

±6,978 SF OF AVAILABLE WAREHOUSE FOR LEASE

**3031 16TH STREET**

BAKERSFIELD, CA 93301



**CUSHMAN &  
WAKEFIELD**



# 3031 16TH STREET

## For Lease



## PROPERTY HIGHLIGHTS

- Front office fronts on 16th St. With large yard and metal building. Previously used as bus maintenance facility with 3 overhead doors entering approximately 6,400 s.f. of open metal building space. Front office is approximately 550 s.f. Just west of Mercy Hospital. Site is approximately 3/4 acre; securely fenced.
- Centrally located with close proximity to Bakersfield's freeways for efficient logistics and accessibility.
- Close proximity to downtown Bakersfield.
- Paved  $\pm 14,000$  SF yard area.

### PROPERTY FEATURES

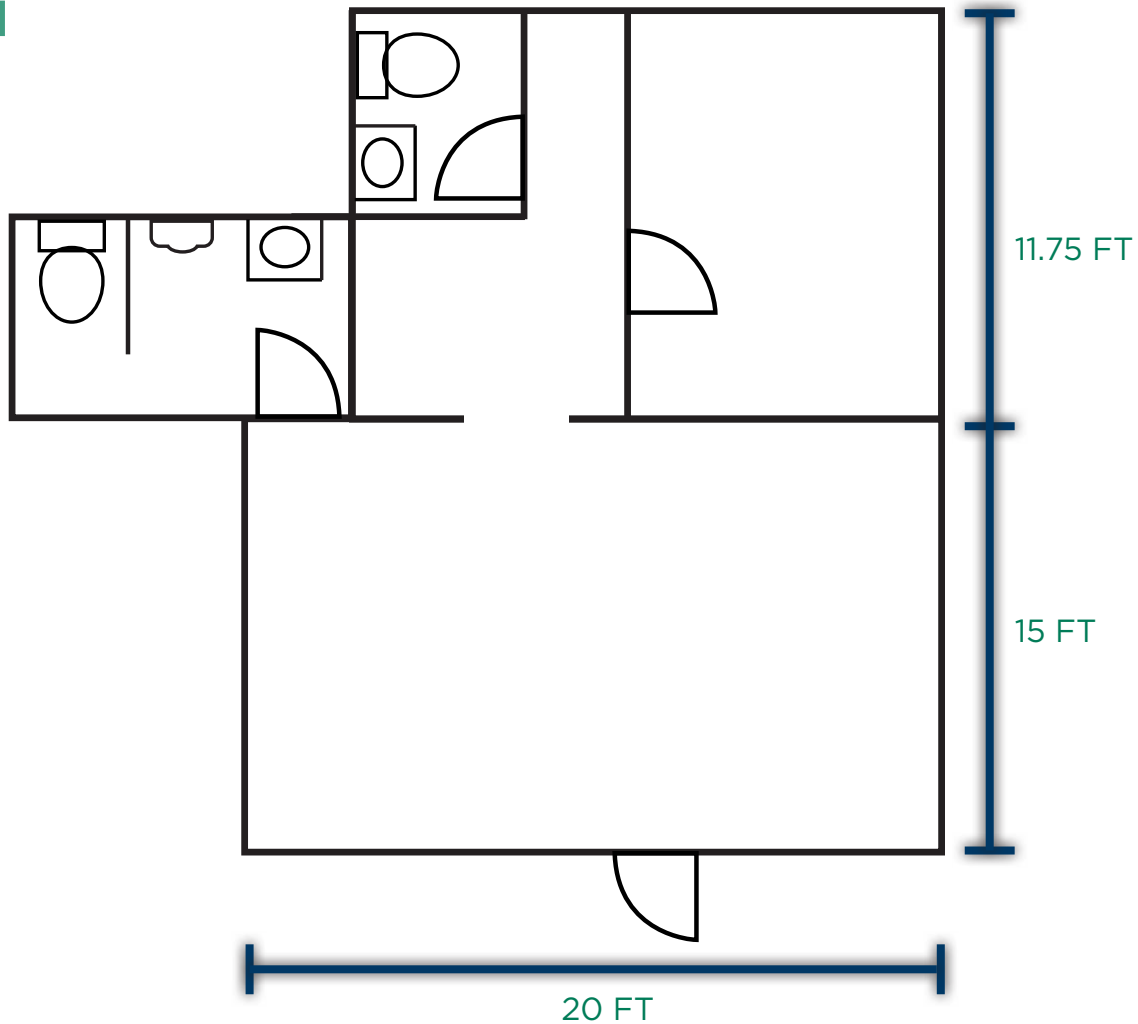
Building Size:	$\pm 6,978$ SF	Year Built:	1970
Warehouse:	$\pm 6,400$ SF (3) Drive up Roll Up Doors	Zoning:	M-1, Light Manufacturing Zo
Office Area:	$\pm 578$ SF	Construction:	Metal
Canopy:	$\pm 2,400$ SF *Canopy not included in leasable square footage	Utilities:	ELECTRICITY: PG&E GAS: PG&E WATER: CAL WATER SEWER: MUNICIPAL
Yard:	$\pm 14,000$ SF	Lease Rate:	\$6,400.00/Monthly/ Industrial Gross

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## FLOOR PLAN

OFFICE  
±578 SF

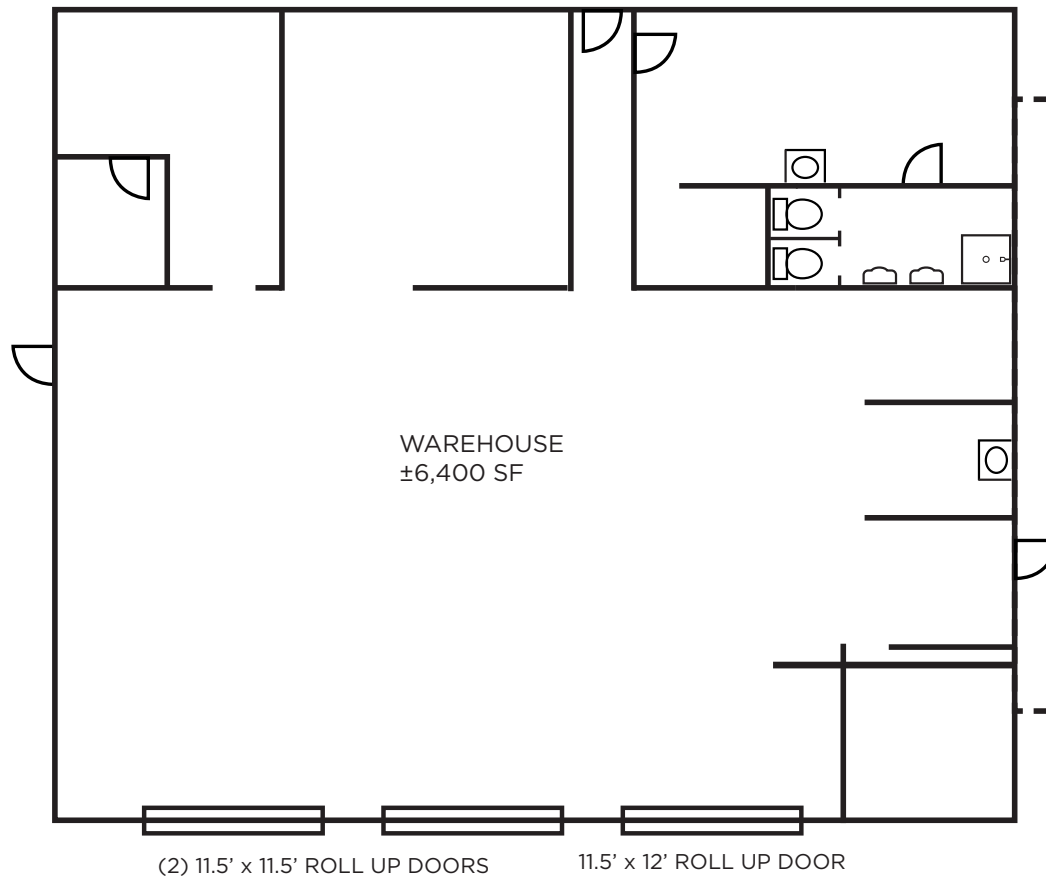


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## FLOOR PLAN

80 FT



(2) 11.5' x 11.5' ROLL UP DOORS

11.5' x 12' ROLL UP DOOR

80 FT

CANOPY  
±2,400 SF

60 FT

40 FT





PROPERTY PHOTOS





# AERIAL VIEW



Oak Street

California Avenue

Oak Street

BLDG.

YARD

16th Street

16th Street





**FOR MORE INFORMATION, CONTACT:**

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