



For Lease | Approx. 41,400 SF on 5.51 AC
**Premier Industrial Office
Warehouse w/Secured
Concrete Yard**

19227 Flightpath Way | Bakersfield, CA

Contact Us:

Stephen Haupt, SIOR

Senior Vice President | Principal
License No. 00838505
+1 661 631 3812
stephen.haupt@colliers.com

Oscar Baltazar

Senior Vice President | Principal
License No. 01263421
+1 661 331 7523
oscar.baltazar@colliers.com

Marco Petrini

Vice President
License No. 02167974
+1 661 631 3826
marco.petrini@colliers.com

Ryan Skidmore

Associate
License No. 02205007
+1 661 631 3828
ryan.skidmore@colliers.com

Colliers International

10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



Property Information

Lease Rate:

\$1.90/SF NNN

Property Details:

Total:	+/- 41,400 SF
Building 1 Office:	+/- 11,160 SF
Building 2 Warehouse:	+/- 21,240 SF
Breezeway:	+/- 9,000 SF
Lot Size:	+/- 5.51 AC
Zoning:	M-1 PD (Light Industrial) Kern County
Parking:	140 Car parking stalls 35 Truck parking stalls

19227 Flightpath Way is a ±41,400 SF industrial office property for lease on ±5.51 acres, featuring a fully fenced and concrete-paved yard. Located in the North Meadows Industrial Park, the property provides convenient access to Highway 99 and Highway 65, making it well-suited for logistics, distribution, and a wide range of industrial users. The site layout supports equipment storage, fleet parking, and outdoor operations, while the buildings offer a combination of office and warehouse space designed for efficient day-to-day operations.

Property Highlights:

- Fully fenced and concrete-paved yard w/security & camera covering throughout building & yard.
- Buildings constructed with 5" concrete slabs reinforced with #4 rebar at 18" on center, each way.
- Site features 8" concrete with fiber mesh over 4" of aggregate base.
- Exercise room with equipment located in Building #1.
- Locker room and shower facilities.
- Full kitchen in Building #1.
- Warehouse plumbed for air lines w/air compressor.
- CMU blockwall surrounding the property.
- Washbay with underground three-chamber clarifier.
- Warehouse heating lamps.
- Fire Sprinklered.
- Utilities:



Sewer
North of the River Sanitation



Water
Oildale Mutual Water Co.



Electric
Pacific Gas & Electric Company
800 amps, 4 wire



Gas
The Gas Company



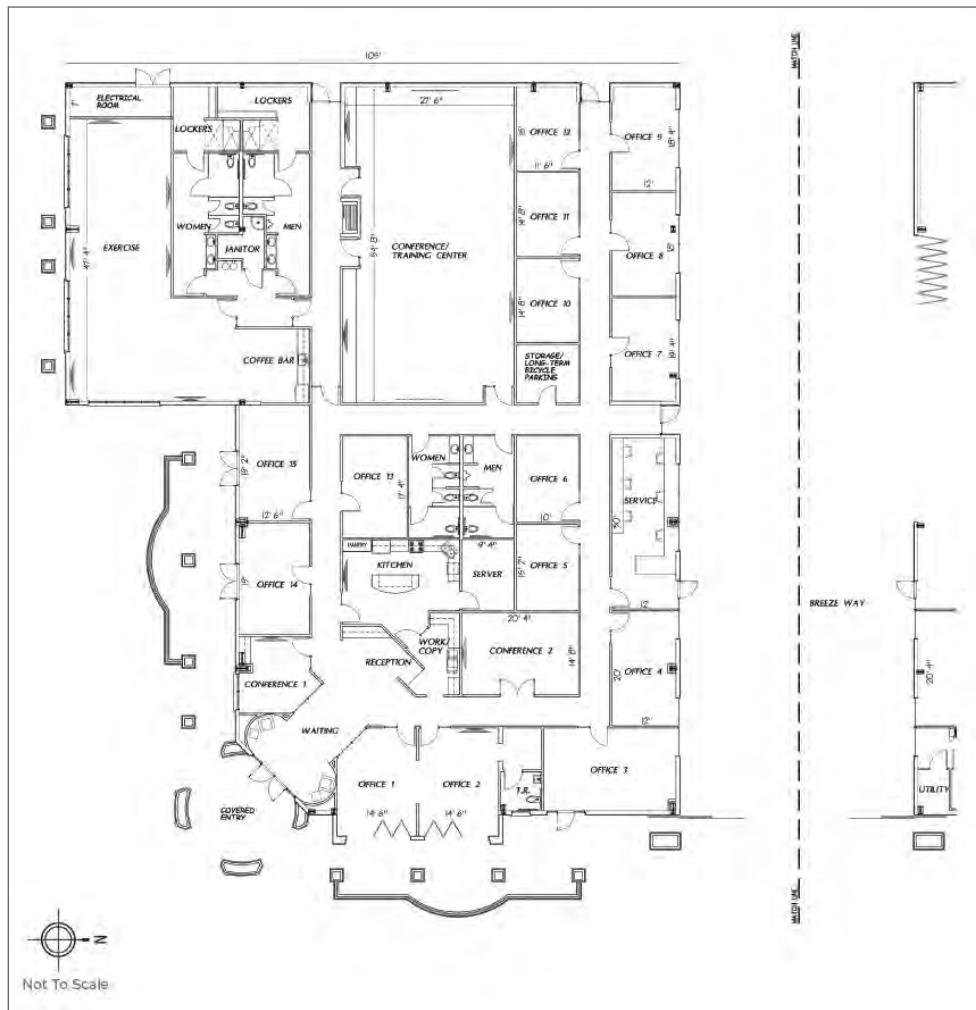
Telecommunications
AT&T Fiber Optic



Security
First Alert Professional Security System

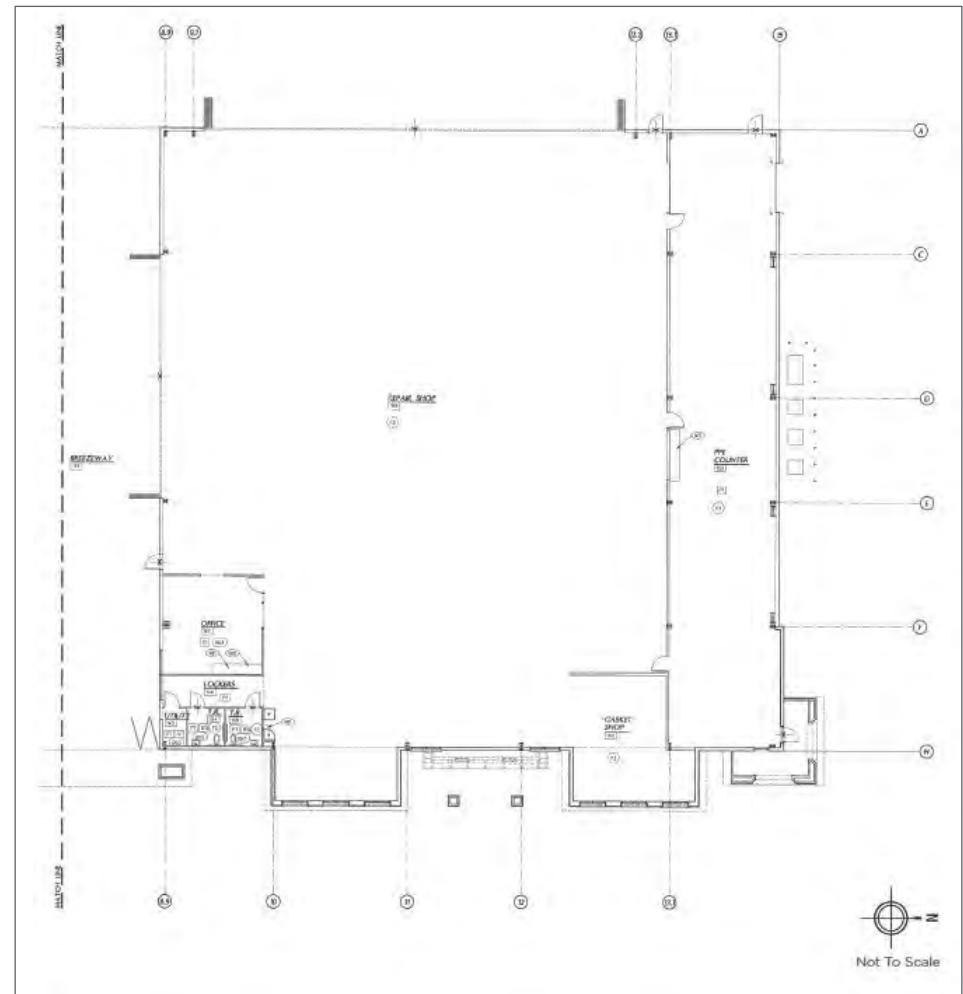
Floor Plans

Building 1



[*Click here to view Building 1 Floor Plan](#)

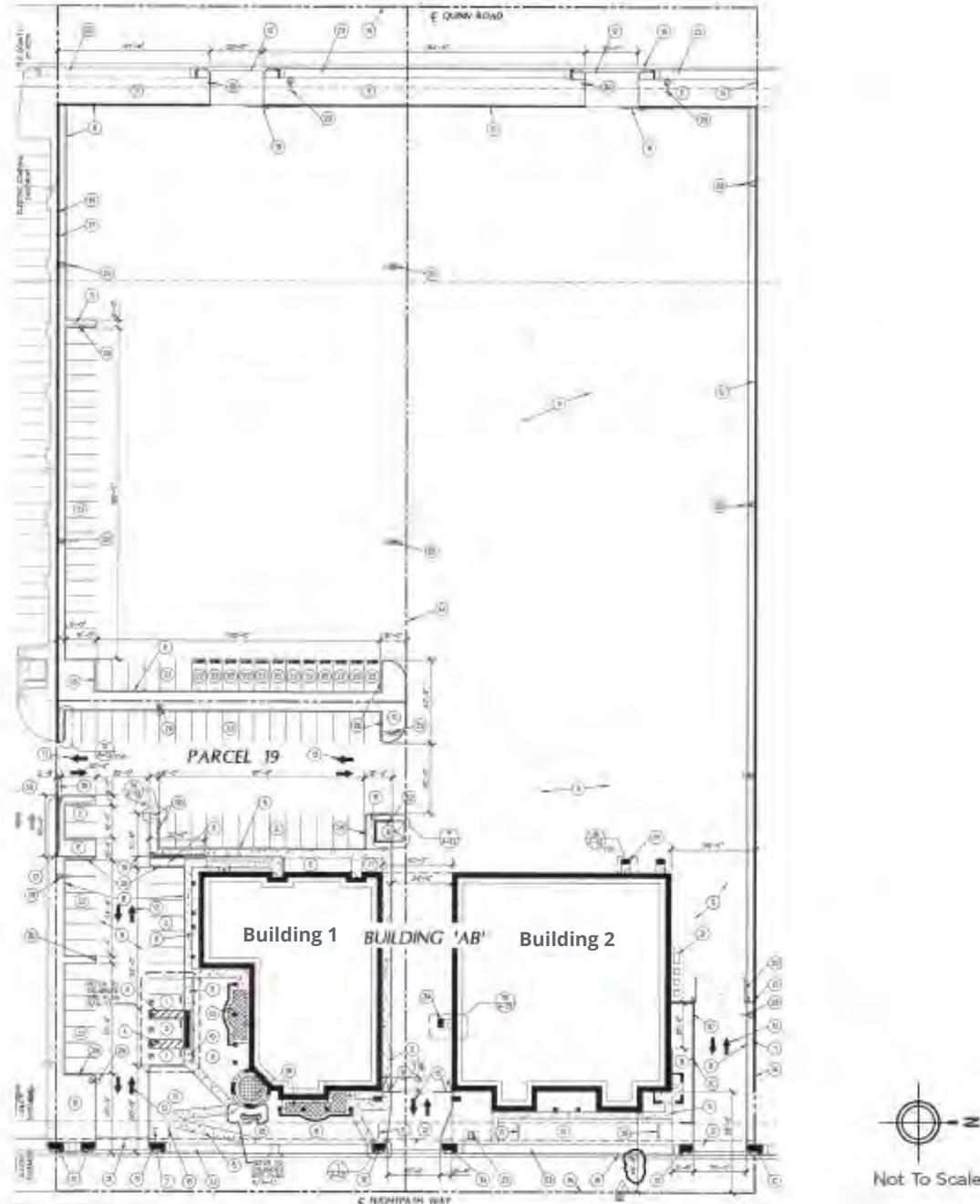
Building 2



[*Click here to view Building 2 Floor Plan](#)

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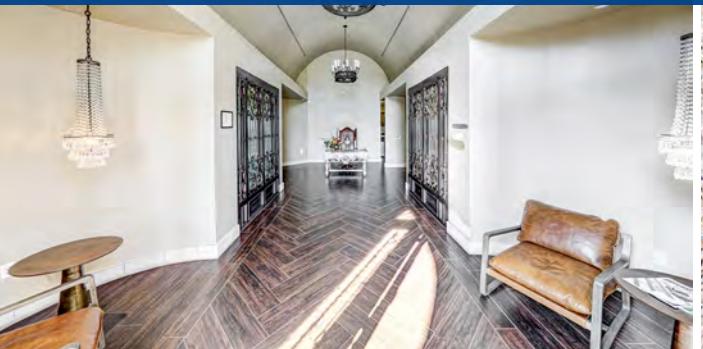
Site Plan



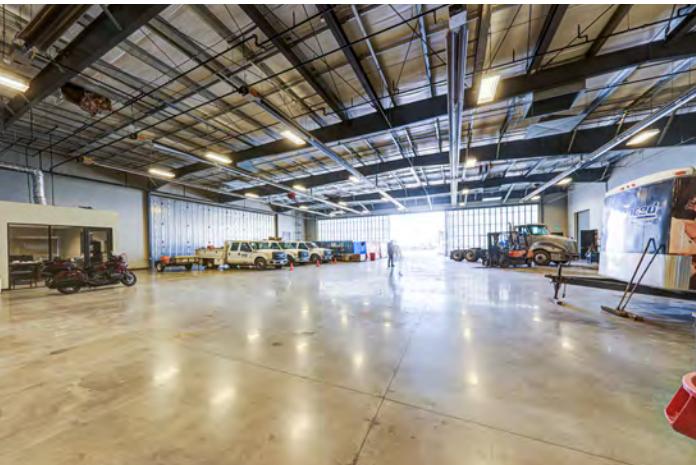
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Interior Photos



Warehouse Photos



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Exterior Photos



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Aerial



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