



For lease

\$1.00/sf

Industrial Gross

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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.

Available:

Warehouse

Unit 15	+/- 3,600 SF
Unit 16	+/- 750 SF
Unit 17	+/- 750 SF
Unit 18	+/- 1,500 SF
Unit 20	+/- 1,500 SF
Unit 21	+/- 3,000 SF

Office ± 218 SF Suites (Utilities Included) \$400/mo.

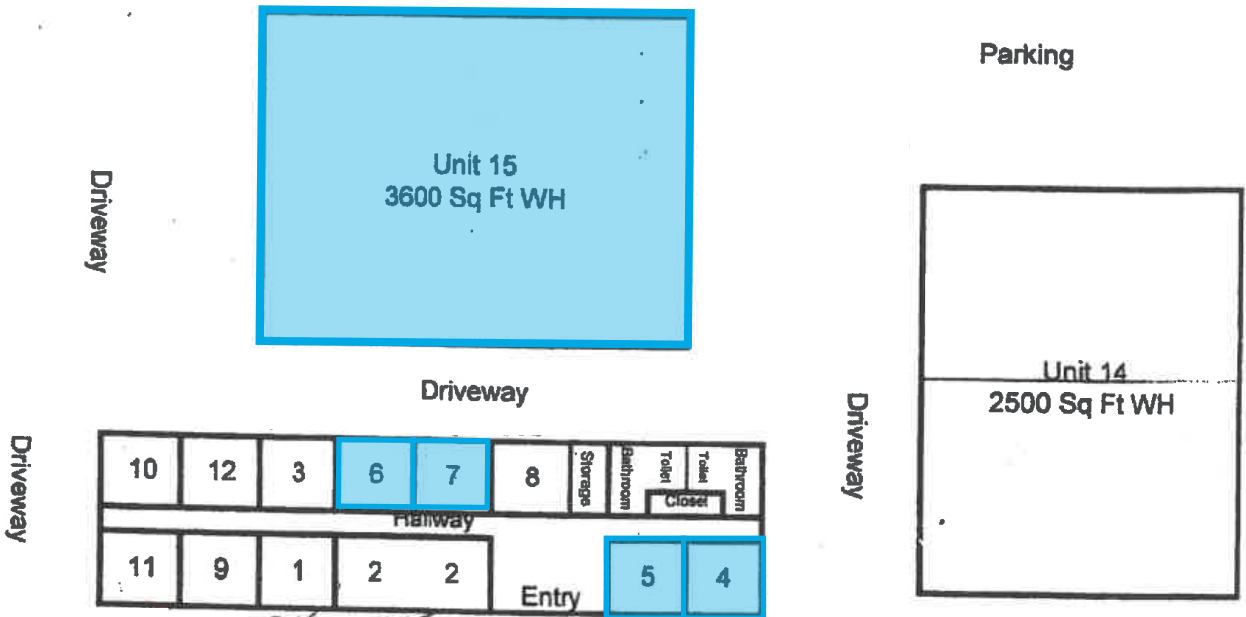
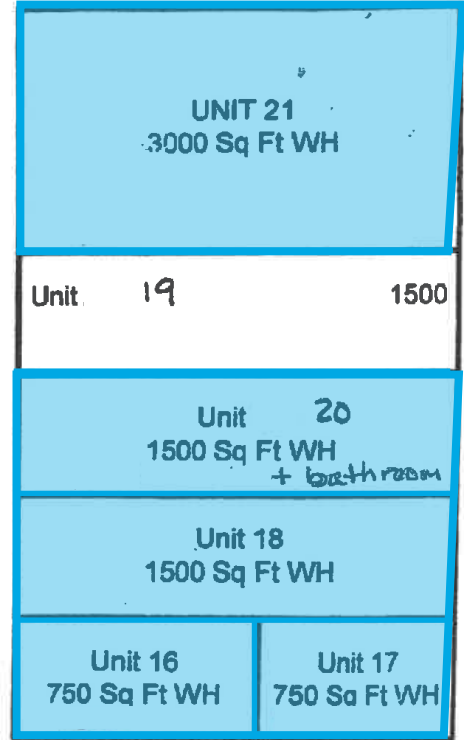
Suite 4	+/- 218 SF
Suite 5	+/- 218 SF
Suite 6	+/- 218 SF
Suite 7	+/- 218 SF

**Units 16-21 can be combined for +/- 9,000 SF*

Highlights:

- Flexible Term
- M-3 Heavy Industrial Zoning
- 14' x 18' sliding doors
- 16' Clear Height
- Additional parking/yard space available
- Utilities:
 - Water: California Water Co
 - Sewer: Septic
 - Gas: PG&E
 - Electric: PG&E (200 amp, 120/208 volt, 3 phase)

Site Plan



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Aerials



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