



Colliers

For Lease

\$1.15/PSF/Mo. NNN

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# 4101 Well Tech Way, Bakersfield, CA

## Office/Warehouse

Located at 4101 Well Tech Way, in Bakersfield, this industrial property offers excellent freeway access for efficient regional and local transportation.

### Property Details:

<b>Offered For Lease:</b>	± 13,000 SF
<b>Warehouse:</b>	± 10,600 SF
<b>Office:</b>	± 2,400 SF
<b>Site Size:</b>	± 1.32 AC
<b>Zoning</b>	M-2 PD (County of Kern)

### Highlights:

- Partially paved
- Fully fenced
- Insulated walls and ceiling
- Four (4) 14'x16' roll-up doors
- 18'-20' clear height
- LED lighting
- Main office includes 7 offices, reception area, kitch/breakroom, and three (3) restrooms.



**Sewer**  
Septic



**Water**  
California Water  
Company



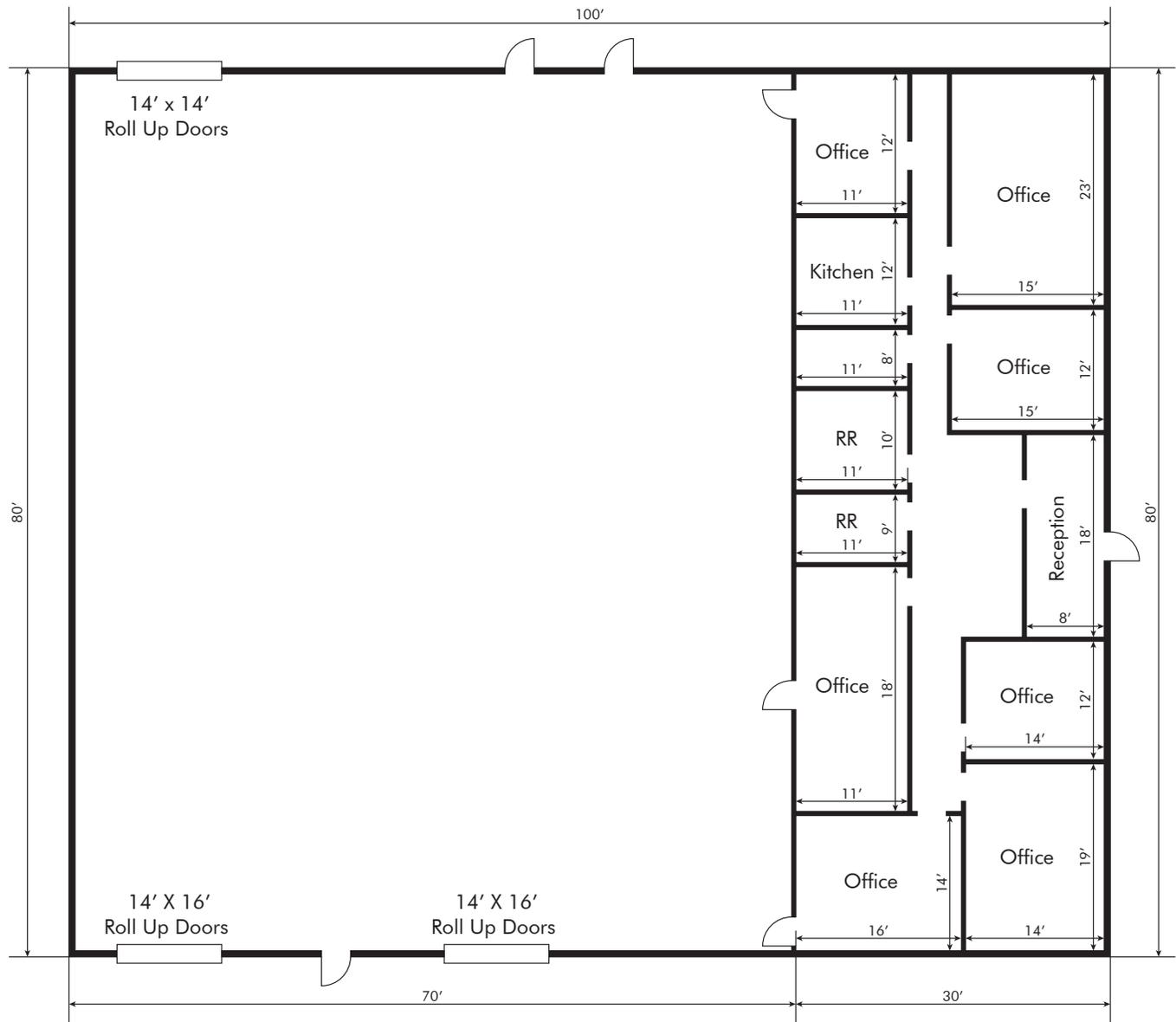
**Electric**  
Pacific Gas &  
Electric Company  
400amp, 120/208v, 2 phase



**Gas**  
The Gas Company

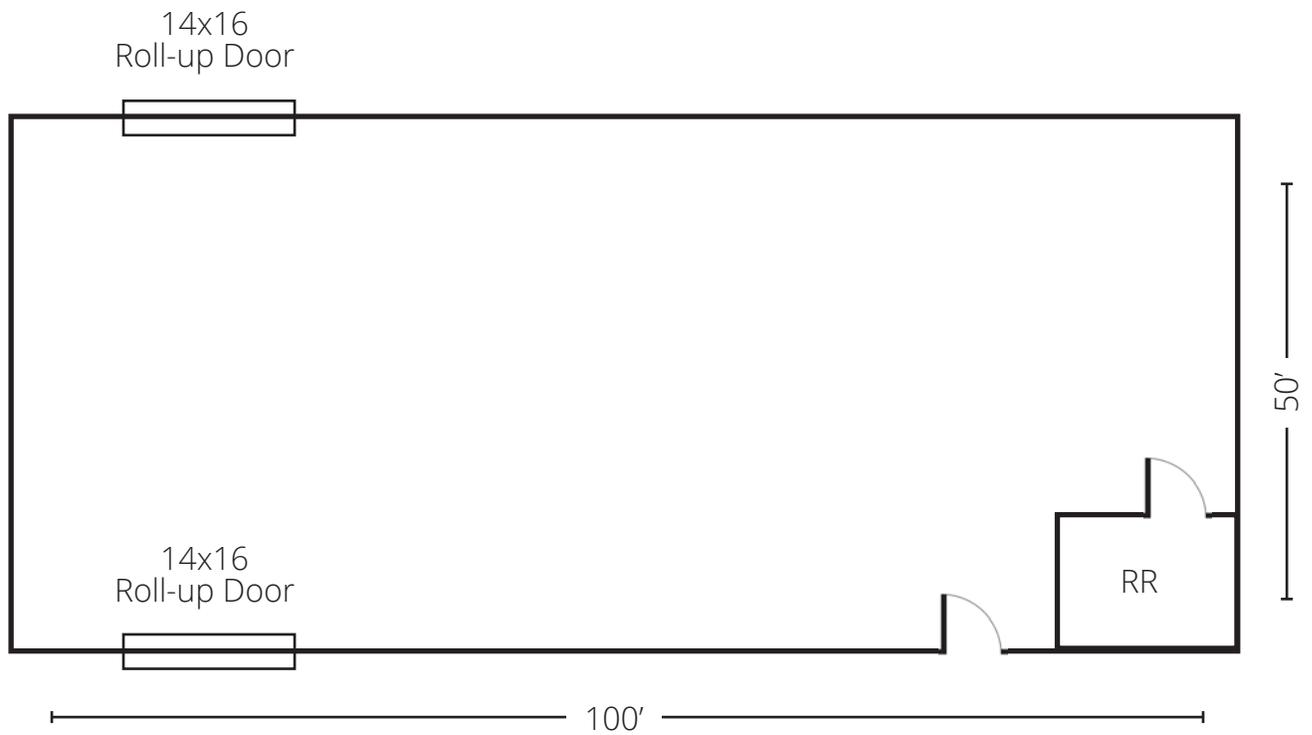
Accelerating success.

# Floor Plan - Main Building



4101 WELL TECH WAY - 1ST FLOOR

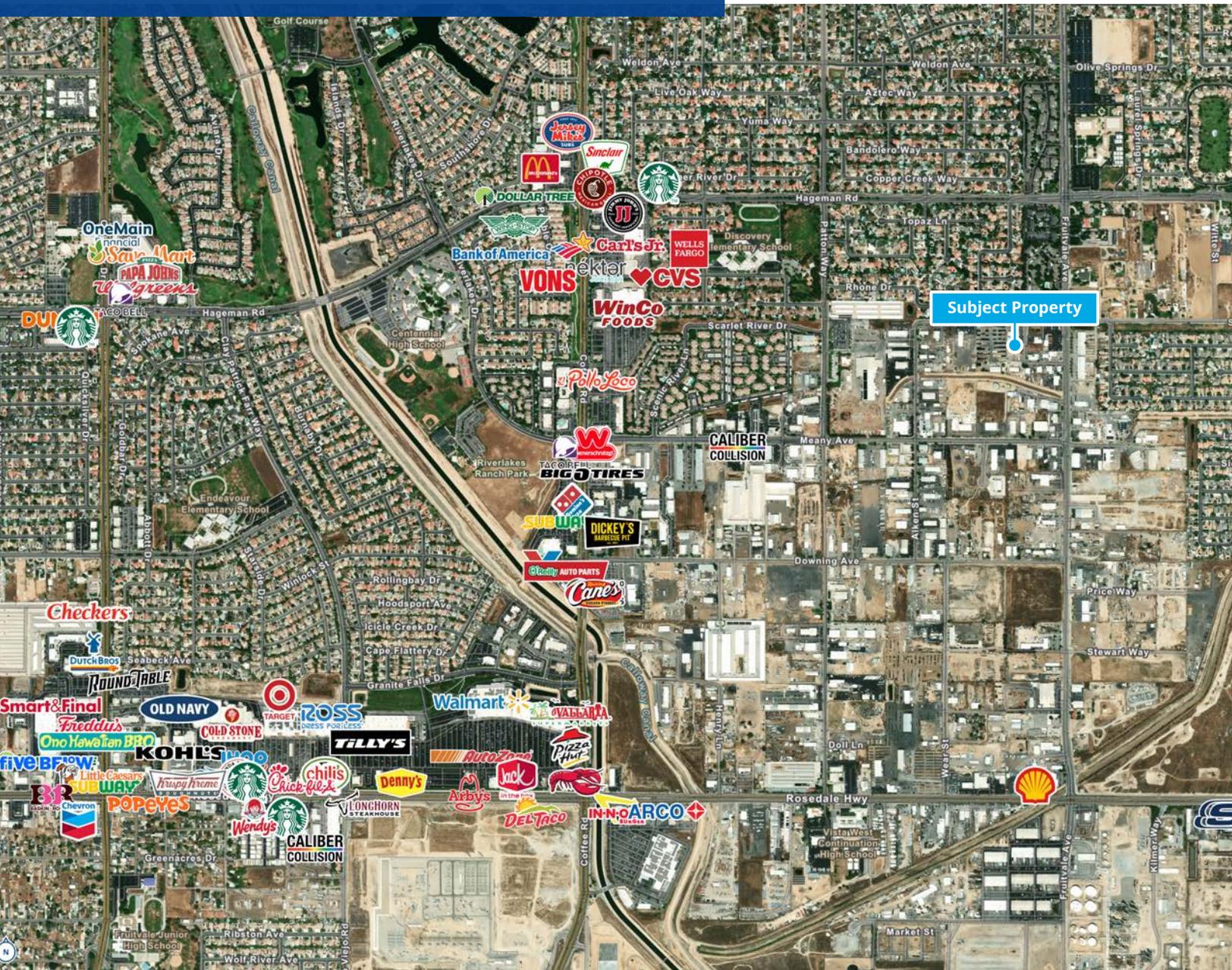
# Floor Plan - Warehouse



# Site Plan



# Aerial



# Demographics



**Population**  
 1 Mile: 8,075  
 3 Mile: 72,035  
 5 Mile: 238,596



**Daytime Population**  
 1 Mile: 11,801  
 3 Mile: 102,745  
 5 Mile: 393,853



**Average HH Income**  
 1 Mile: \$110,585  
 3 Mile: \$110,618  
 5 Mile: \$100,801



**Median Age**  
 1 Mile: 40.8  
 3 Mile: 37.2  
 5 Mile: 35.4



**Businesses**  
 1 Mile: 639  
 3 Mile: 5,050  
 5 Mile: 12,096