

FOR LEASE ► INDUSTRIAL

+/- 12,298 SF AVAILABLE

4420 State Rd., Bakersfield, CA 93308

APN: 116-060-28-00-4, County of Kern

PROPERTY DETAILS

- LEASE RATE: ~~\$16,500.00/MONTH~~
\$14,300.00/MONTH
- LOT SIZE: +/- 1.40 NET ACRES
 - YARD FULLY-FENCED
- TOTAL GLA: +/- 12,298 SF
 - WAREHOUSE: +/- 10,014 SF
 - CLEAR HEIGHT: 12' - 18'
 - INCLUDES: (3) ROLL-UP DOORS
 - OFFICE SPACE: +/- 2,284 SF
 - INCLUDES: (6) OFFICES, BREAK ROOM, AND BULLPEN AREA
- YEAR BUILT: 1975
- UTILITIES:
 - POWER: PG&E, 120/208V, 3PH 4 WIRE, 600 AMPS
 - GAS: PG&E
 - WATER: OILDALE MUTUAL WATER CO.
 - SEWER: COUNTY OF KERN MUNICIPAL
- PARKING: 27 ON-SITE PARKING STALLS
- LOCATION: CA-99 FRONTAGE AT OLIVE DR
 - PYLON SIGNAGE VISIBLE FROM FREEWAY
 - CLOSE PROXIMITY TO CA-99 ON/OFF RAMPS
- ZONING: M-2 PD, COUNTY OF KERN

MAJOR RENT REDUCTION!



OLIVIERI COMMERCIAL GROUP

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

*For additional information
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SUBJECT SITE



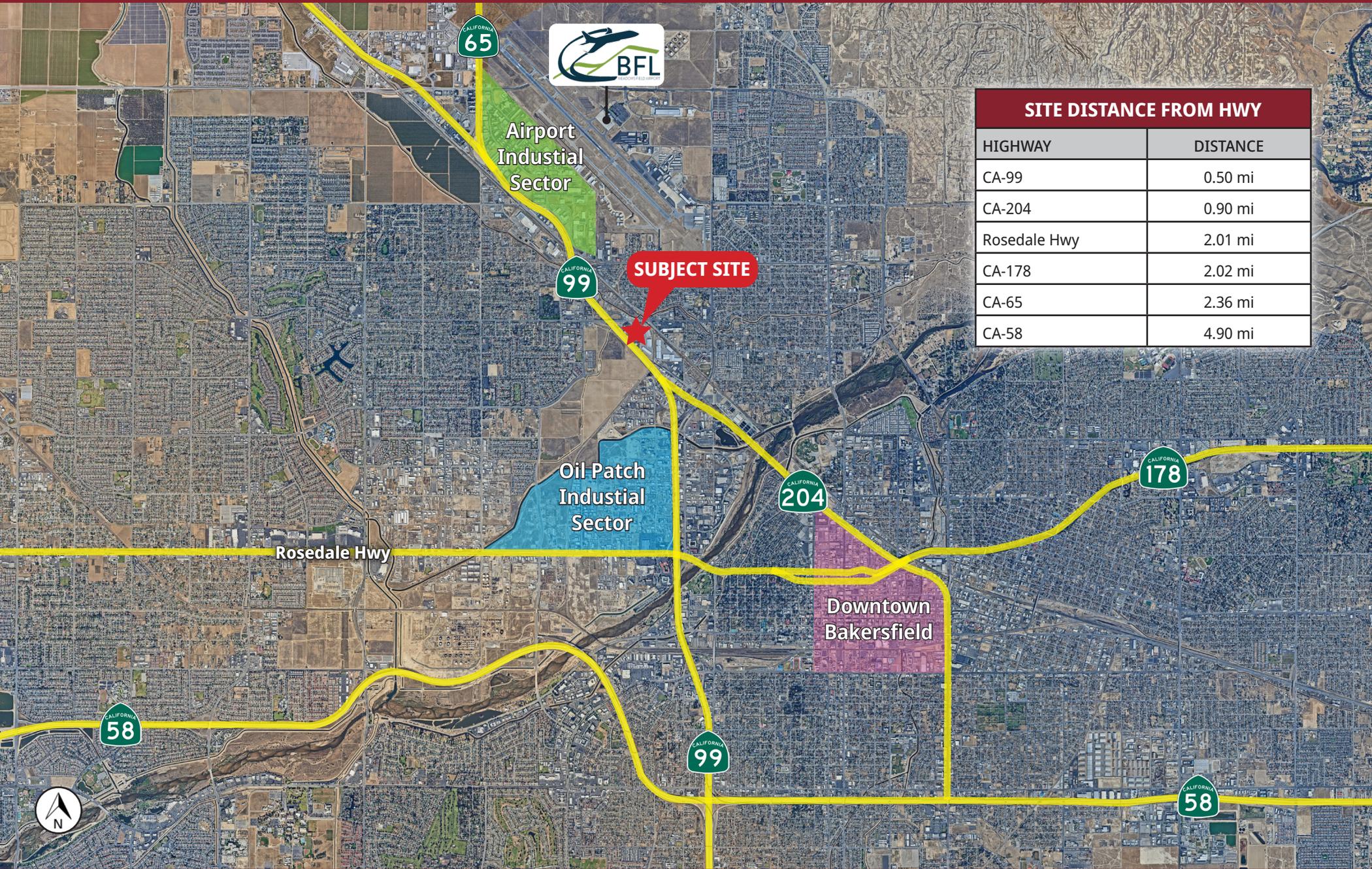
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4500 State Rd: +/- 12,910 SF
(Available for Lease)



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SITE DISTANCE FROM HWY	
HIGHWAY	DISTANCE
CA-99	0.50 mi
CA-204	0.90 mi
Rosedale Hwy	2.01 mi
CA-178	2.02 mi
CA-65	2.36 mi
CA-58	4.90 mi

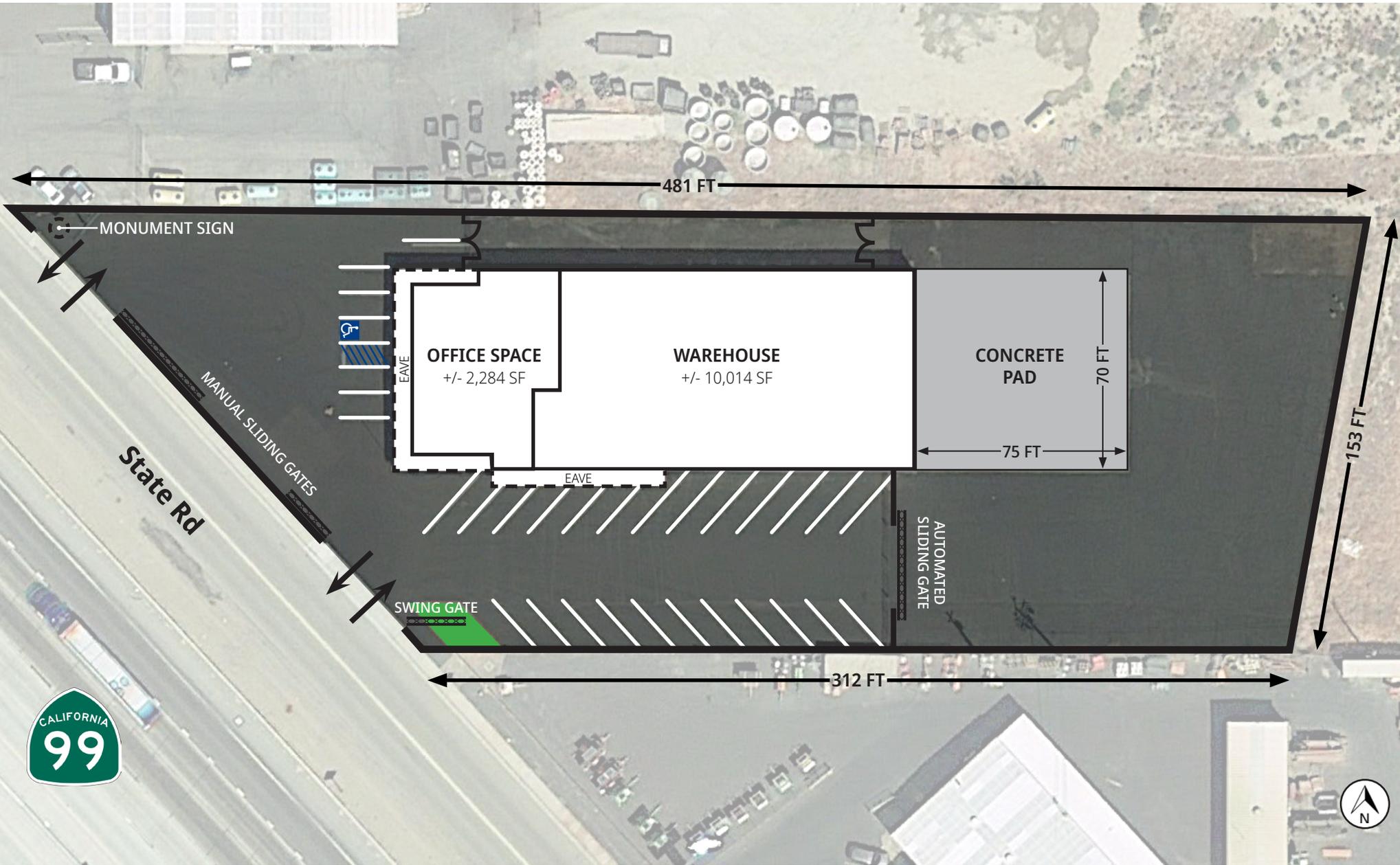


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SITE PLAN

4420 State Rd., Bakersfield, CA 93308

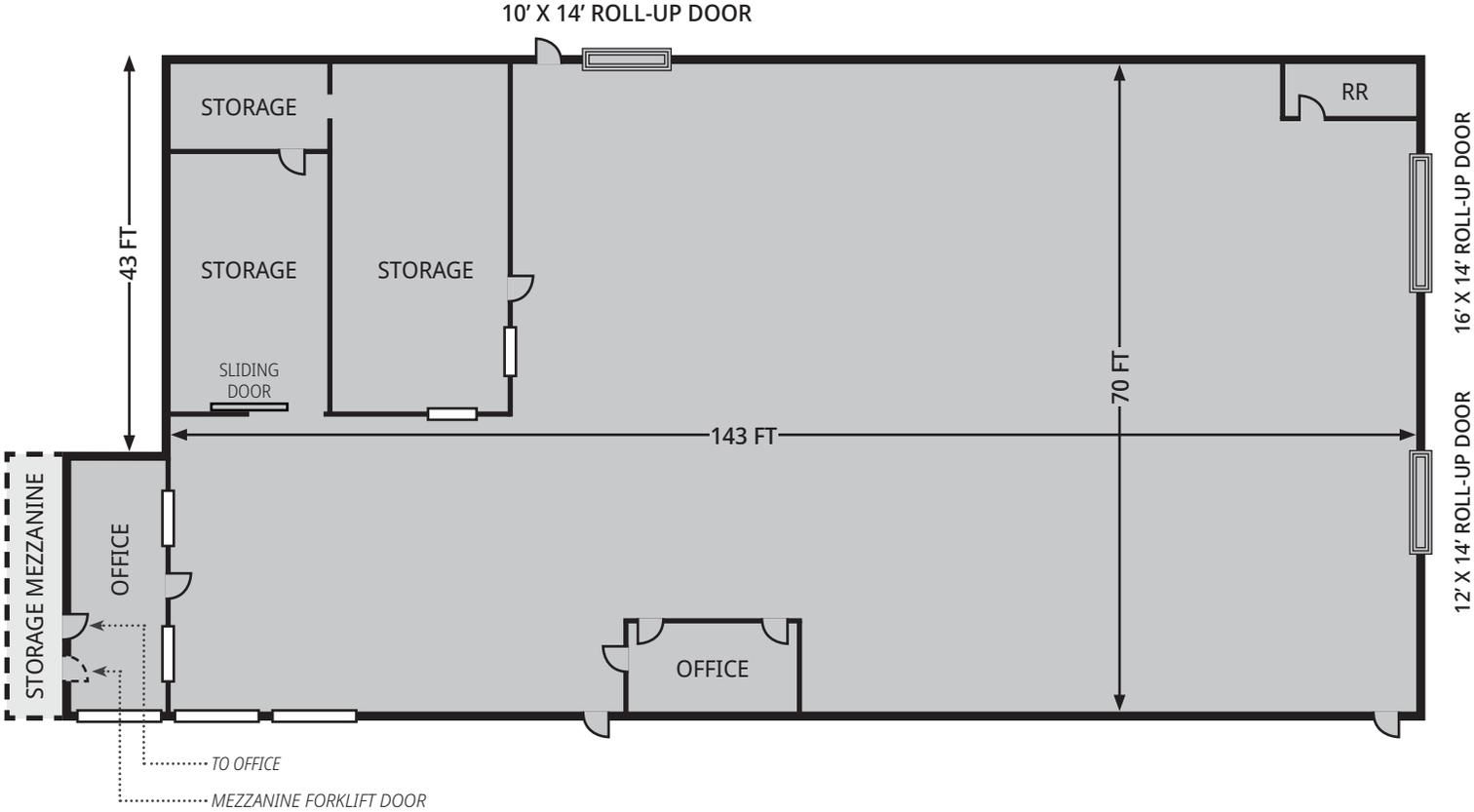
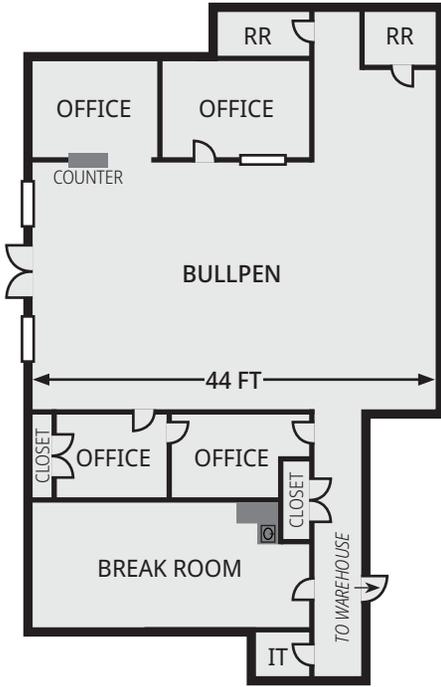
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OFFICE SPACE: +/- 2,284 SF

WAREHOUSE: +/- 10,014 SF



*Floor Plan not to scale



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KERN COUNTY'S CENTRALIZED

LOCATION is hard to beat when it comes to reaching West Coast destinations. Combine Kern's location with its reputation as one of the least-congested regions in the U.S., and the road ahead is a painless one!

Astounding Market Access

Access to 14% of the United States population within 300 miles!

CALIFORNIA DRIVE TIME FROM KERN COUNTY



— BSNF Railroad — Union Pacific Railroad — Roads — Drive Time

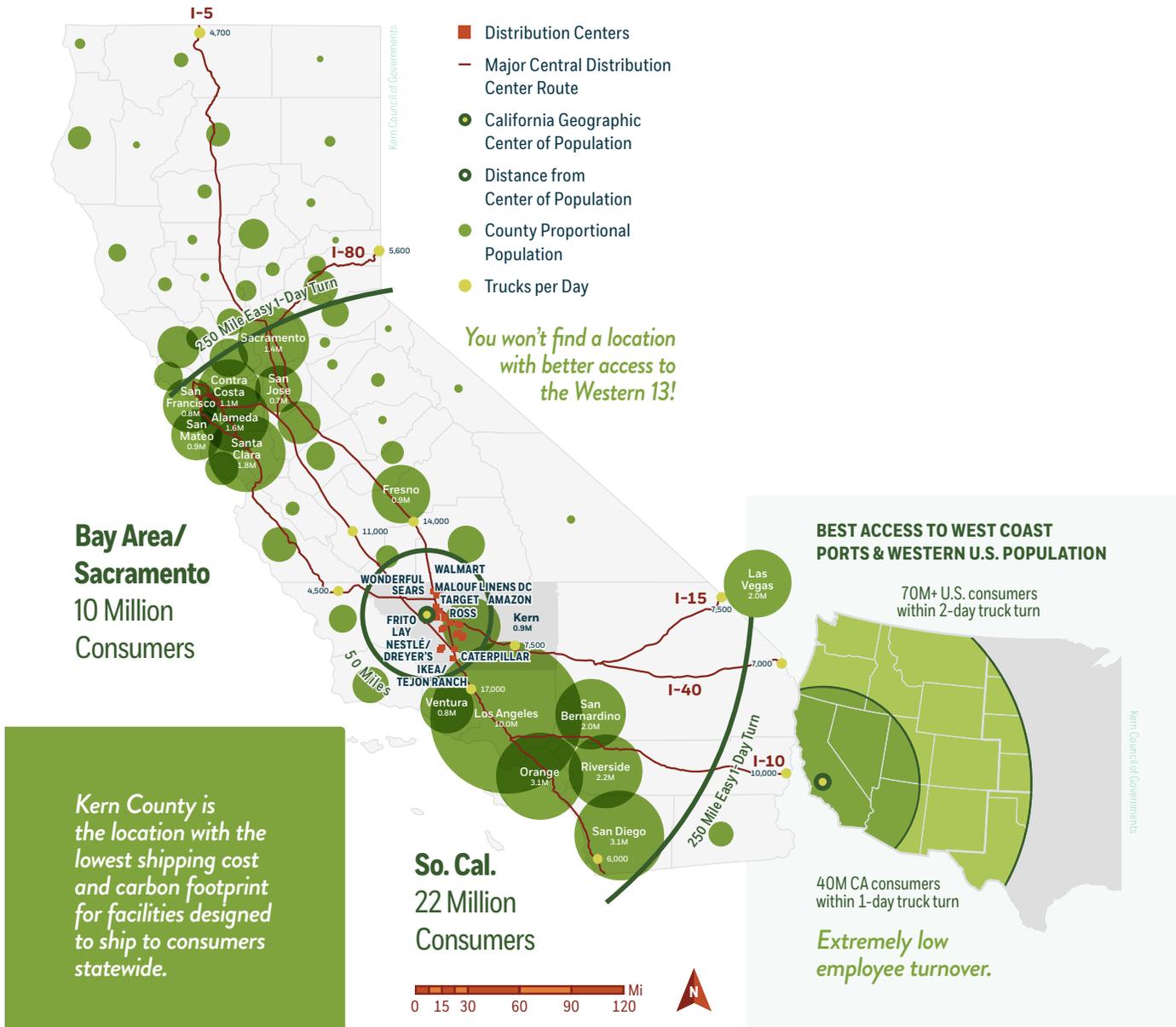
U.S. DRIVE TIME FROM KERN COUNTY



— Roads — Drive Time



Over 50 Distribution Centers in Kern County



Select Regional Distribution Centers:

- AMAZON
- AMERICAN TIRE DISTRIBUTORS
- APTCO
- CAMPING WORLD
- CATERPILLAR
- DOLLAR GENERAL
- DRYER'S
- ESSENDANT WHOLESALE SUPPLIES
- FAMOUS FOOTWEAR
- FORMICA CORPORATION
- GAF
- HADCO METAL TRADING
- HILLMAN
- IKEA
- L'ORÉAL COSMETICS
- MALOUF FINE LINENS
- MEN'S WEARHOUSE
- NESTLÉ
- PACTIV
- PLANT PREFAB
- PPG AEROSPACE
- ROSS DRESS FOR LESS
- SMUCKER'S
- SUNRISE BRANDS
- TARGET
- U.S. COLD STORAGE OF CALIFORNIA
- WALMART
- WONDERFUL COMPANY

