

1834 Norris Road | Bakersfield, CA

Office/Warehouse Manufacturing Facility

For Lease | \$0.95/sf Industrial Gross

Stephen J. Haupt, SIOR

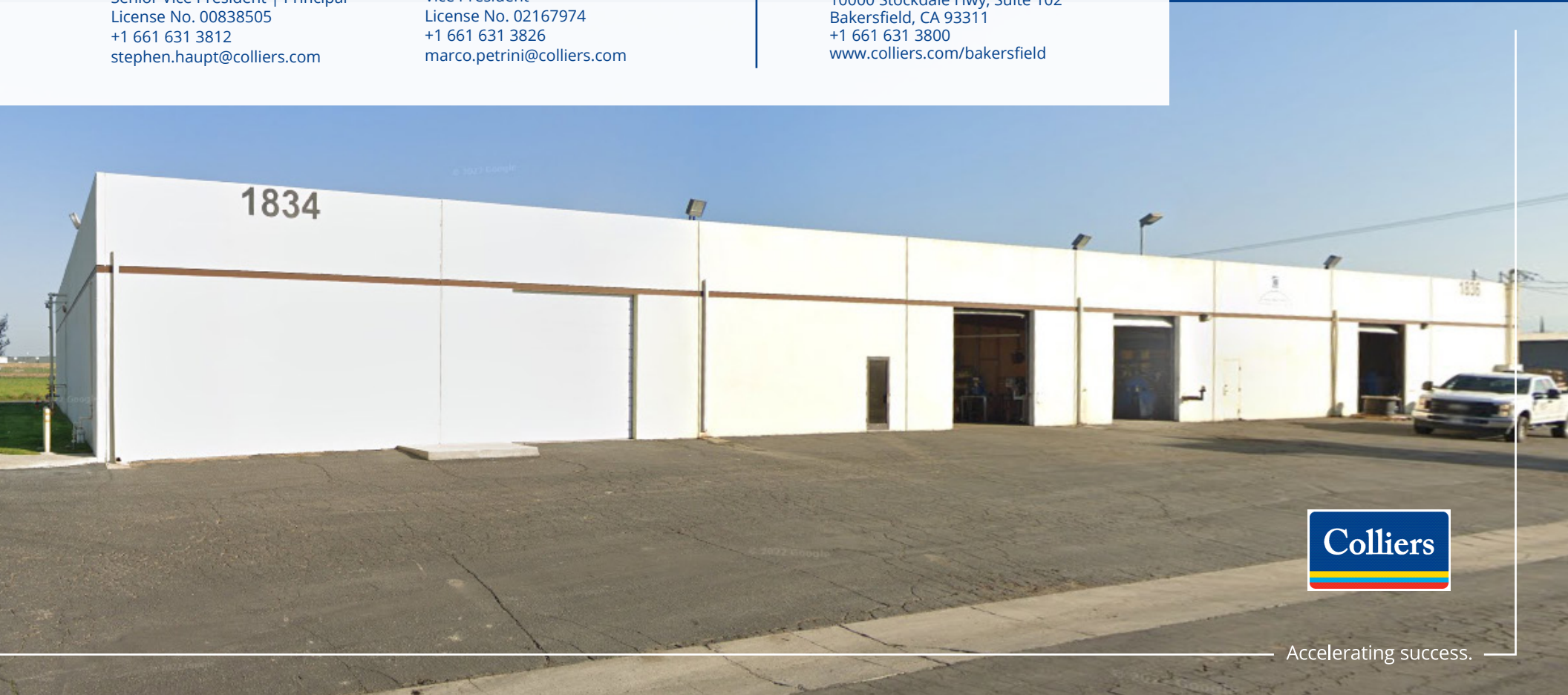
Senior Vice President | Principal
License No. 00838505
+1 661 631 3812
stephen.haupt@colliers.com

Marco Petrini

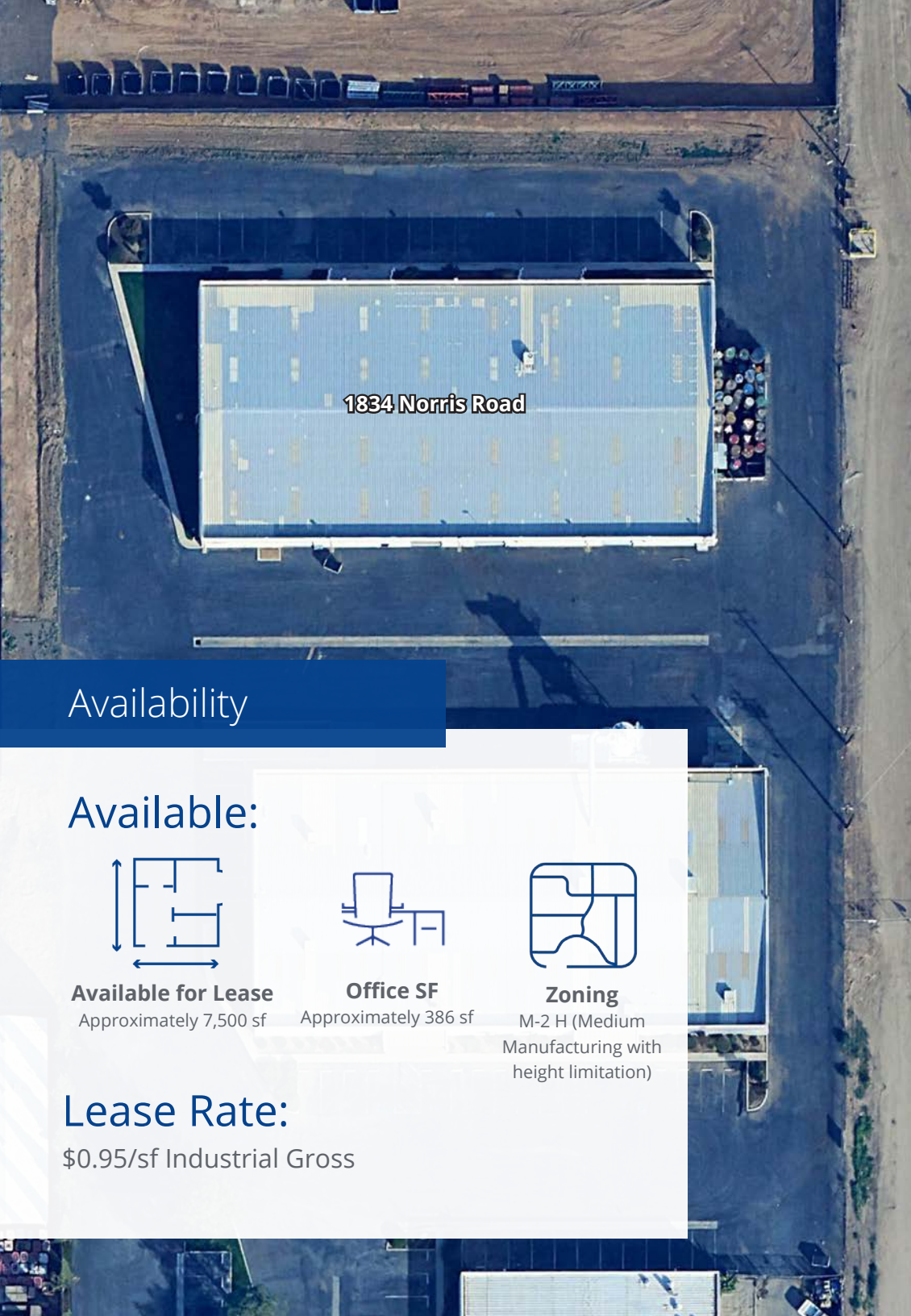
Vice President
License No. 02167974
+1 661 631 3826
marco.petrini@colliers.com

Colliers International

10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



Accelerating success.



Property Information

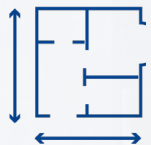
1834 Norris Road is located near Pegasus Drive and Highway 99 in North Bakersfield. Close proximity to Bakersfield Airport Business Center and Meadows Field Airport.

Highlights

- Use is office, warehouse and manufacturing
- Concrete tilt-up with metal roof
- Abundant parking
- Monument signage available
- Fire suppression: Fully sprinklered
- Clear Height: 14'-16'
- Bay Size: Clear Span
- Fluorescent lighting and skylights
- Truck Doors: Two (2) 12'x12' ground level roll-up

Availability

Available:



Available for Lease

Approximately 7,500 sf



Office SF

Approximately 386 sf



Zoning

M-2 H (Medium Manufacturing with height limitation)

Lease Rate:

\$0.95/sf Industrial Gross



Sewer

North of the River Sanitation



Water

Oildale Mutual Water



Gas

Southern California Gas

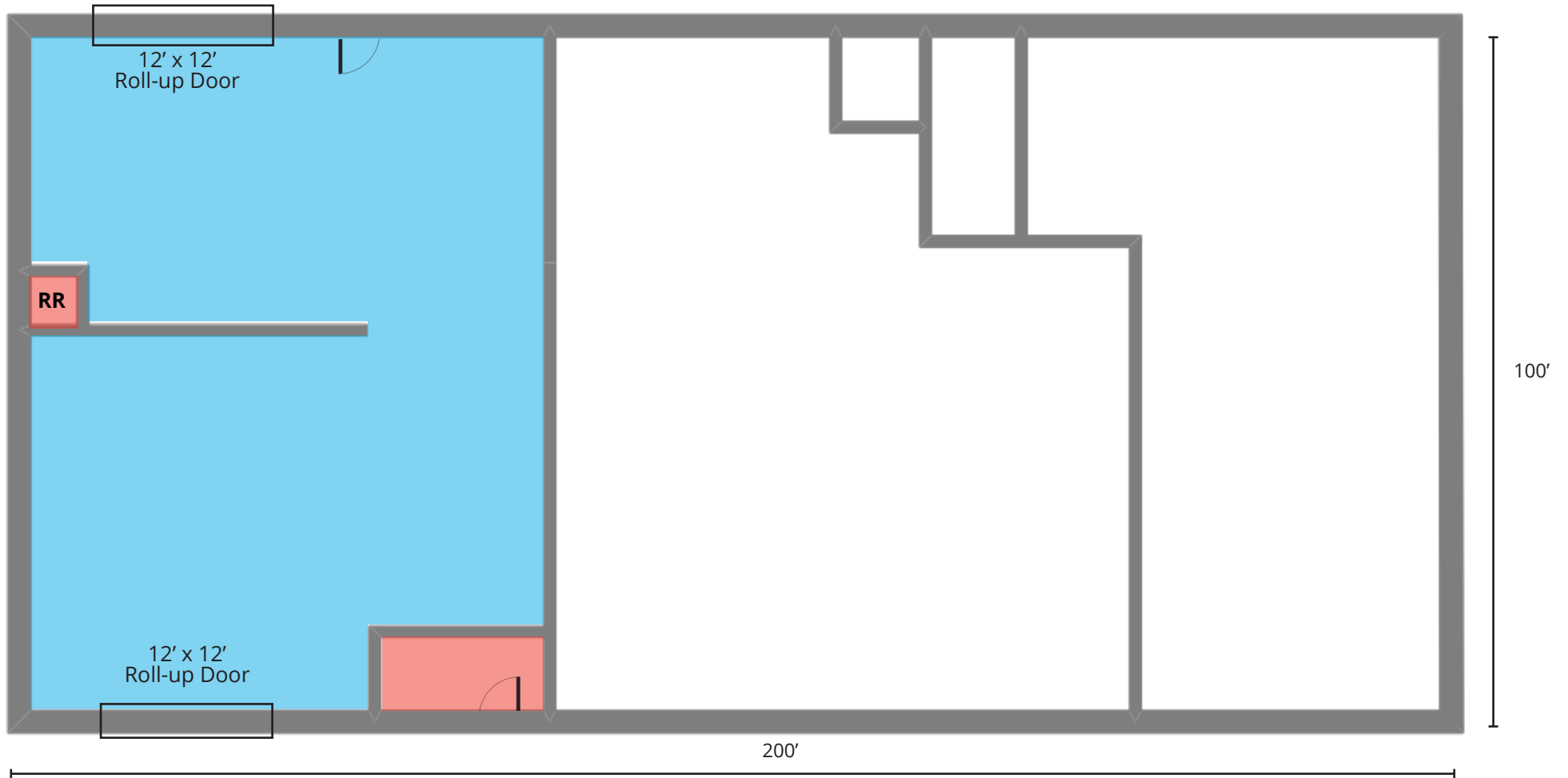


Electric

PG&E
(120/208 volt, 3 phase, 600amp)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

Floor Plan



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

Aerial



1834 Norris Rd