



Hwy 58 - 82,000 AADT



Brundage Ln - 11,537 AADT

For Lease

# Multi-Tenant Office/Warehouse

801 Brundage Ln | Bakersfield, CA

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## Property Details:

<b>Address</b>	801 Brundage Ln Bakersfield, CA 93304
<b>APN</b>	011-050-03
<b>Building Size</b>	+/- 21,186 Square Feet
<b>Parcel Size</b>	+/- 41,382 Square Feet
<b>Zoning</b>	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 F +/- 850 SF \$1,050/mo., Industrial Gross + \$50/mo. CAM Fee

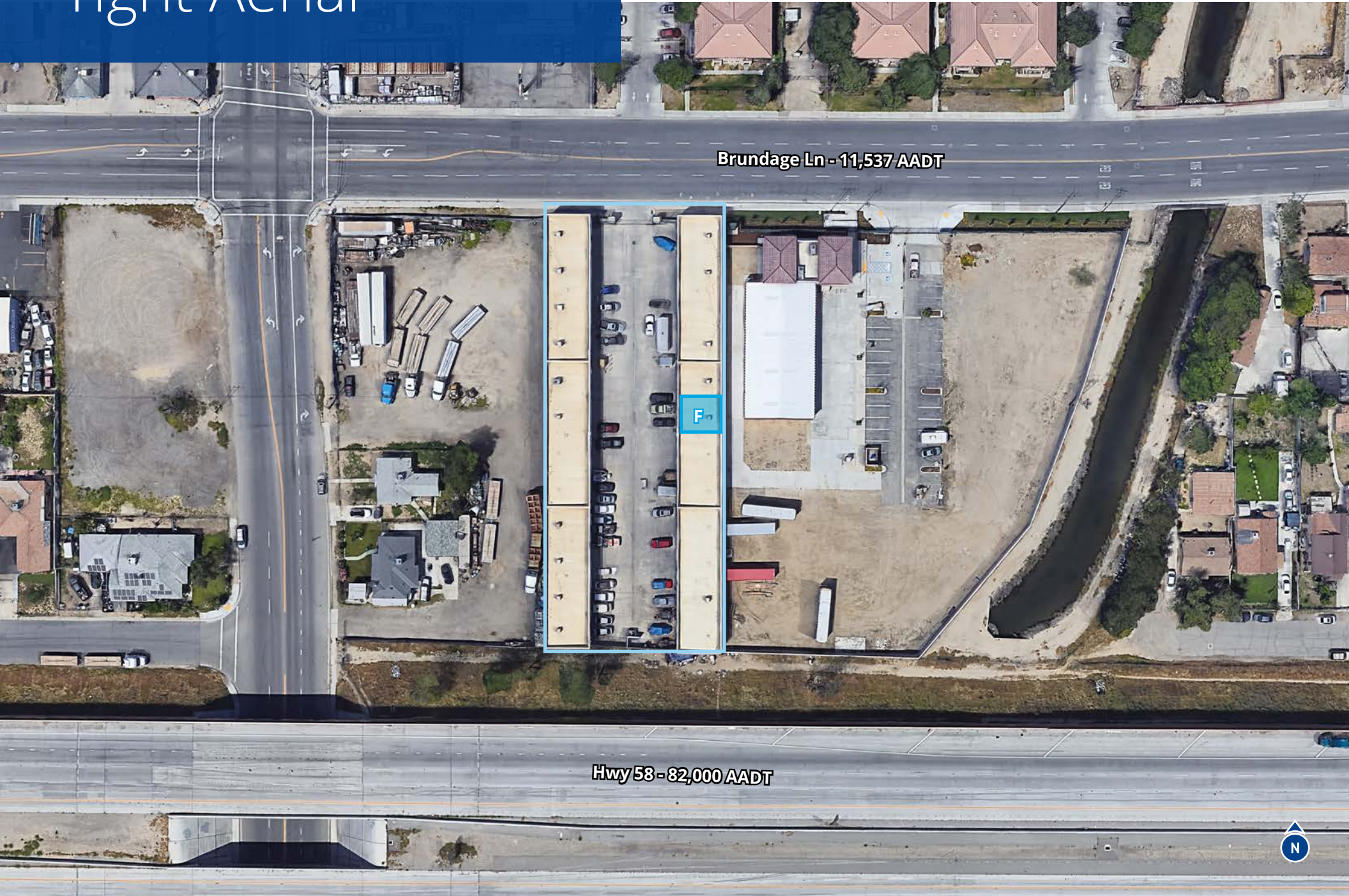
## Property Overview:

**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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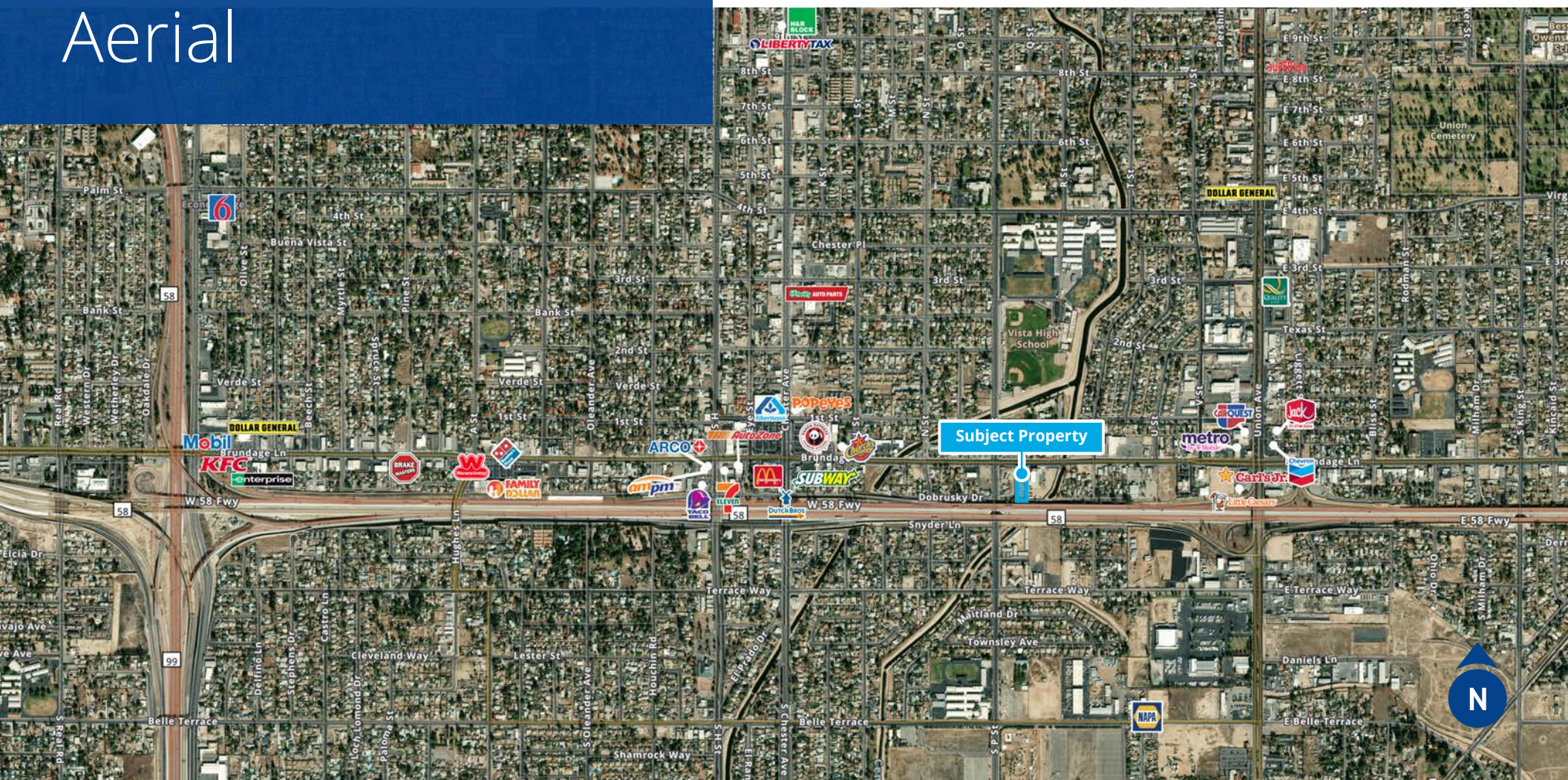
# Floor Plan



**Suite F**



# 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