

M-1 Zoned
Property

AVAILABLE
FOR LEASE

4500
Rudnick Court

Bakersfield, CA

Property Features

- Former auto dealership available for lease
- Zoned for general light industrial uses
- Fully paved yard area - 2.06 total acres
- Highway 99 frontage and signage



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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M-1 Zoned Property Available For Lease

Offering Terms | Aerial Photo

4500 Rudnick Court - Bakersfield, CA

Offering Terms

- **Building Size** 15,000 SF
Includes 6,000 SF Warehouse
- **Lot Size** 2.06 Acres
- **Zoning** M-1, City of Bakersfield
- **Lease Rate** \$1.25 NNN
- Interior improvements include showroom, improved office space and warehouse
- Covered and secured canopy area between buildings



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Property Photos

4500 Rudnick Court - Bakersfield, CA



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Interior Photos

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Aerial Photo Facing East

4500 Rudnick Court - Bakersfield, CA

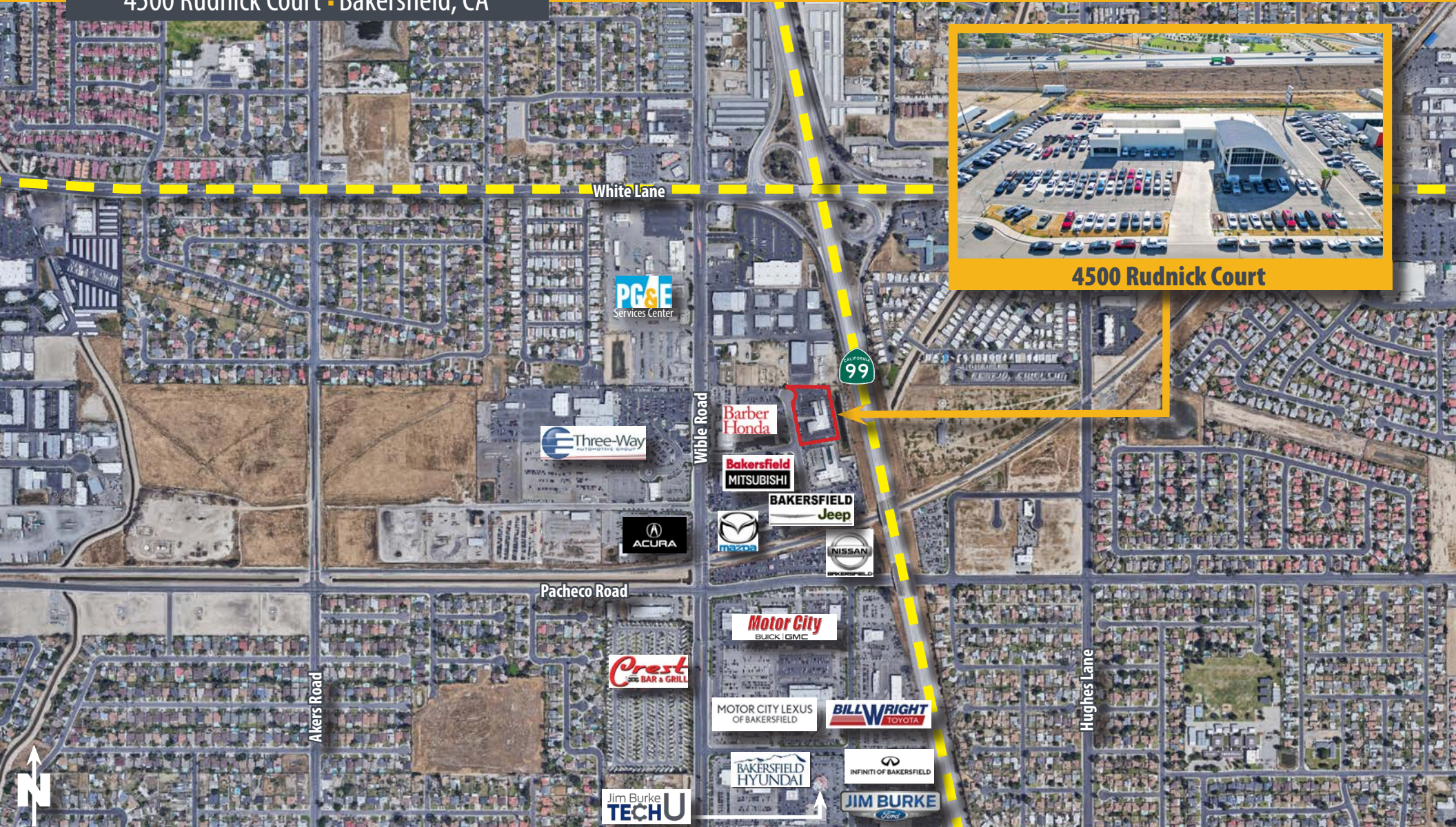


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Aerial of Southwest Trade Area

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Kern County At A Glance

4500 Rudnick Court - Bakersfield, CA

KERN COUNTY At A GLANCE

#2 LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

#3 in Agricultural Production Nationwide



#3 in Economic Diversity Nationwide



#4 in STEM Jobs Nationwide



OVER 50 MAJOR DISTRIBUTION CENTERS



THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

75%



60%



#1 Largest Wind Project in the Nation



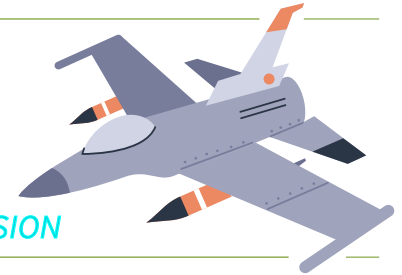
#1 Largest Battery Energy Storage System in the World



#13 Oil-Producing County in the the Nation

OVER 50 WORLD'S TECH "FIRSTS"

NAVAL AIR WARFARE
CENTER WEAPONS DIVISION



1ST INLAND SPACE PORT IN U.S.

MOJAVE AIR &
SPACE PORT AT
RUTAN FIELD



1ST SPACE SHUTTLE LANDING

EDWARDS
AIR FORCE
BASE

