



Colliers

Hwy 58 - 82,000 AADT

For Lease

Multi-Tenant Office/Warehouse

801 Brundage Ln | Bakersfield, CA

Brundage Ln - 11,537 AADT

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Property Details:

Address	801 Brundage Ln Bakersfield, CA 93304
APN	011-050-03
Building Size	+/- 21,186 Square Feet
Parcel Size	+/- 41,382 Square Feet
Zoning	M-1; Light Industrial City of Bakersfield



Water
California Water
Servico Co.



Electric
PG&E
(4 wire, 200 amp, 3
phase, 120/208 volt)



Sewer
City of Bakersfield



Gas
PG&E

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Available:

Suite I-J +/- 1,700 SF \$1,700/mo., Industrial Gross + CAM Fee

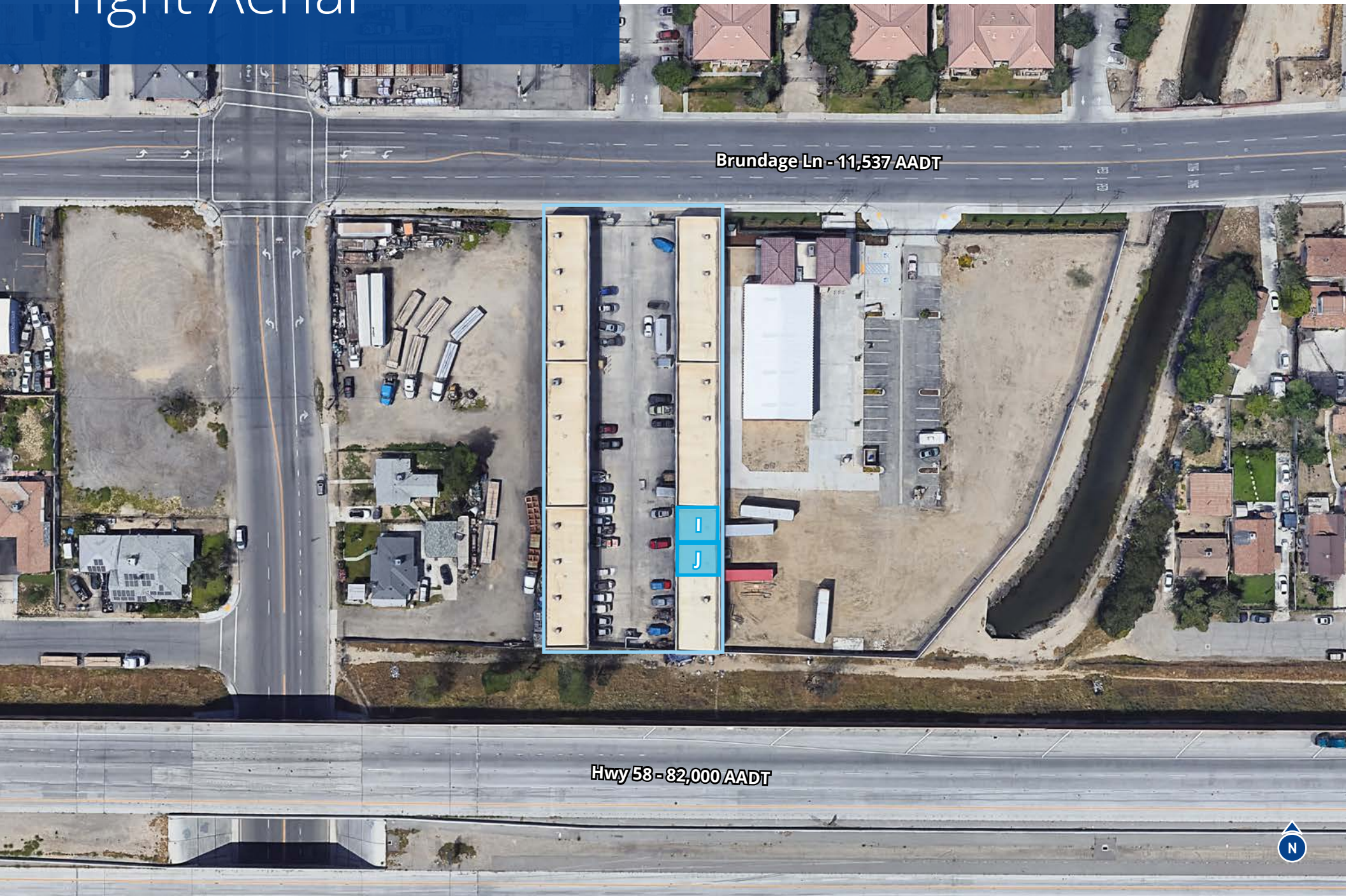
Property Overview:

801 Brundage Ln is a multi-tenant, office/warehouse project that is centrally located, adjacent to Hwy 58 which is soon to be connected to Interstate 5. The property also provides close proximity to North/Southbound of Hwy 99.

Property Highlights:

- Gated and secured entrance.
- Centrally located with freeway access to Hwy 58 and close proximity to Hwy 99.
- Newly installed LED lights, interior has new paint, and restroom flooring has been recently replaced.
- Flexible Term
- Suites Individually metered.

Tight Aerial

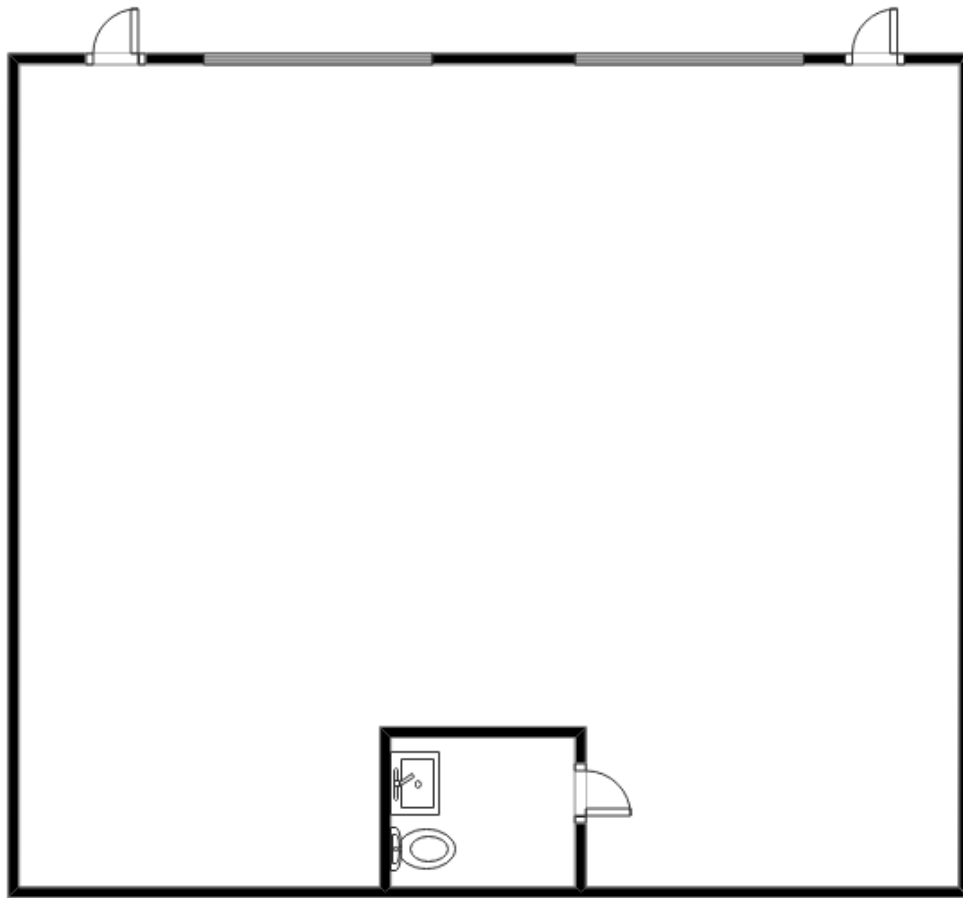


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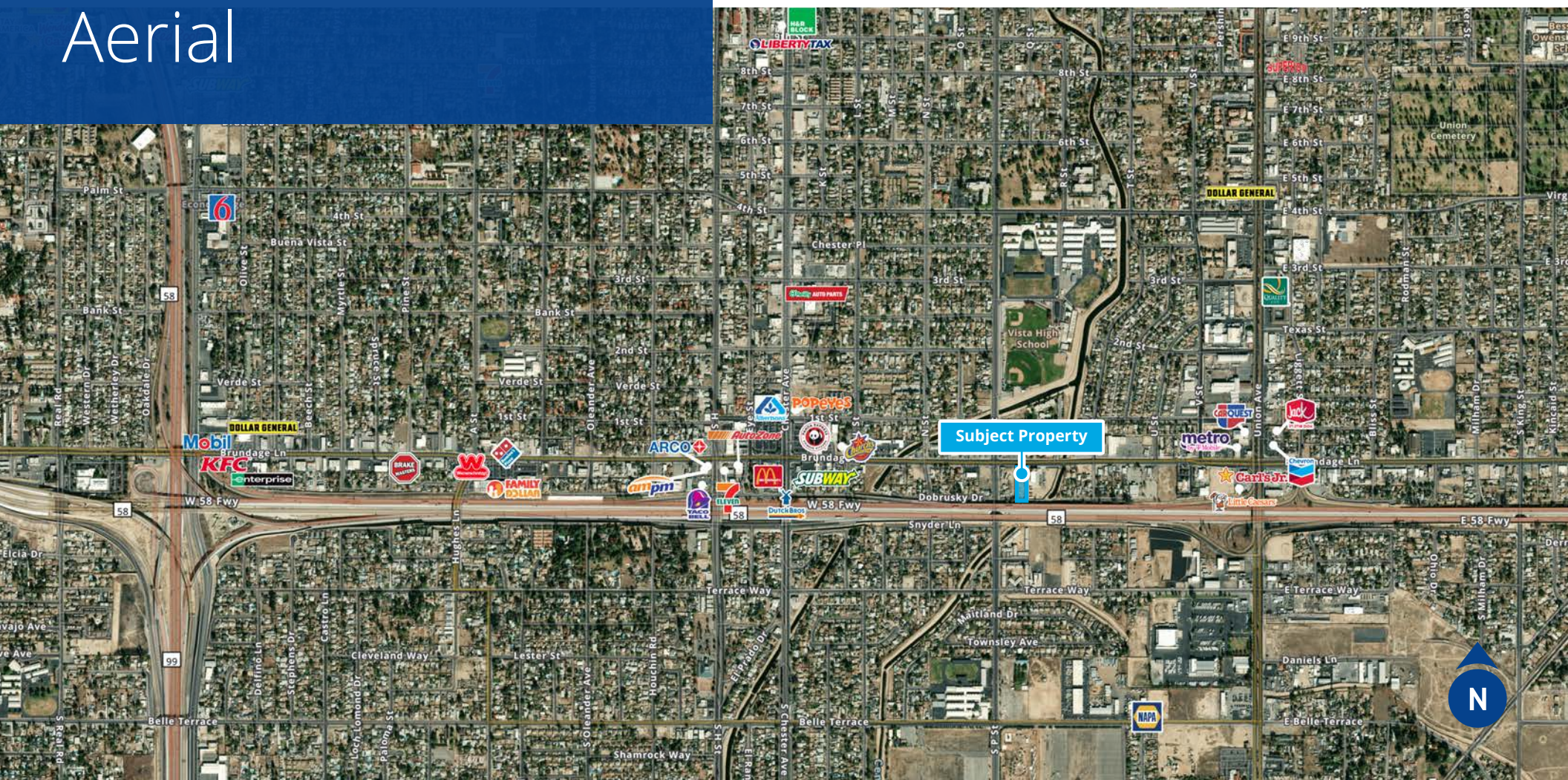
Floor Plan



Suite HJ



Aerial



Population

1 Mile: 18,896
3 Mile: 144,129
5 Mile: 330,067



Daytime Population

1 Mile: 18,944
3 Mile: 186,041
5 Mile: 360,718



Median Age

1 Mile: 29.3
3 Mile: 29.4
5 Mile: 30.6



Businesses

1 Mile: 820
3 Mile: 8,241
5 Mile: 13,133



Average HH Income

1 Mile: \$50,287
3 Mile: \$57,250
5 Mile: \$69,119



Households

1 Mile: 5,979
3 Mile: 46,086
5 Mile: 104,032