

# Machine Shop · Warehouse · Yard

## FOR SALE OR LEASE

**3004 & 3008**  
**Jewett Avenue**  
Bakersfield, CA 93301

### Property Highlights

- Manufacturing facility with heavy grade utilities and clear-span warehouses
- Central location with excellent access to Highways 99 & 178
- Concrete block fencing with barbwire for added security with sliding wrought iron gates
- Fully concrete paved yard area
- Insulated warehouse space with industrial grade wall mounted fans for employee comfort
- Numerous cranes throughout with varying capacity to suit a variety of manufacturing operations
- Two (2) air compressors with lines ran throughout both warehouses
- Available for sale or lease. Seller financing is available for qualified buyers



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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# Machine Shop - Warehouse - Yard Available For Sale or Lease

## Property Information

3004 & 3008 Jewett Avenue - Bakersfield, CA

### Property Information

- **Total Building Size** 8,630± SF
- **3004 Jewett Avenue** 3,150± SF
  - **Warehouse** 2,600± SF
  - **Office** 550± SF
  - **Canopy** 1,800± SF (Not included in total available space)
  - **Cranes**
    - One (1) 10-ton bridge
    - One (1) 2-ton bridge
    - One (1) 1-ton bridge
    - Hook Heights up to 16'
- **Clear Height** 21'
- **Ground Level R.U. Doors**
  - Two (2) 16' x 18'
  - One (1) 20' x 18'
- **3008 Jewett Avenue** 5,480± SF
  - **Warehouse** 5,080± SF
  - **Office** 400± SF
  - **Canopy** 1,225± SF (Not included in total available space)
  - **Cranes**
    - One (1) 3-ton Gantry
    - One (1) 1-ton bridge
    - One (1) 3-ton Jib
    - One (1) 2-ton Jib
    - One (1) 1-ton Jib
    - Hook Heights up to 15'
- **Clear Height** 19'
- **Ground Level R.U. Doors**
  - Three (3) 12' x 12'
- **Warehouse Fans**
  - Seven (7) Wall Mounted
- **Lot Size** 0.58 Acres
- **Zoning** M-1 (Light Industrial), City of Bakersfield
- **Construction** Metal, Built in 1981 & 2021
- **APN** 002-071-29

### Utilities

			
PG&E 800 Amps (2-400 Amp Services) 480/277 Volt, 3 Phase 4 Wire	Southern California Gas Company	City of Bakersfield	City of Bakersfield

### Sale Price

- \$1,195,000 (Seller Financing Available)

### Lease Rate

- \$0.90 PSF/Month, Industrial Gross



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## Site Plan | Floor Plan

3004 & 3008 Jewett Avenue - Bakersfield, CA





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**Property Photos**

3004 & 3008 Jewett Avenue • Bakersfield, CA

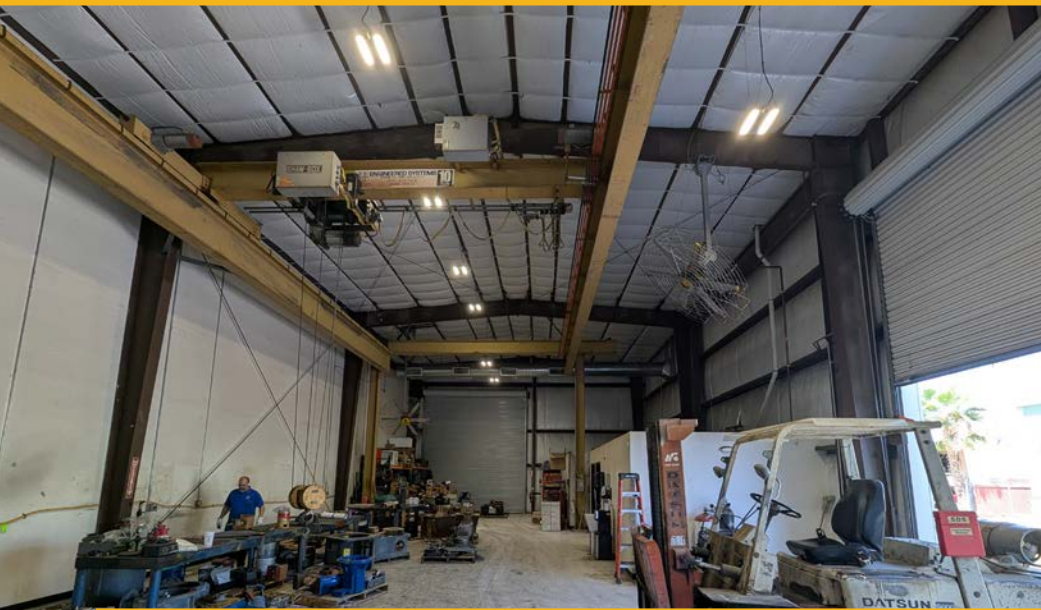




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**Property Photos**

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## Aerial Map

3004 & 3008 Jewett Avenue • Bakersfield, CA

