

Colliers



For Lease | +/- 36,000 SF
Freeway Frontage
Manufacturing/Distribution
Warehouse

2201 E Brundage Ln | Bakersfield, CA

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Property Information

2201 E. Brundage Lane, Suite B offers direct freeway frontage along Highway 58 with convenient access to Interstate 5 and Highway 99. This 36,000 SF space is part of a 72,000 SF Class B CTU warehouse on 3.14 AC. This location provides strong accessibility for regional and statewide distribution. The property features 22 to 24 foot clear heights, an efficient warehouse layout, and modern industrial construction suited for logistics, manufacturing, or other industrial users. Located in Bakersfield's established industrial area, it offers proximity to major trucking routes, workforce, and supporting industrial services for efficient operations and strong visibility.

Lease Rate:

\$0.85/sf, Industrial Gross

Property Details:

- Office: +/- 1,649 SF
- Zoning: M-2 City of Bakersfield (General Manufacturing)
- Construction: Concrete tilt-up, wood roof
- Clear Height: Approx. 22'-24'
- Bay Spacing: 28'x60'
- Fire Protection: Fully sprinklered .33/3,000 sf
- Roll-up Doors: Four (4), ground level, 12'x14', Two (2), dock high, 12'x14'
- LED w/motion sensor & skylights
- Utilities:



Sewer
City of Bakersfield



Water
California Water Service



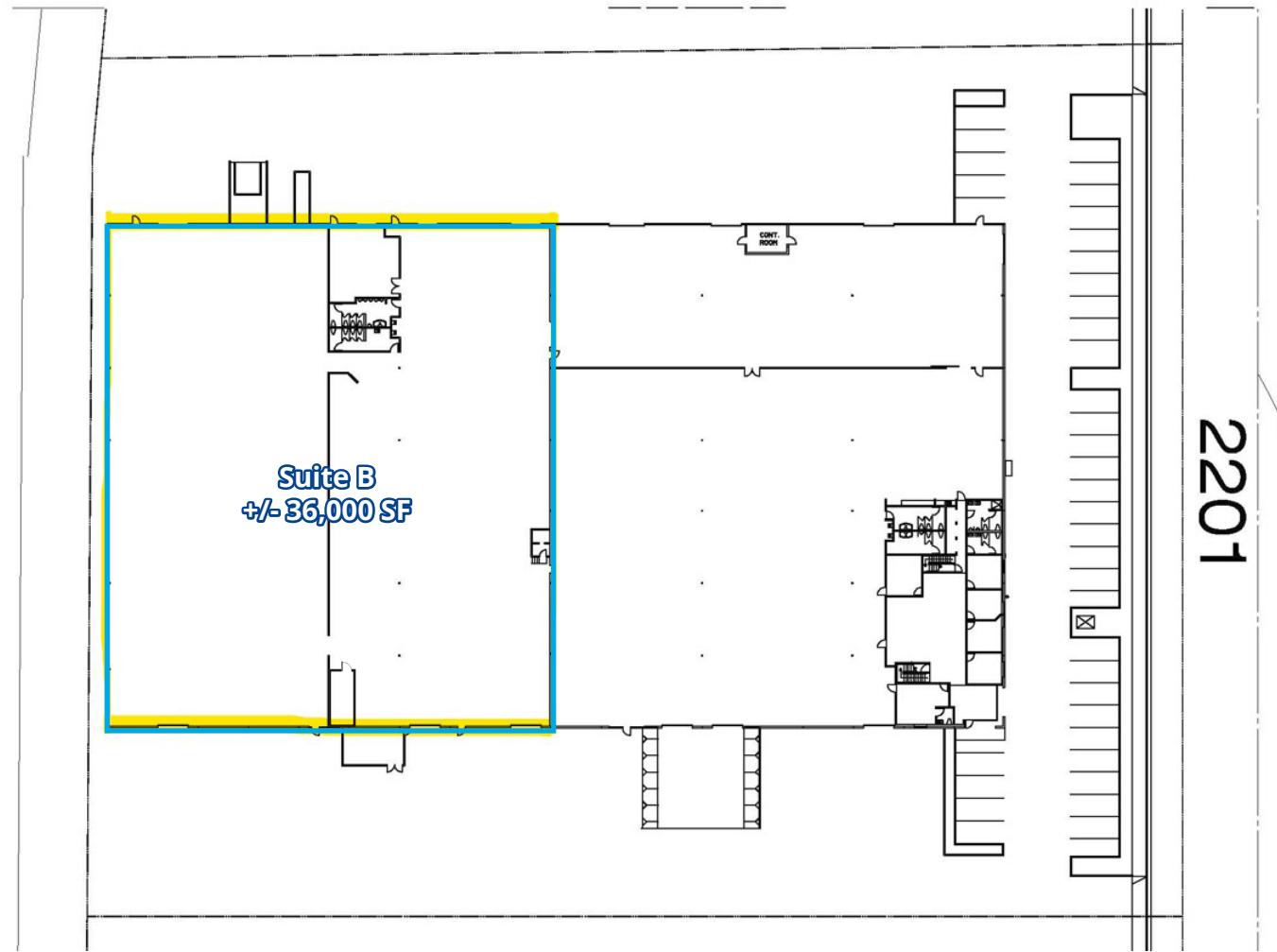
Electric
PG&E
480/277v, 1600amp,
3 phase



Gas
PG&E
2' service

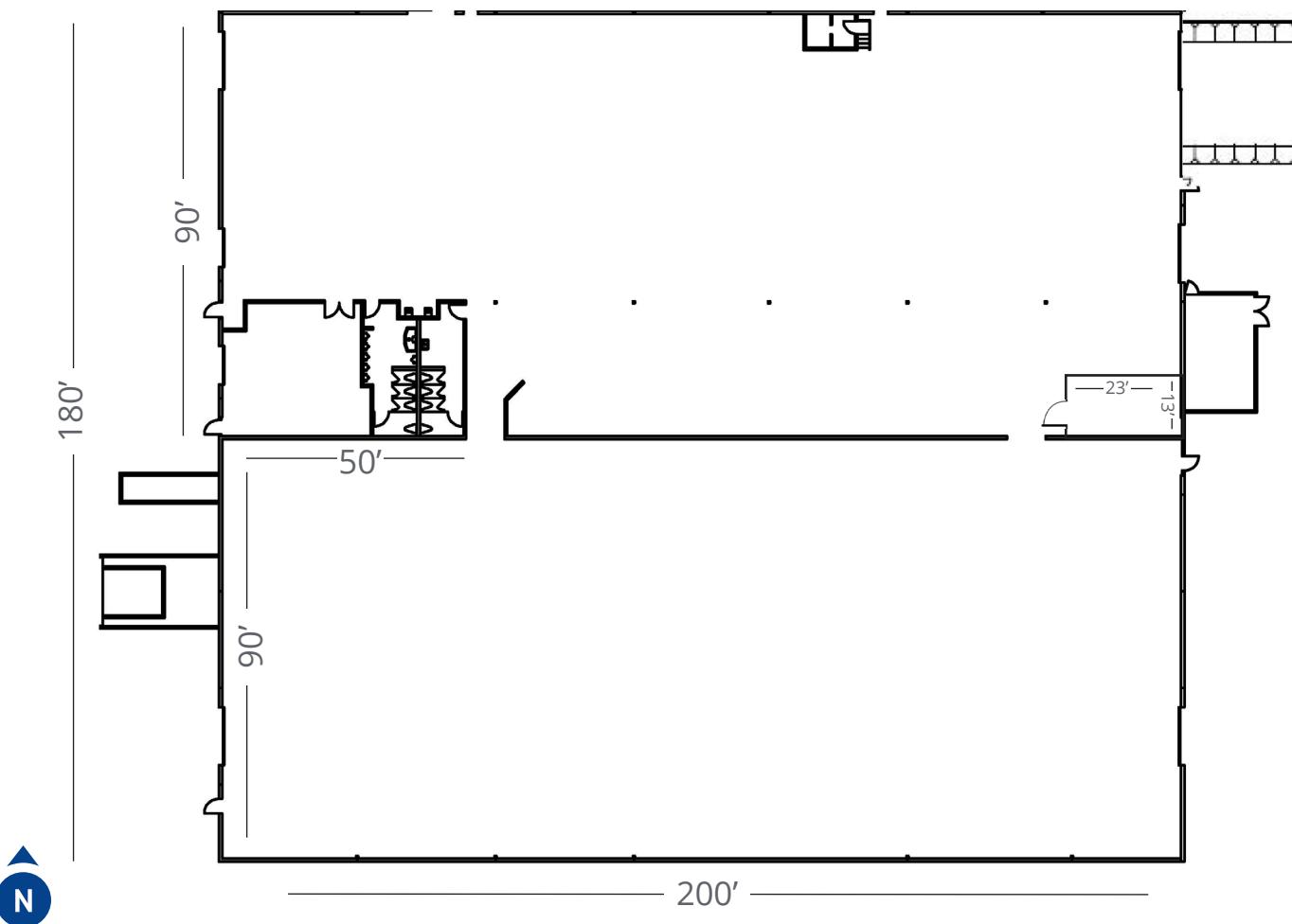


Site Plan



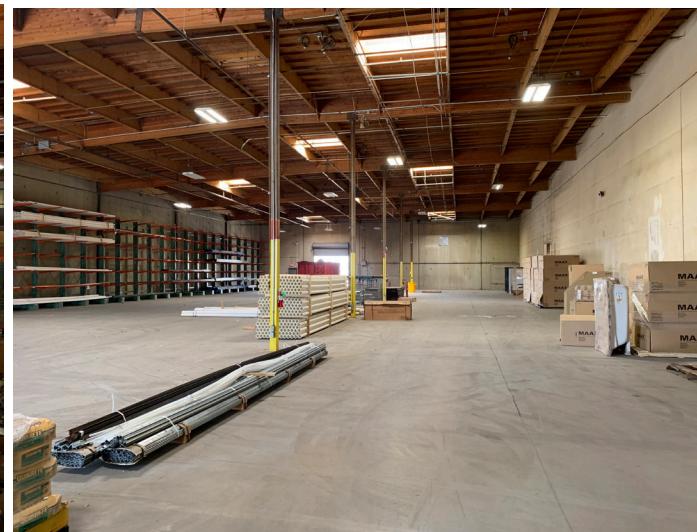
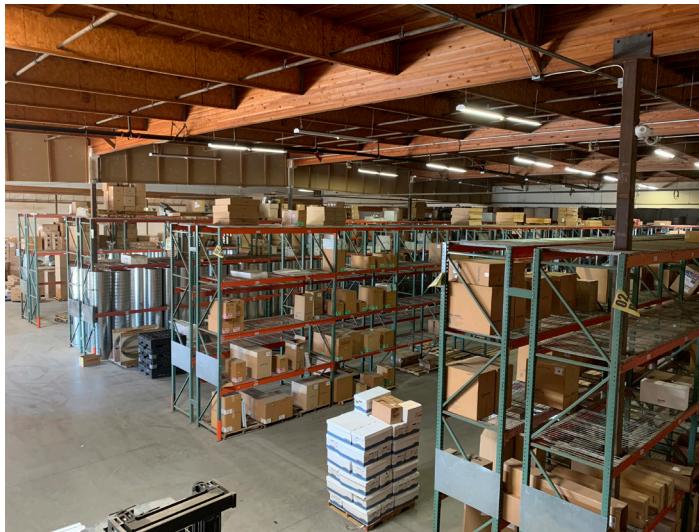
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Floor Plan

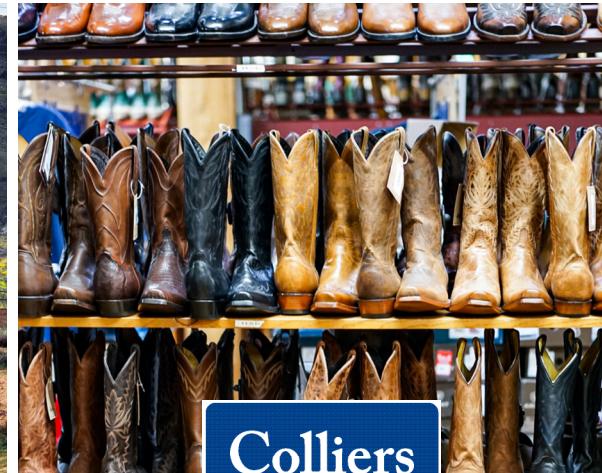
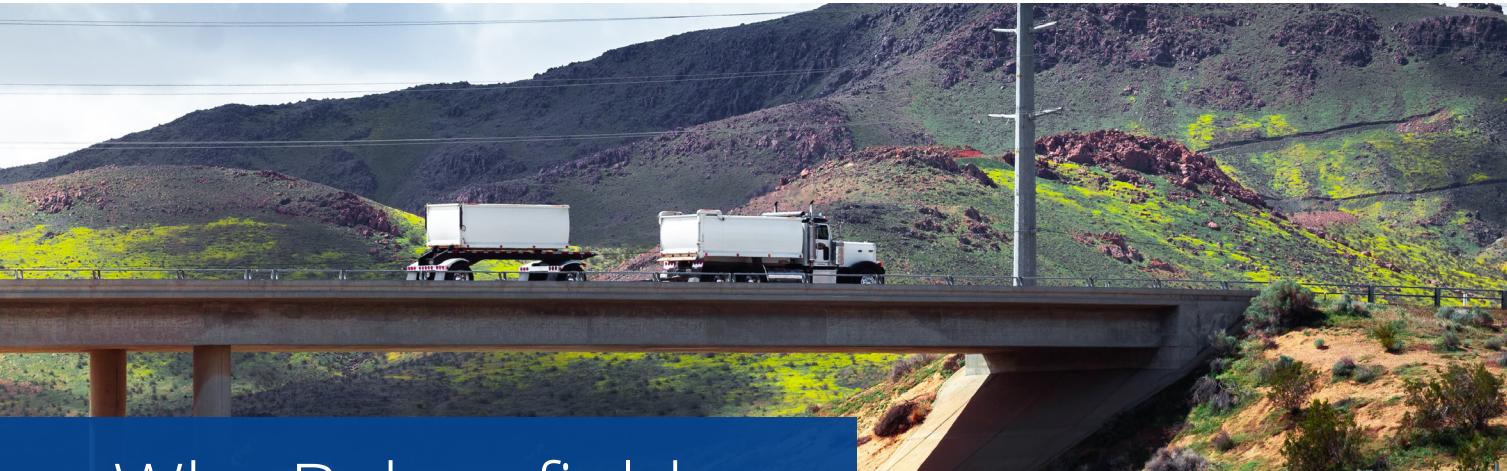


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Photos



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Why Bakersfield

Colliers

Demographics

	Labor Costs*	Unemployment Rate	Housing Costs**	Apartment Rent***	Industrial Rent (Gross RSF)	Drayage Costs	Port of Origin
Bakersfield, CA	\$21.93	8.10%	\$386,000	\$1,447	\$0.900	\$1,500	LA/LB
Inland Empire West, CA	\$22.23	3.80%	\$667,500	\$2,170	\$1.400	\$750	LA/LB
Inland Empire East, CA	\$22.32	3.90%	\$593,000	\$2,165	\$1.200	\$850	LA/LB
Orange County, CA	\$22.72	3.90%	\$1,100,000	\$2,550	\$2.200	\$900	LA/LB
Sacramento, CA	\$22.95	4.70%	\$415,000	\$1,856	\$0.920	\$700	OAK
Phoenix, AZ	\$20.79	3.10%	\$433,000	\$1,585	\$0.960	\$2,300	LA/LB
Las Vegas, NV	\$21.74	6.10%	\$410,000	\$1,495	\$1.000	\$3,650	LA/LB
Reno, NV	\$21.91	4.50%	\$525,000	\$1,650	\$0.950	\$2,700	LA/LB
Salt Lake City, UT	\$21.60	2.60%	\$590,000	\$1,685	\$0.950	\$3,500	LA/LB

Most attractive rate for each category is highlighted in light blue

*Based on hourly median wage for a 3 year experienced warehouse laborer

**Based on median home prices

***Based on 2-bedroom apartments


± 950,000
 TOTAL POPULATION IN
 BAKERSFIELD
 GREATER MSA

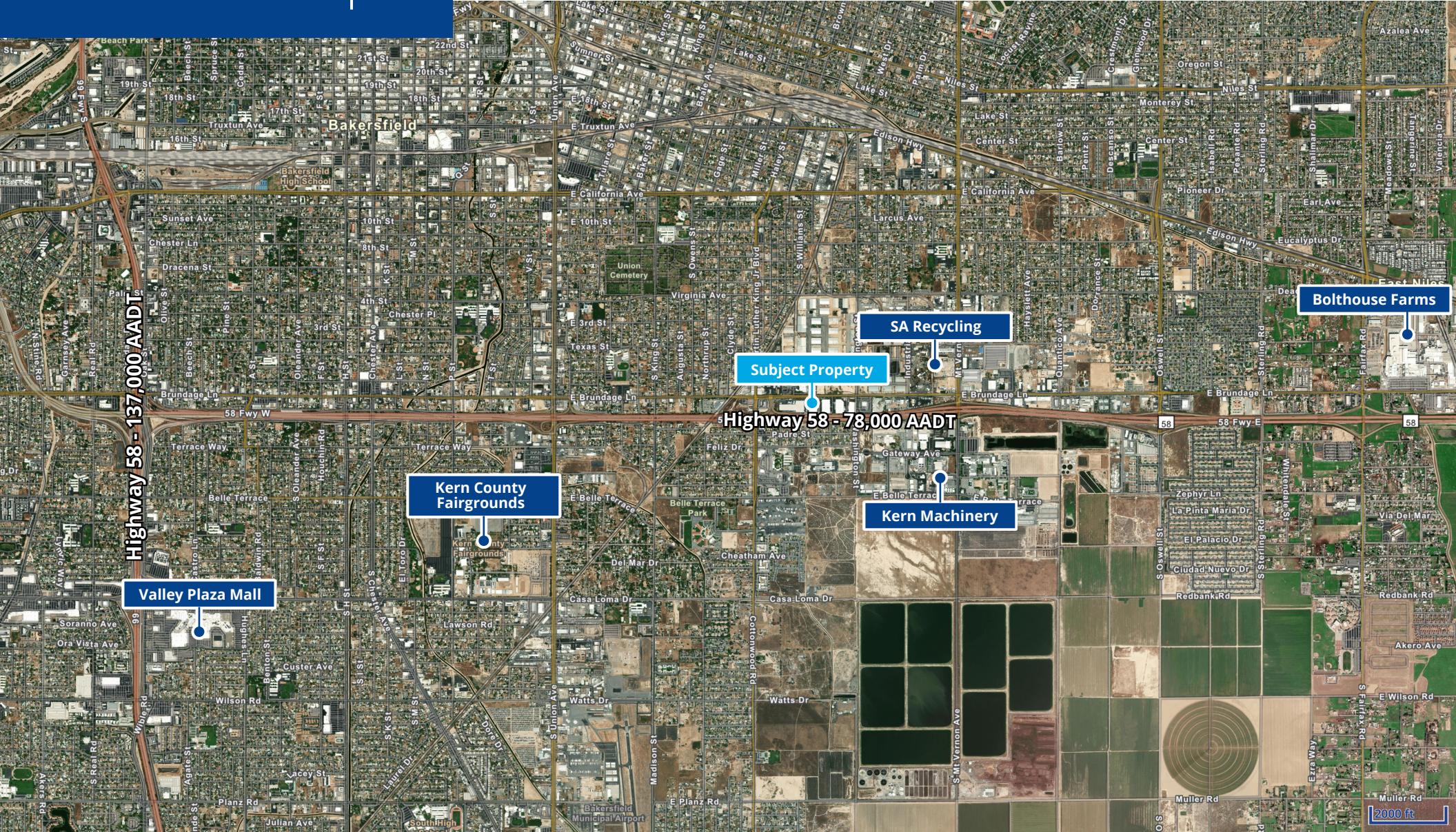

8.1%
 UNEMPLOYMENT RATE IN
 BAKERSFIELD


\$21.93
 AVG. HOURLY RATE FOR
 WAREHOUSE EMPLOYEE


\$386,00
 AVG. VALUE FOR A
 3-BEDROOM HOME


\$1,447
 AVG. RENT FOR A
 2-BEDROOM APT

Location Map



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