

FOR SALE ► INDUSTRIAL

+/- 14,400 SF AVAILABLE

1300 32nd St., Bakersfield, CA 93301

APN: 002-250-12-00-2, County of Kern

PROPERTY DETAILS

- **LEASE RATE: \$12,000/MONTH
INDUSTRIAL GROSS**
- **LOT SIZE (FULLY FENCED): +/- 0.97 AC**
- **TOTAL GLA: +/- 14,400 SF**
 - OFFICE: +/- 1,440 SF
 - WAREHOUSE: +/- 12,960 SF
 - (2) 10-TON SINGLE GIRDER BRIDGE CRANES
 - CRANE LATERAL BEAMS - 27'
- **YEAR BUILT: 2018**
- **CONVENIENT CENTRAL LOCATION WITH CLOSE PROXIMITY TO BAKERSFIELD'S FREEWAYS FOR EFFICIENT LOGISTICS AND ACCESSIBILITY**
- **CLOSE PROXIMITY TO DOWNTOWN BAKERSFIELD**
- **ZONING: M-2, CITY OF BAKERSFIELD**
- **UTILITIES:**
 - ELECTRICITY: PG&E
 - 800AMP / 480V SERVICE
 - GAS: PG&E
 - WATER: CAL WATER
 - SEWER: MUNICIPAL
- **ON-SITE & STREET PARKING**



OLIVIERI COMMERCIAL GROUP

9810 Brimhall Road
Bakersfield, CA 93312
www.oliviericommercial.com

For additional information please contact:

J-P Masuda
Senior Vice President
LIC. #01947962
(661) 619-7151

jpmasuda@oliviericommercial.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.



SITE DISTANCE FROM HWY	
HIGHWAY	DISTANCE
CA-204	0.24 mi
CA-178	0.61 mi
Rosedale Hwy	1.72 mi
CA-99	2.10 mi
CA-58	2.58 mi



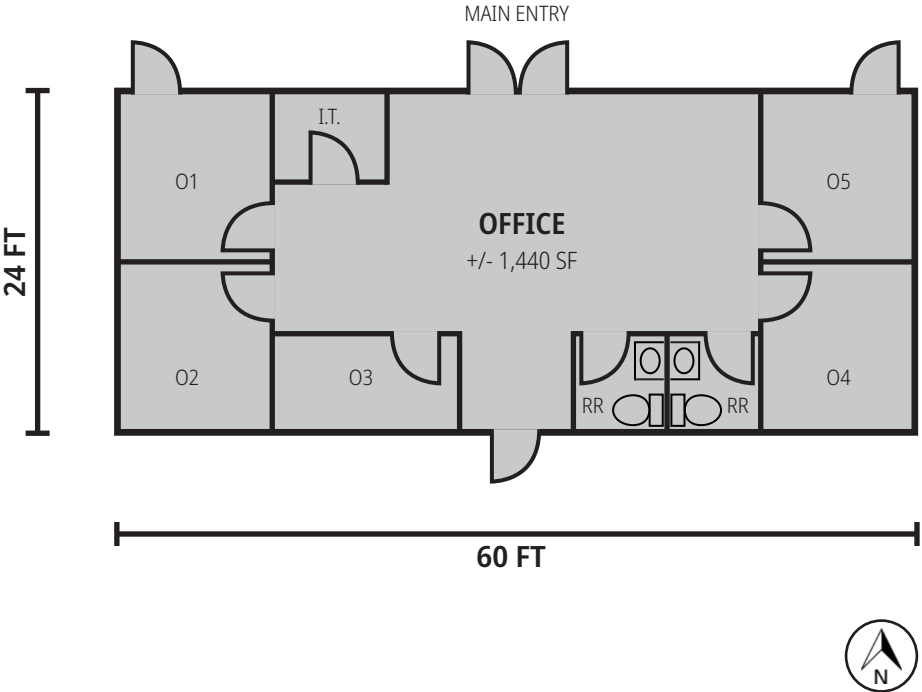
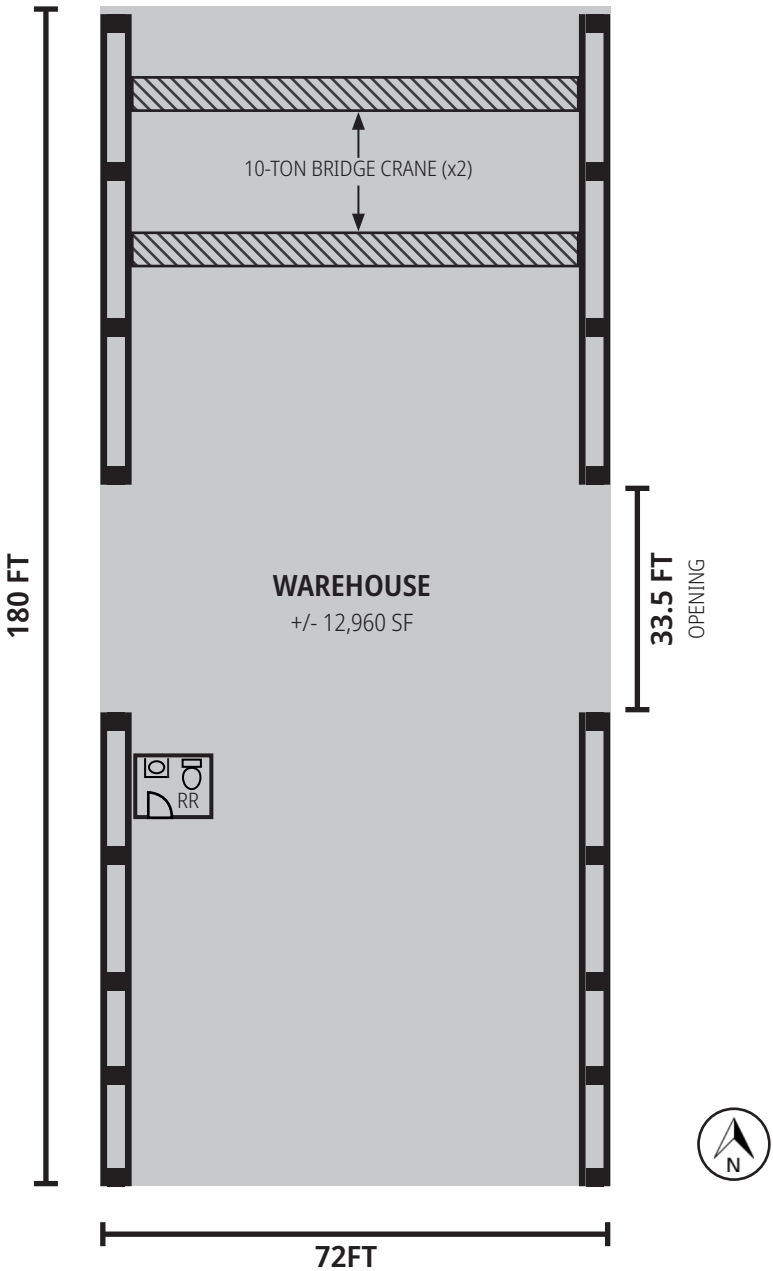
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.

FLOOR PLANS - Warehouse & Office

*Floor plans not to scale

1300 32nd St., Bakersfield, CA 93301

APN: 002-250-12-00-2, County of Kern



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.

PHOTOS

(Lot Aerial, Warehouse with 10-Ton Bridge Cranes, Rear Entrance)

1300 32nd St., Bakersfield, CA 93301

APN: 002-250-12-00-2, County of Kern



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.

PHOTOS

(Yard, Office Exterior, Office Interior)

1300 32nd St., Bakersfield, CA 93301

APN: 002-250-12-00-2, County of Kern



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.