

**FOR SALE**

**6001**  
SNOW ROAD

BAKERSFIELD, CA

**±335,308 SF HIGHLY FUNCTIONAL INDUSTRIAL MULTI-TENANT BUILDING  
OWNER / USER OR INVESTMENT OPPORTUNITY**

**±66,761 & 95,060 SF VACANT & AVAILABLE FOR LEASE | **RATE REDUCED!****



**CBRE**

# THE OVERVIEW



TOTAL BUILDING SIZE  
**335,308 SF**



TOTAL SITE SIZE  
**21.8 Acres**  
(APN 363-011-32)



SALE PRICE:  
**\$38,560,500**  
**\$115 / PSF**





- Highly Functional Industrial Multi-Tenant Building
- Efficient Interior Build Out
- Adjacent to Highway 99
- Fenced Yard Area
- 20' - 28' Clear Height (pitched roof)
- Power: TBD Amps, 277-480 V service to each unit
- Extensive Grade Level Loading Positions
- Dock High Loading Access for all Units
- Highway 99 Visibility
- Recent Capital Expenditures: New Roof underway Sept 2023
- Fire Suppression: System pumps 1800-2000gal/hr
- Year Built: 1969 original construction, 1993 renovation
- 2 / 4 Units Leased, 2 Units Available for Lease or Full Building for Sale

# BUILDING / UNIT INFORMATION

## RATE REDUCED | READY FOR OCCUPANCY!

**101 – Vacant, On-Market for Lease:** 95,060 SF for Lease \$0.65 NNN

**102 – Country Sweet:** 102,400 SF, 3 years commencing July 1, 2023 - \$0.60 NNN, 3% annual increases

**103 – On-Market for Lease:** 66,761 SF for Lease \$0.65 NNN

**104 – Pharmedoc:** 71,087 SF, 5 years commencing August 2023 - \$0.65 NNN, 4% annual increases

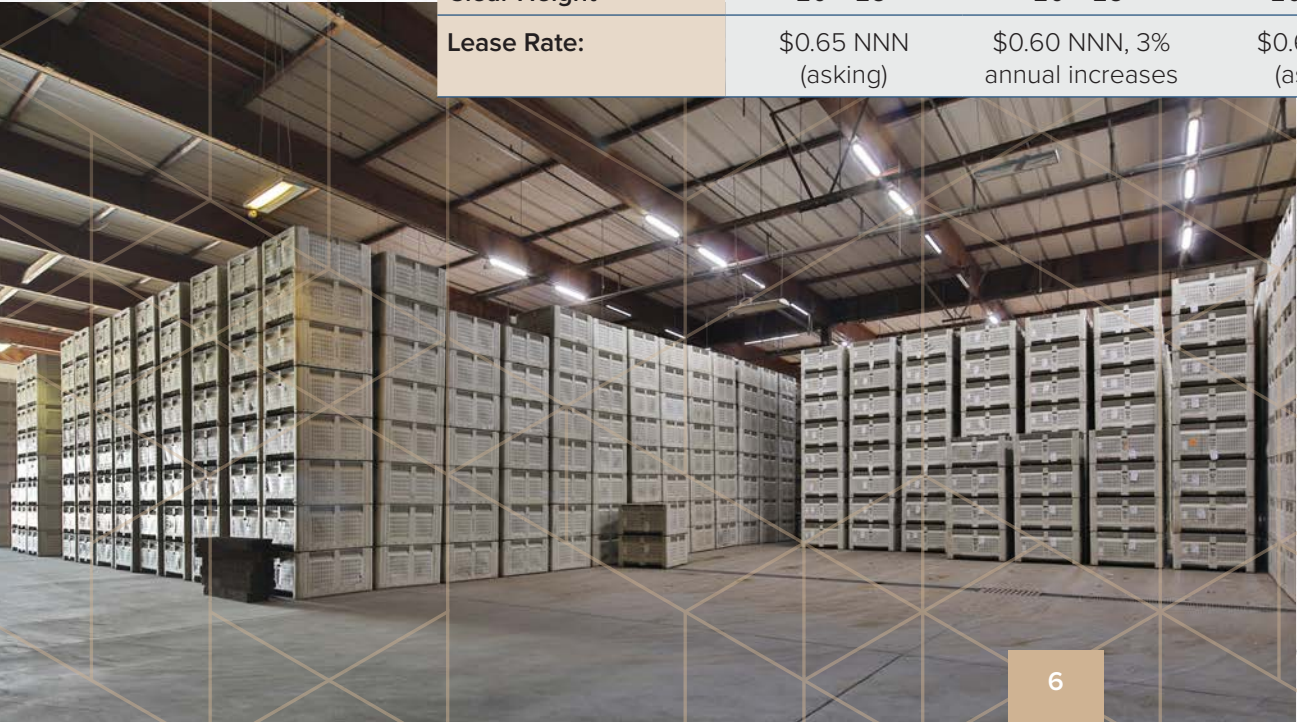




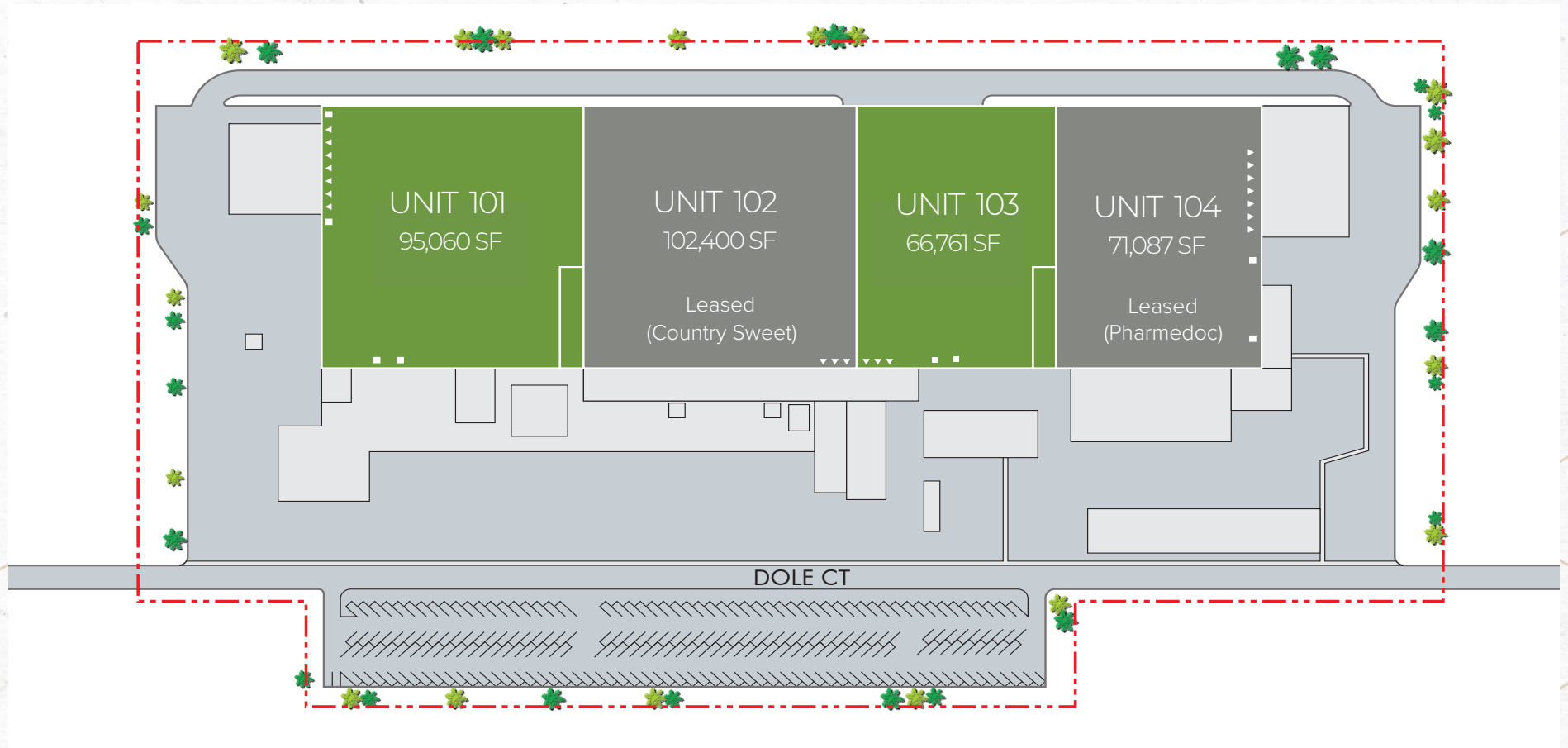


**RATE REDUCED!**

Unit #	101	102	103	104
Tenant	Vacant	Country Sweet	Vacant	Pharmedoc
Total Unit SF	95,060 SF	102,400 SF	66,761 SF	71,087 SF
Office SF	3,282 SF	*	2,880 SF	500 SF
Dock High Doors	7	6*	6*	7
Grade Level Doors	8	2*	2*	8
Clear Height	20' - 28'	20' - 28'	20' - 28'	20' - 28'
Lease Rate:	\$0.65 NNN (asking)	\$0.60 NNN, 3% annual increases	\$0.65 NNN (asking)	\$0.65 NNN, 4% annual increases



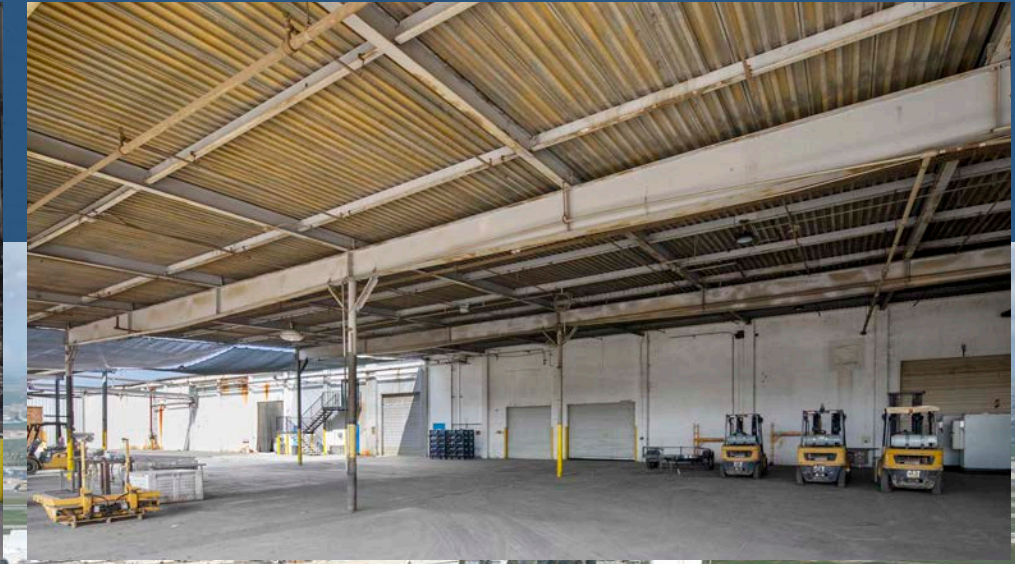
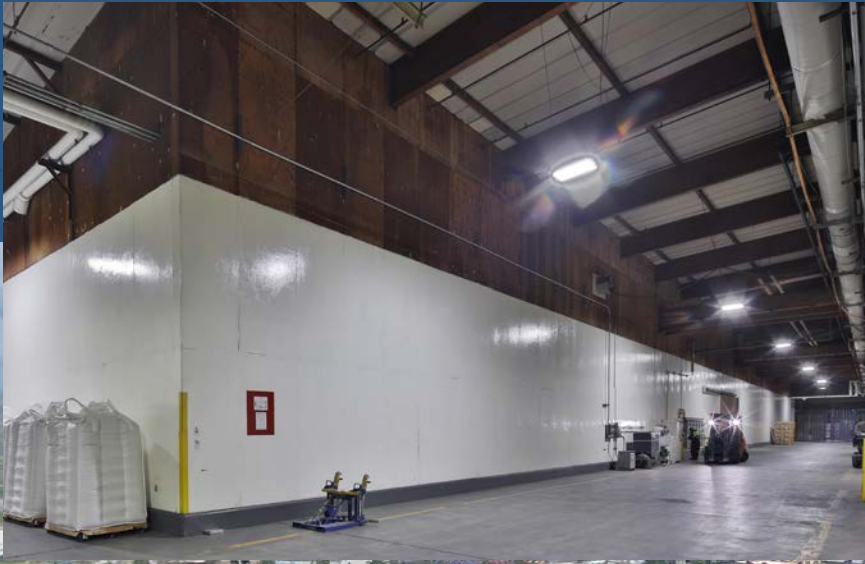
# SITE PLAN



# LOCATION MAP







# 6001

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BAKERSFIELD, CA

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