

M-1 Zoned Property

AVAILABLE

FOR SALE or LEASE

4500 Rudnick Court

Bakersfield, CA

Property Features

- Former auto dealership available for sale
- Zoned for general light industrial uses
- Fully paved yard area - 2.06 total acres
- Highway 99 frontage and signage



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.



Matthew E. Starr, SIOR, CCIM • Principal • 661 616 3570 • matthew@asuassociates.com • CA RE #01367855
Martin J. Starr • Principal • 661 616 3567 • mjstarr@asuassociates.com • CA RE #01179469
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

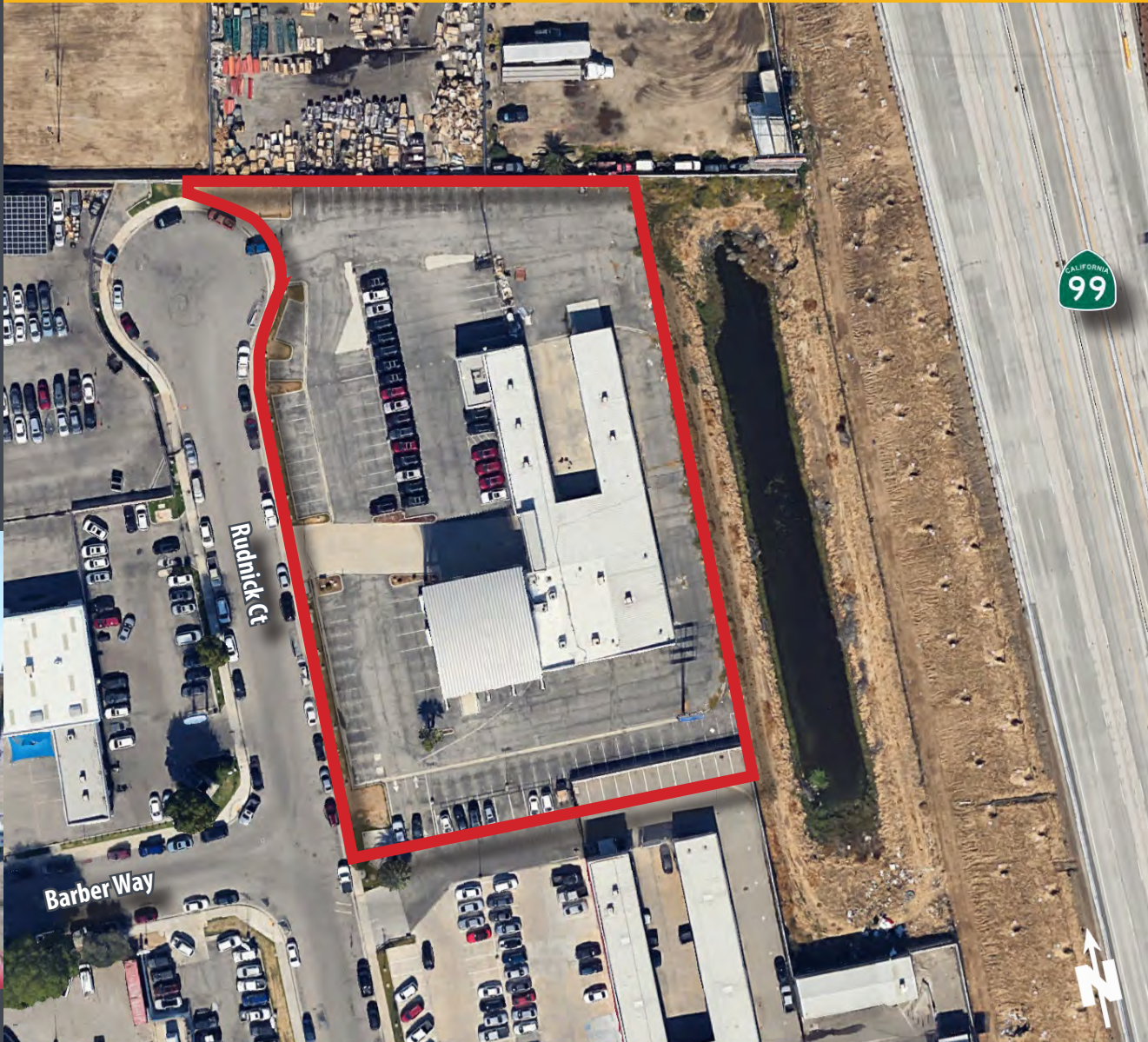
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Offering Terms | Aerial Photo

4500 Rudnick Court - Bakersfield, CA

Offering Terms

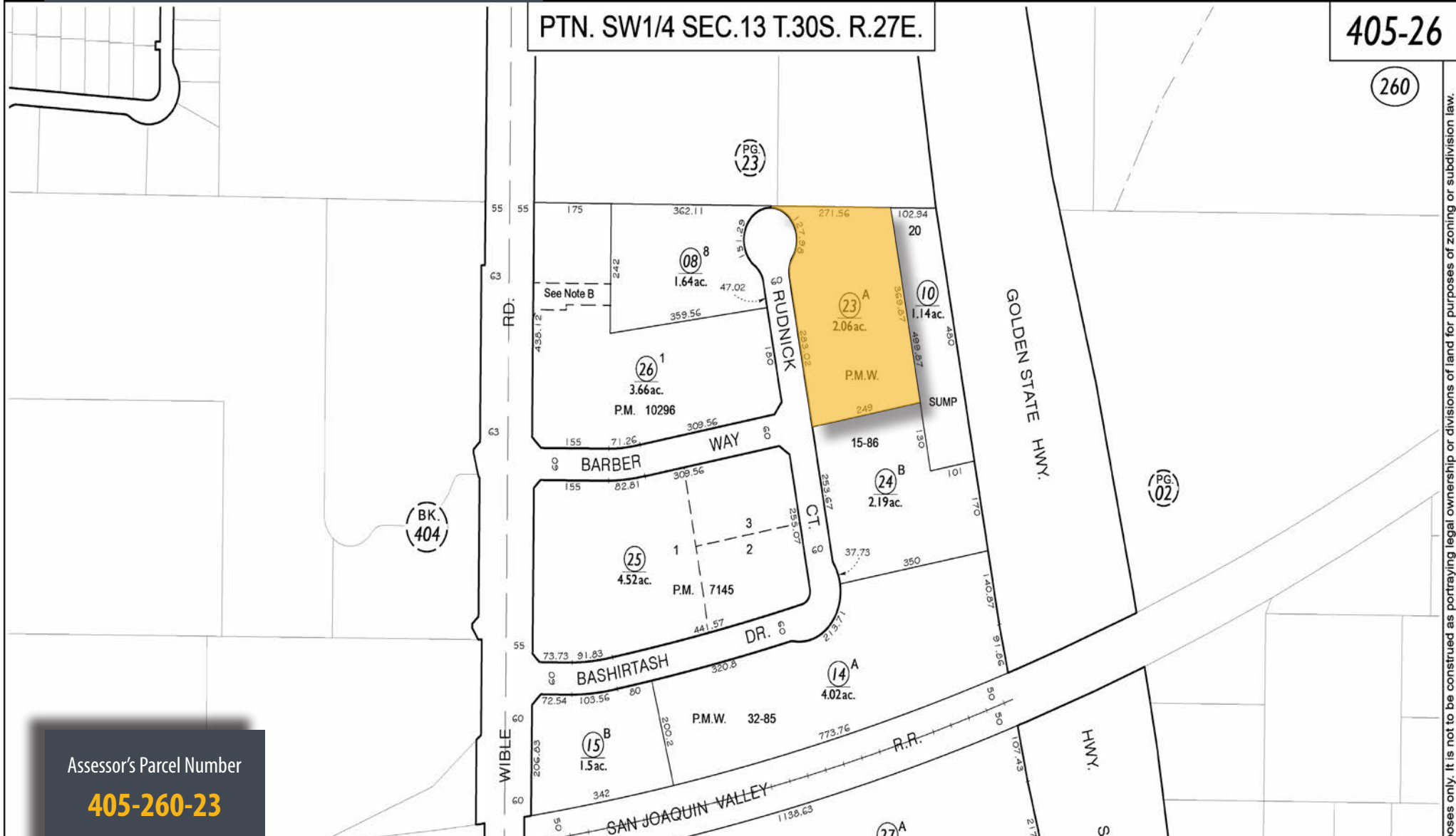
- **Offering Price** \$2,800,000.00
- **Lease Rate** \$1.25 NNN
- **Building Size** 15,000 SF
Includes 6,000 SF Warehouse
- **Lot Size** 2.06 Acres
- **APN** 405-260-23
- **Zoning** M-1, City of Bakersfield
- Interior improvements include showroom, improved office space and warehouse
- Covered and secured canopy area between buildings



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Assessor's Parcel Map

4500 Rudnick Court - Bakersfield, CA



Assessor's Parcel Number

405-260-23



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uses only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

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Property Photos

4500 Rudnick Court - Bakersfield, CA



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Aerial Photo Facing East

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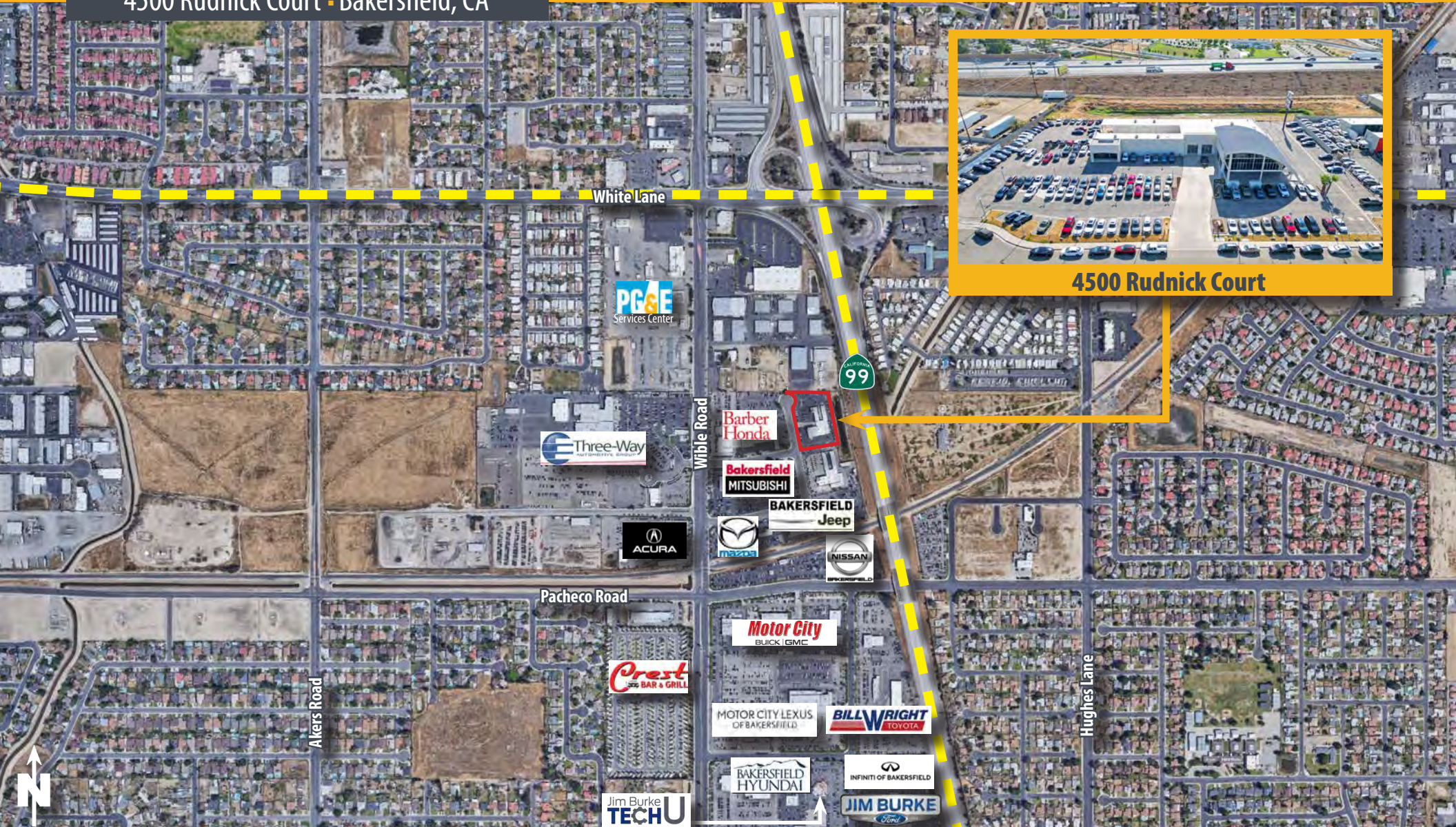
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Aerial of Southwest Trade Area

4500 Rudnick Court - Bakersfield, CA



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Kern County At A Glance

4500 Rudnick Court - Bakersfield, CA

KERN COUNTY At A GLANCE

#2 LARGEST ECONOMY
IN THE SAN JOAQUIN VALLEY

#3 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

75%



60%



#1 Largest Wind Project in the Nation



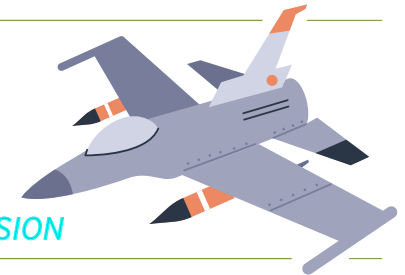
#1 Largest Battery Energy Storage System in the World



#13 Oil-Producing County in the Nation

OVER 50 WORLD'S TECH "FIRSTS"

NAVAL AIR WARFARE CENTER WEAPONS DIVISION



1ST INLAND SPACE PORT IN U.S.

MOJAVE AIR & SPACE PORT AT RUTAN FIELD



1ST SPACE SHUTTLE LANDING

EDWARDS AIR FORCE BASE

