



For Sale

\$2,595,000
(\$140/psf)

Contact us:

Oscar Baltazar

Senior Vice President | Principal
License No. 01263421
+1 661 331 7523
oscar.baltazar@colliers.com

Marco Petrini

Associate
License No. 02167974
+1 661 631 3826
marco.petrini@colliers.com

Colliers International

10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield

3504 Standard St Bakersfield, CA 93308

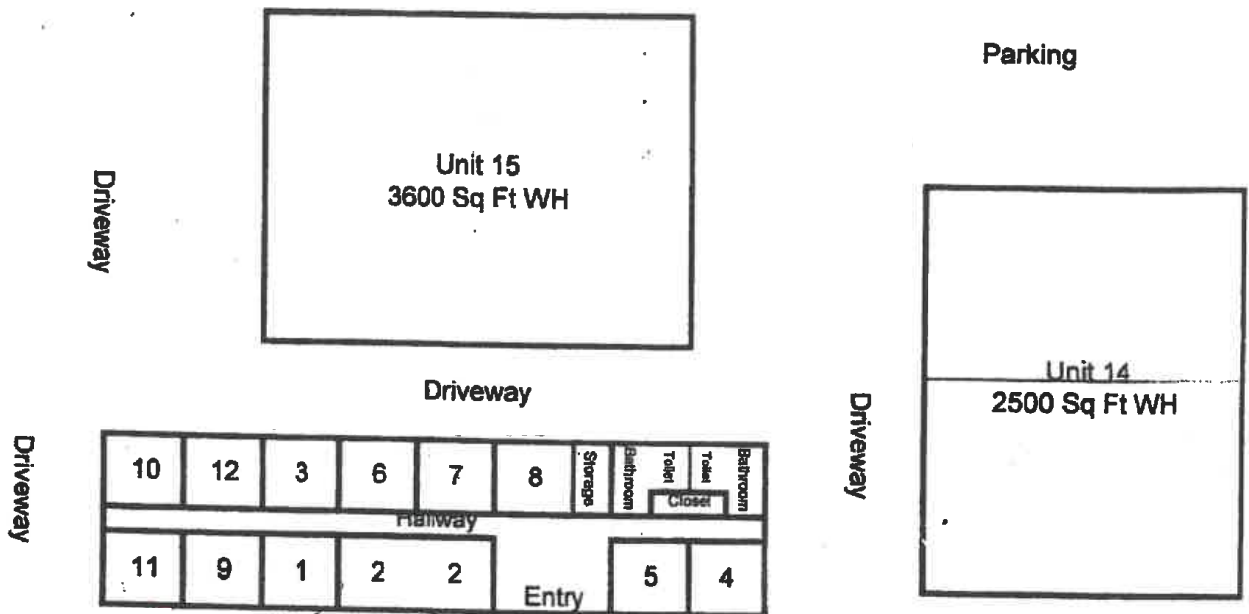
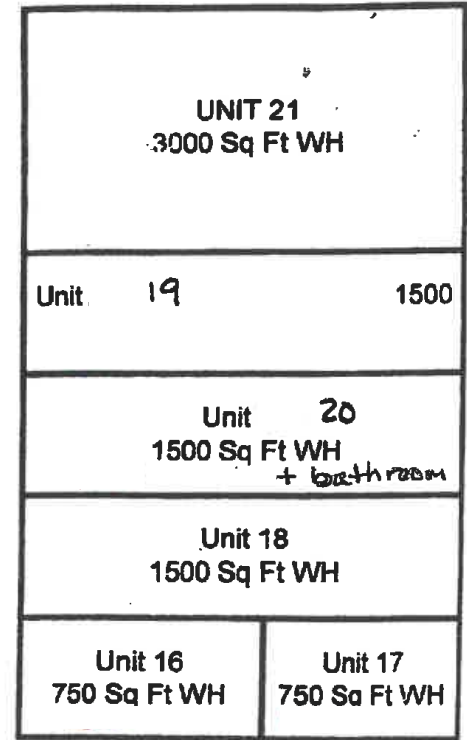
Standard St Industrial Park in "Oil Patch" Submarket

3504 Standard St. is located just north of Gilmore Ave. in the highly desirable Rosedale "Oil Patch." This heavy industrial (M-3) zoned property provides very close proximity to South and Northbound Hwy 99 and South & East Bound Rosedale Hwy.

Highlights:

- +/- 18,500 SF office/warehouse building on 2 AC.
- Yard space in rear is perfect for storage and trailer parking.
- Fenced yard space
- Separately metered suites.
- Ideal for owner/user to occupy all the property or a portion while renting out remaining suites.
- M-3 Heavy Industrial Zoning
- Utilities:
 - Water: California Water Co
 - Sewer: Septic
 - Gas: PG&E
 - Electric: PG&E (200 amp, 120/208 volt, 3 phase)

Site Plan



Aerials



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