

FOR LEASE

5206 Young Street

Bakersfield, CA



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Class "A" Office | Warehouse | Yard Available For Lease

Property Information

5206 Young Street • Bakersfield, CA

Property Details

▪ Suite C/D

▪ Total SF Available	11,786 SF
▪ Warehouse Space	9,647 SF
▪ 1st Floor Office Space	1,087 SF
▪ 2nd Floor Office Space	1,052 SF
▪ Ground Level Doors	Four (4) 12' x 14'

*Fenced Yard Areas (Possible)

Property Highlights

▪ Total Building Space	24,544 SF
▪ Zoning	M-2 (Medium Industrial), City of Bakersfield
▪ Clear Height	24'
▪ Parcel Size	1.39 Acres
▪ Ground Level Doors	Seven (7) 12' x 14'
▪ Construction Type	Concrete Tilt-Up
▪ Fire Sprinklers	ESFR
▪ Parking Stalls	Thirty (30)
▪ Wrought Iron Rolling Gate Entrance into the yard	
▪ Yard fully paved with Concrete	
▪ Six foot tall chain link fence surrounding property	
▪ Located in the prestigious Gosford Business Park which is part of the larger Stockdale Industrial Park, Northeast submarket	

Utilities

▪ Electric	PG&E 200 amps of 480/277 volt per suite (400 Amp Switchboard Available)
▪ Water	City of Bakersfield
▪ Sewer	City of Bakersfield

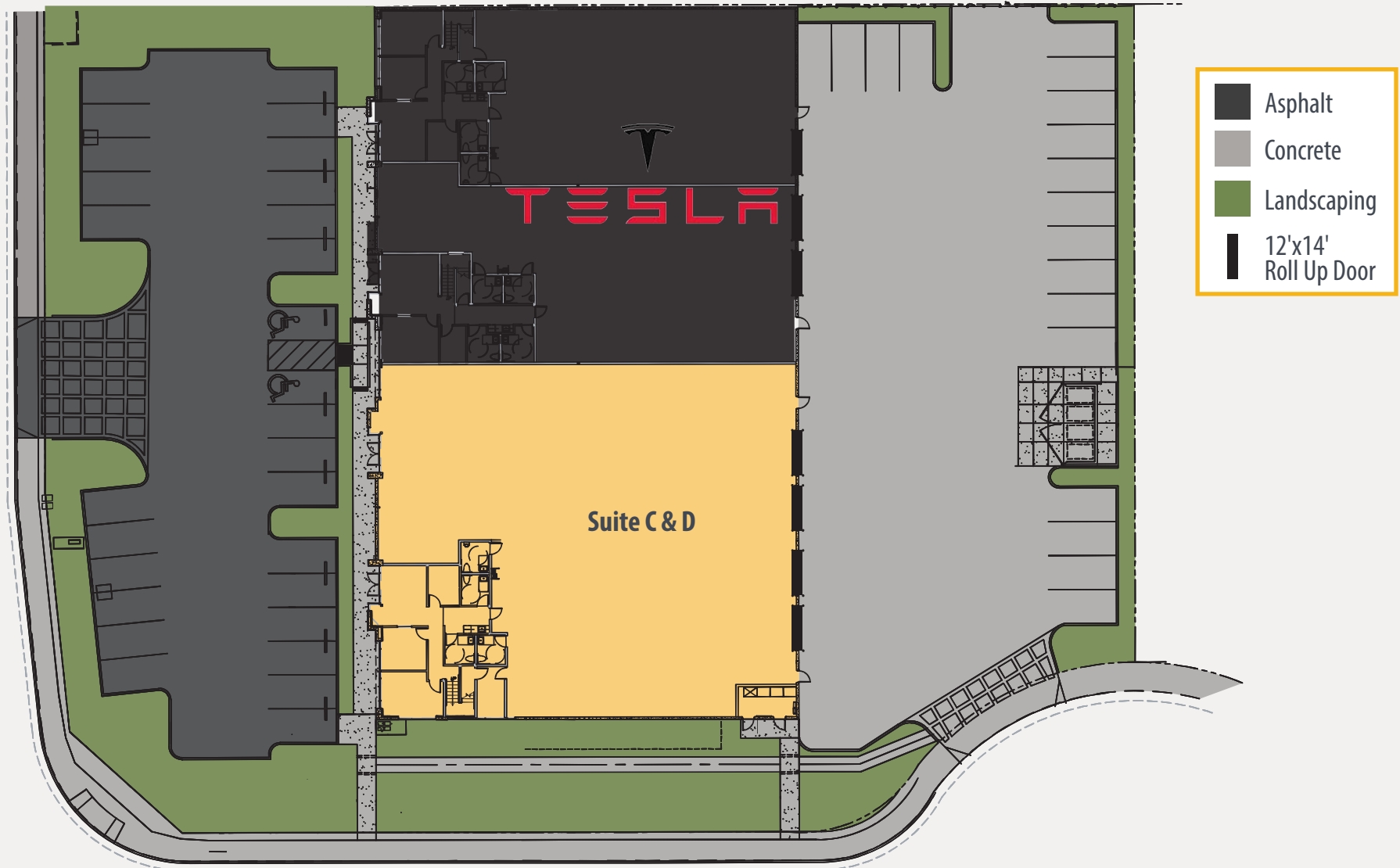
Lease Rate

- \$1.10 PSF Industrial Gross

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Site Plan

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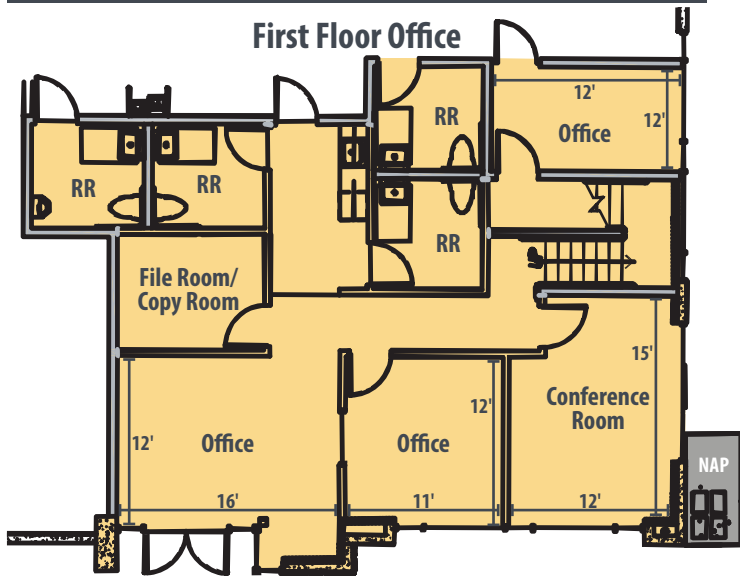
*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

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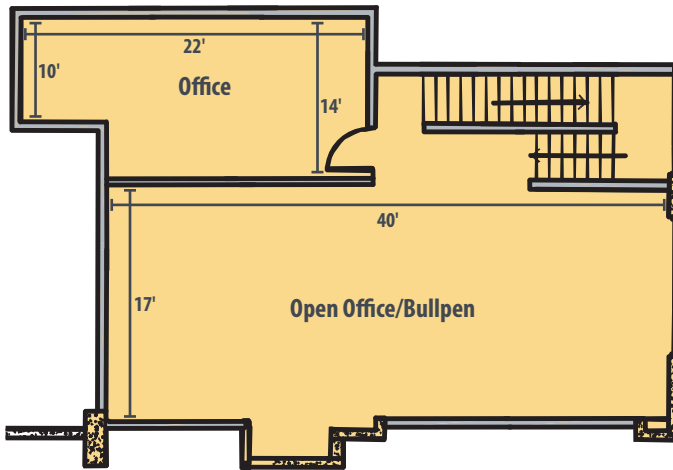
Suite C/D Floor Plan

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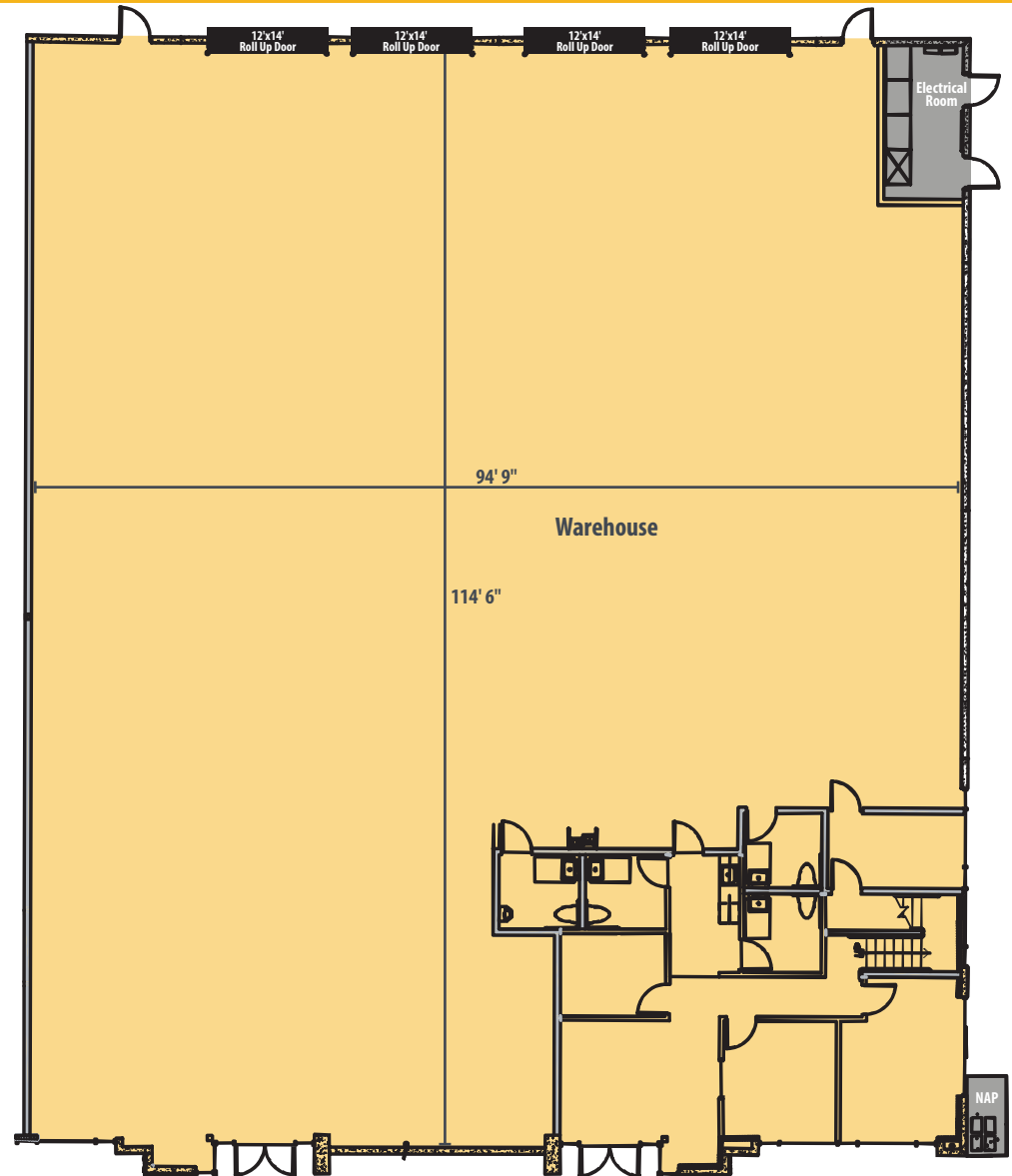
First Floor Office



Second Floor Office



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Property Photos

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Open Office - Bullpen Area



Suite C-D Warehouse



Suite C-D Warehouse



Concrete Paved Yard Area

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Aerial of Submarket

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