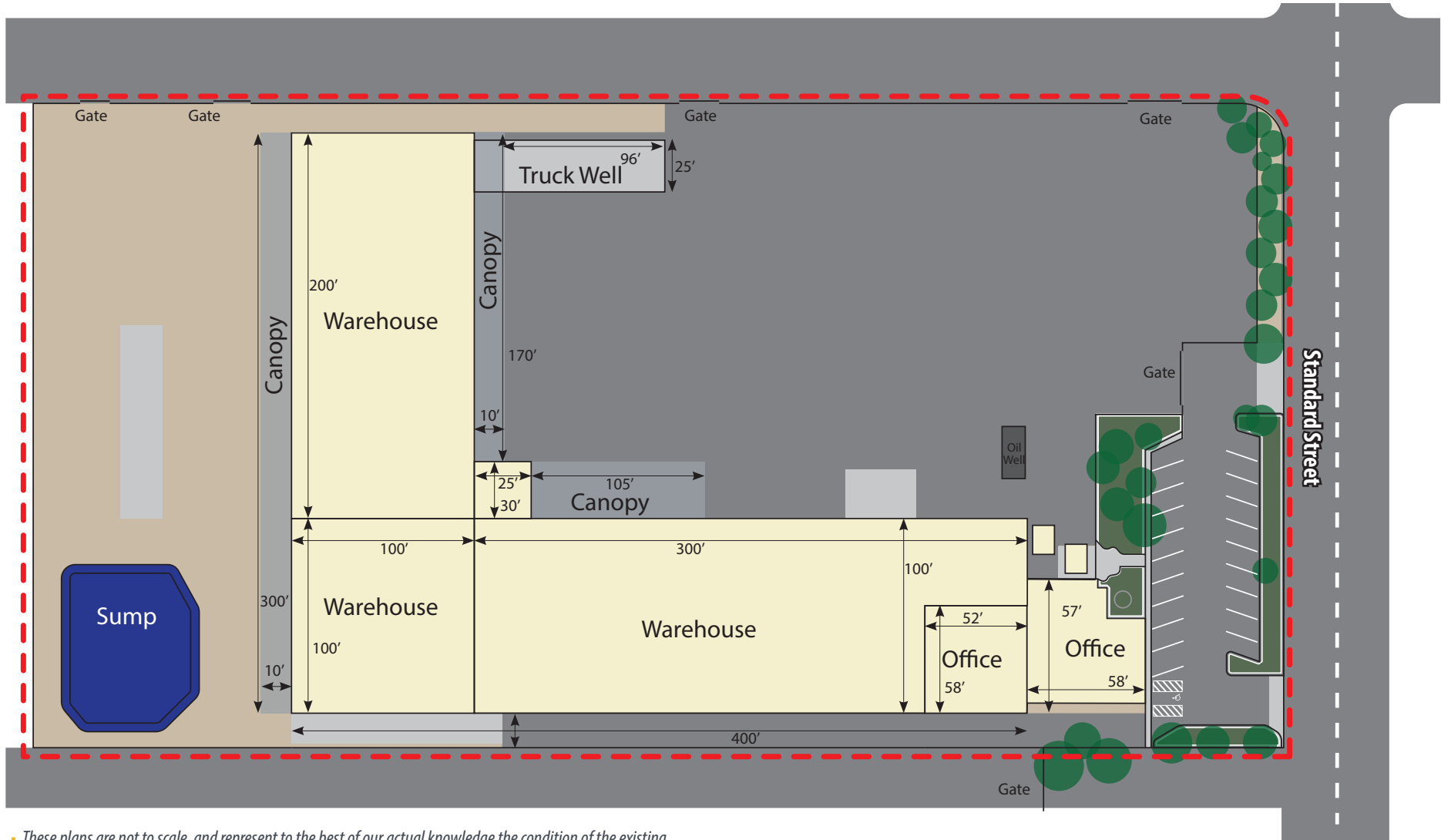
- Electric: PG&E
 - 3,000 AMPS, 480/277 Volt, 3 phase 4 wire
- Gas: PG&E
 - High-Capacity Line
- Sewer: Septic
- Water: California Water Company



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Site Plan

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• 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

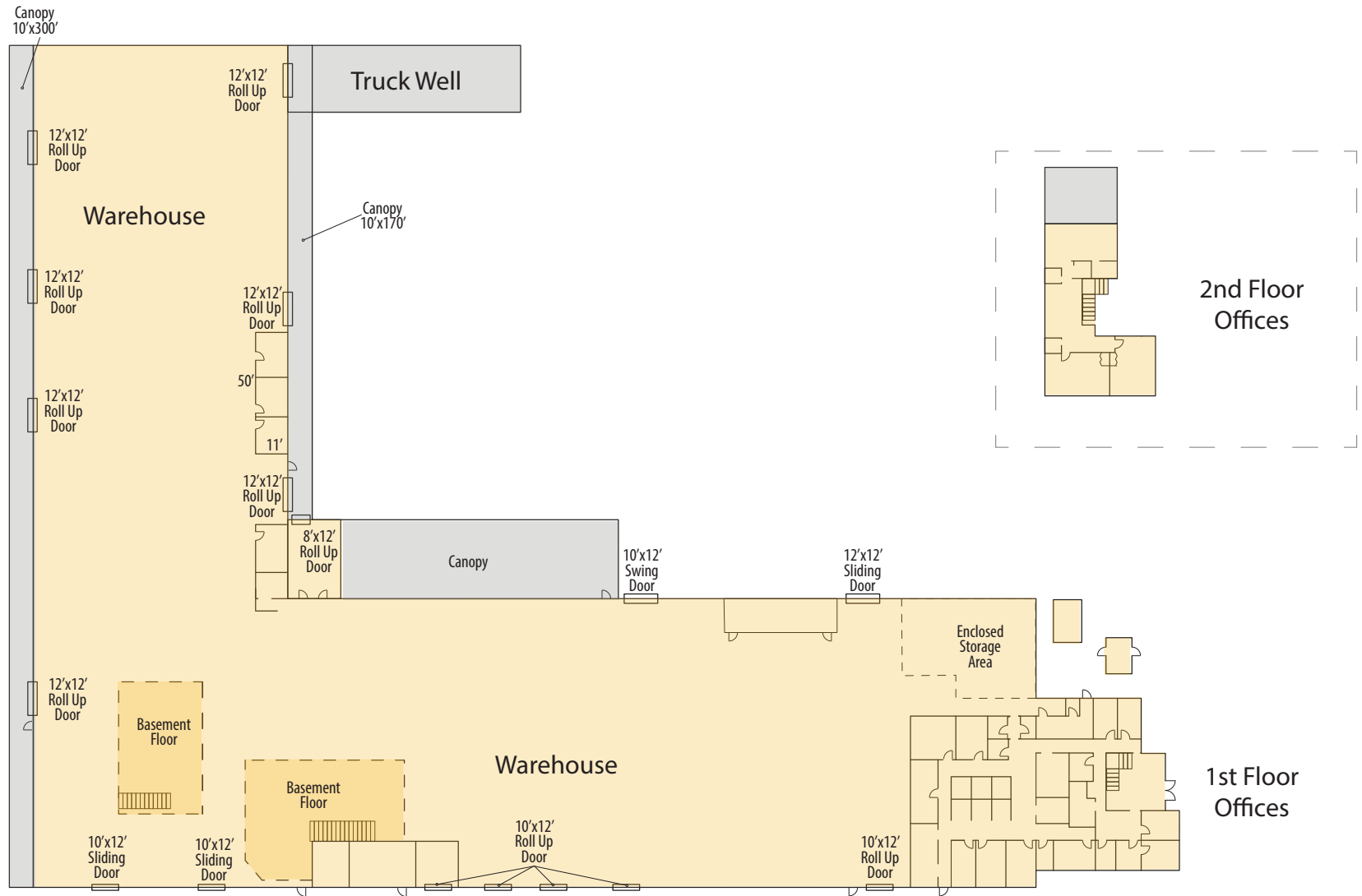


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Floor Plan

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Aerial Photos

3801 Standard Street
Bakersfield, CA 93308



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Photos

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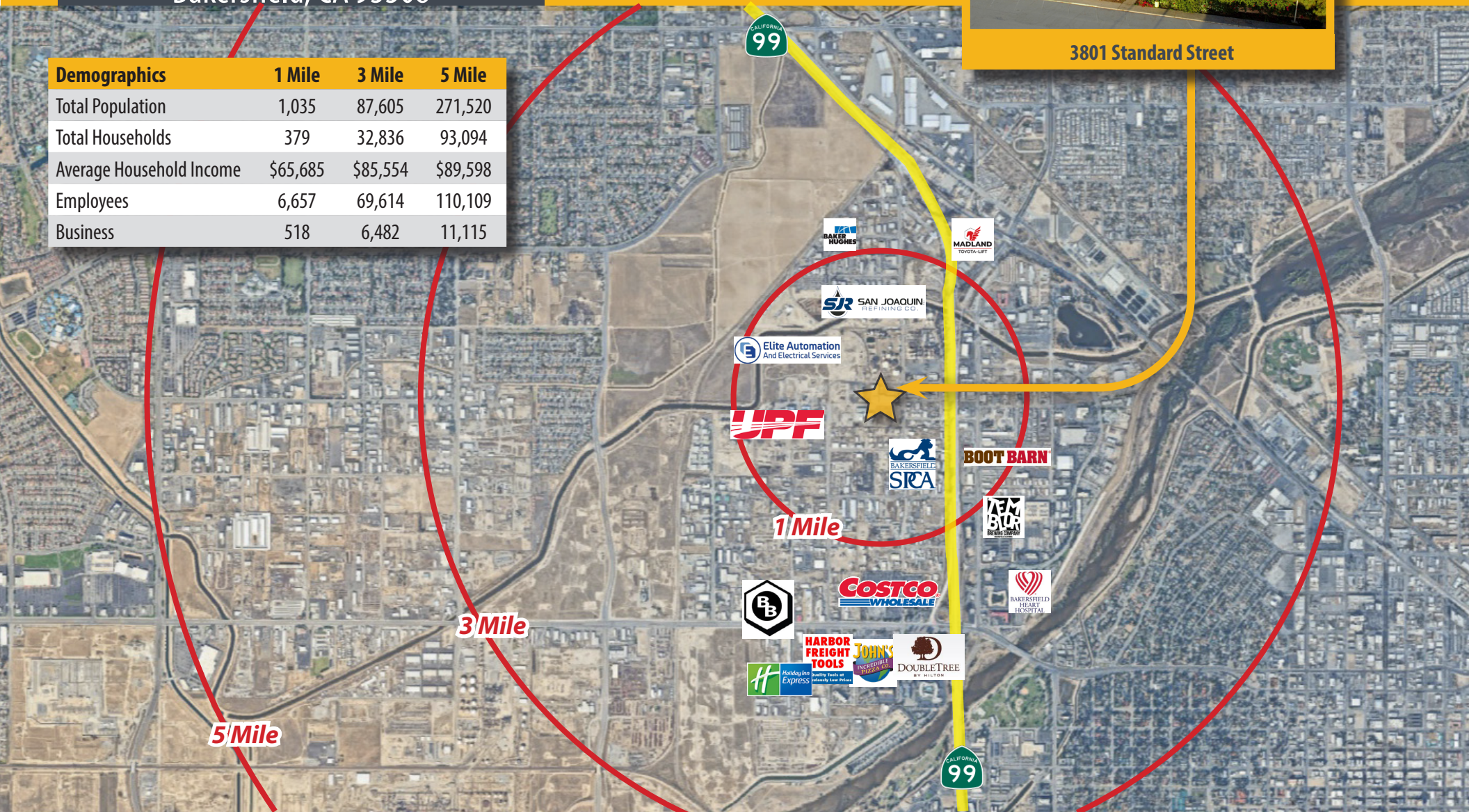
Area Map/Demographics

3801 Standard Street
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3801 Standard Street

Demographics	1 Mile	3 Mile	5 Mile
Total Population	1,035	87,605	271,520
Total Households	379	32,836	93,094
Average Household Income	\$65,685	\$85,554	\$89,598
Employees	6,657	69,614	110,109
Business	518	6,482	11,115

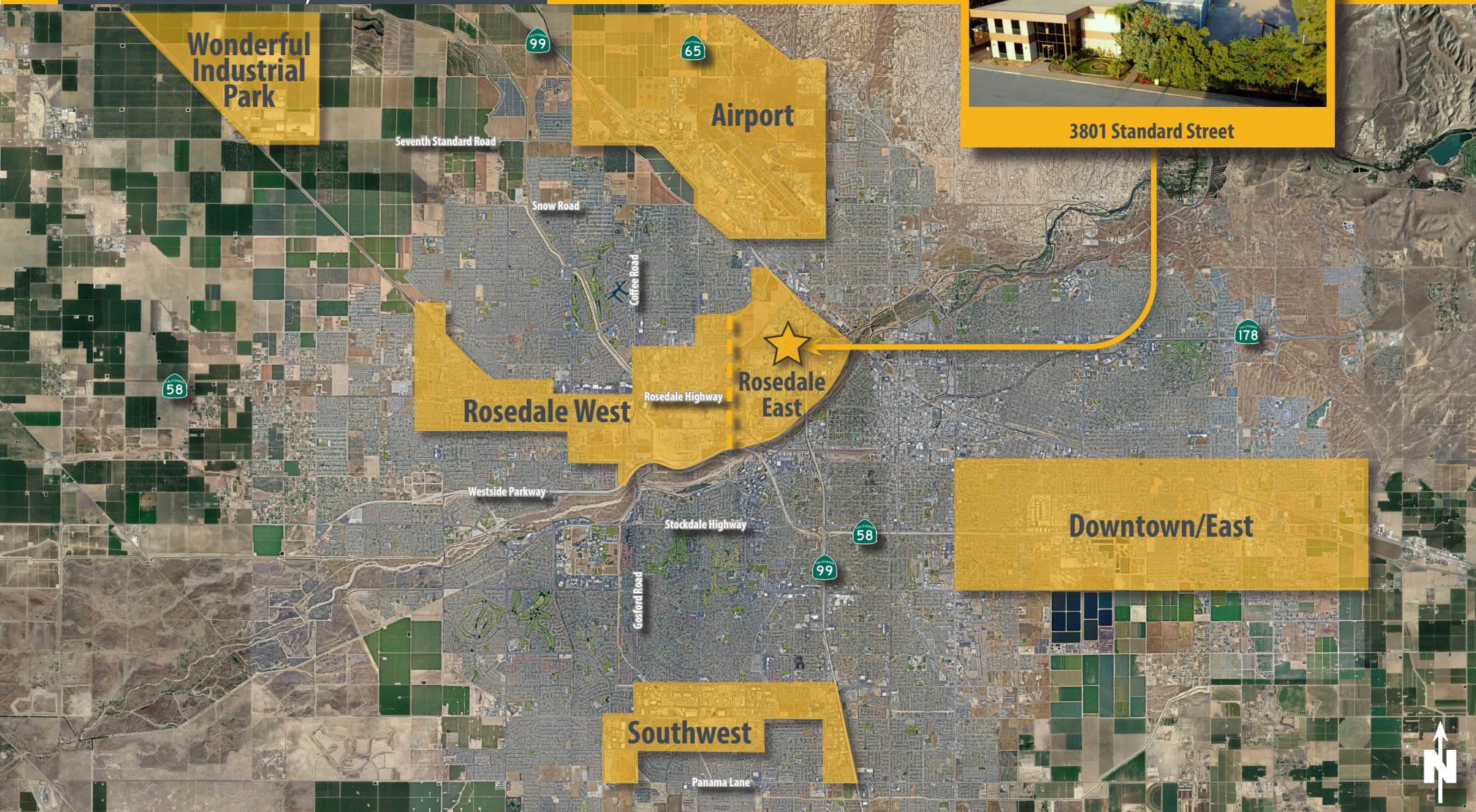


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Industrial Submarket Map

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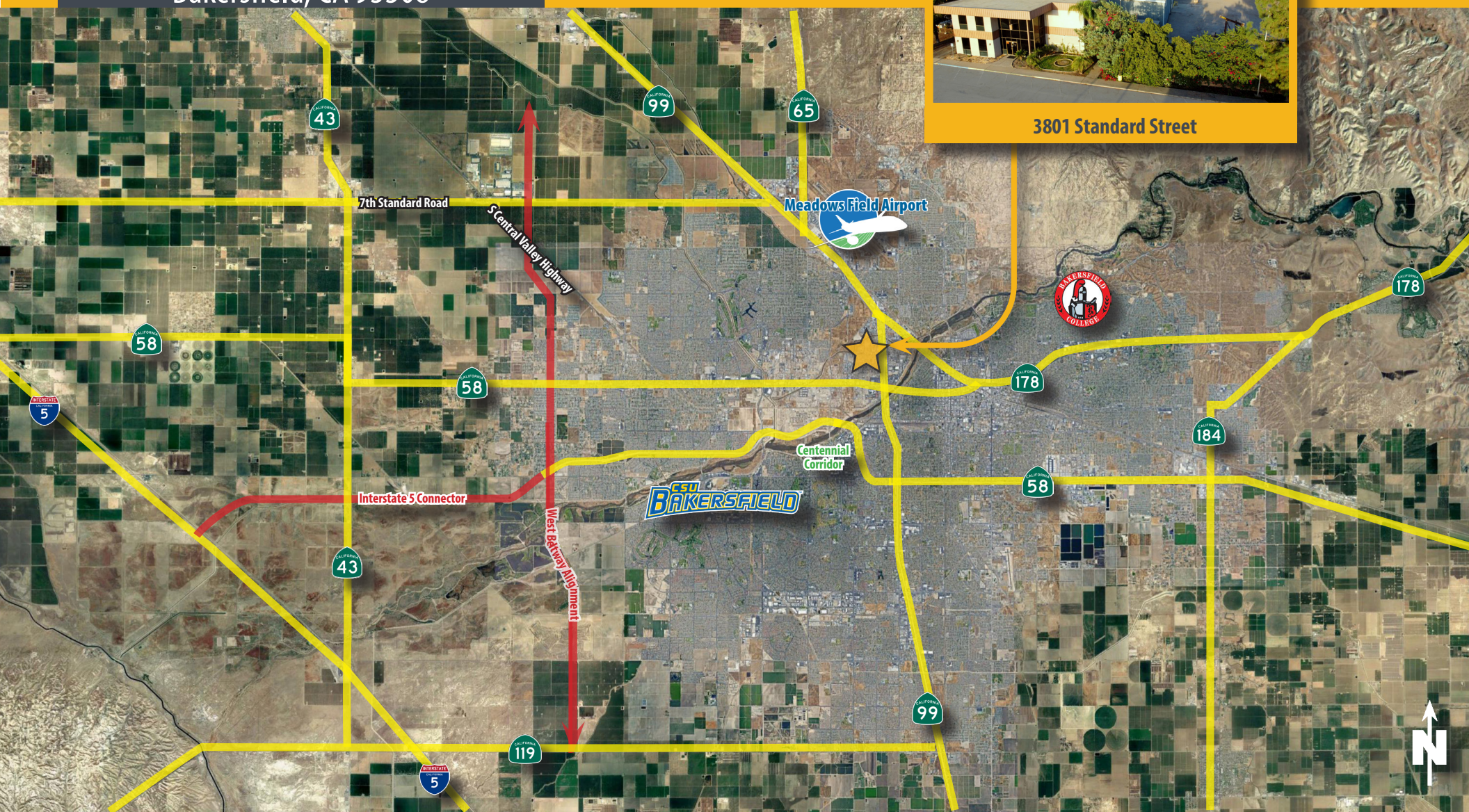
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Roadway Aerial Map

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**Manufacturing
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Kern County At A Glance

3801 Standard Street
Bakersfield, CA 93308

KERN COUNTY
At A
GLANCE

LARGEST ECONOMY
IN THE SAN JOAQUIN VALLEY

#2 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

70%



60%



#1 Largest
Wind Farm
in the U.S.

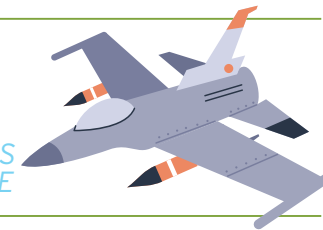


2ND Largest
Solar Farm
in the U.S.



#7 Oil-Producing
County in
the Nation

OVER 50 WORLD TECH
"FIRSTS"
NAVAL AIR WEAPONS
STATION CHINA LAKE



1ST COMMERCIAL SPACE
PORT IN U.S.

MOJAVE AIR &
SPACE PORT



1ST SPACE SHUTTLE
LANDING

EDWARDS AIR
FORCE BASE



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS



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