

AVAILABLE For Lease

Office | Shop | Yard

1800
Golden State Ave
Bakersfield, CA 93301



Wesley M. McDonald

Principal

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Property Details

1800 Golden State Avenue
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Property Details:

- Total Available Space: 3,600 SF
- Shop Space: 2,400 SF
- Shop Canopy: 600 SF
- Office Space: 1,200 SF
- Yard Space: 2.68 Acres
- ±1.68 acres Asphalt Paved
- Ground Level Doors: Two (2) 12' x 14'
- Clear Height: 13'6" - 15'
- Power: 225 Amps - 3 Phase 4 Wire
- Zoning: M-1 (Light Industrial), City of Bakersfield

Property Highlights:

- Centrally located within one mile of Highway 99 & 179
- Site is conveniently located along Freeway 204 frontage road
- Chain-link perimeter fencing
- Electric gate at entrance with keypad as the single point of ingress/egress
- ±2,000 SF canopy covered diesel fueling station with two (2) dispensers and a 12,000 gallon UST
- Vehicle wash station with water reclamation system
- Shop has two (2) truck service pits

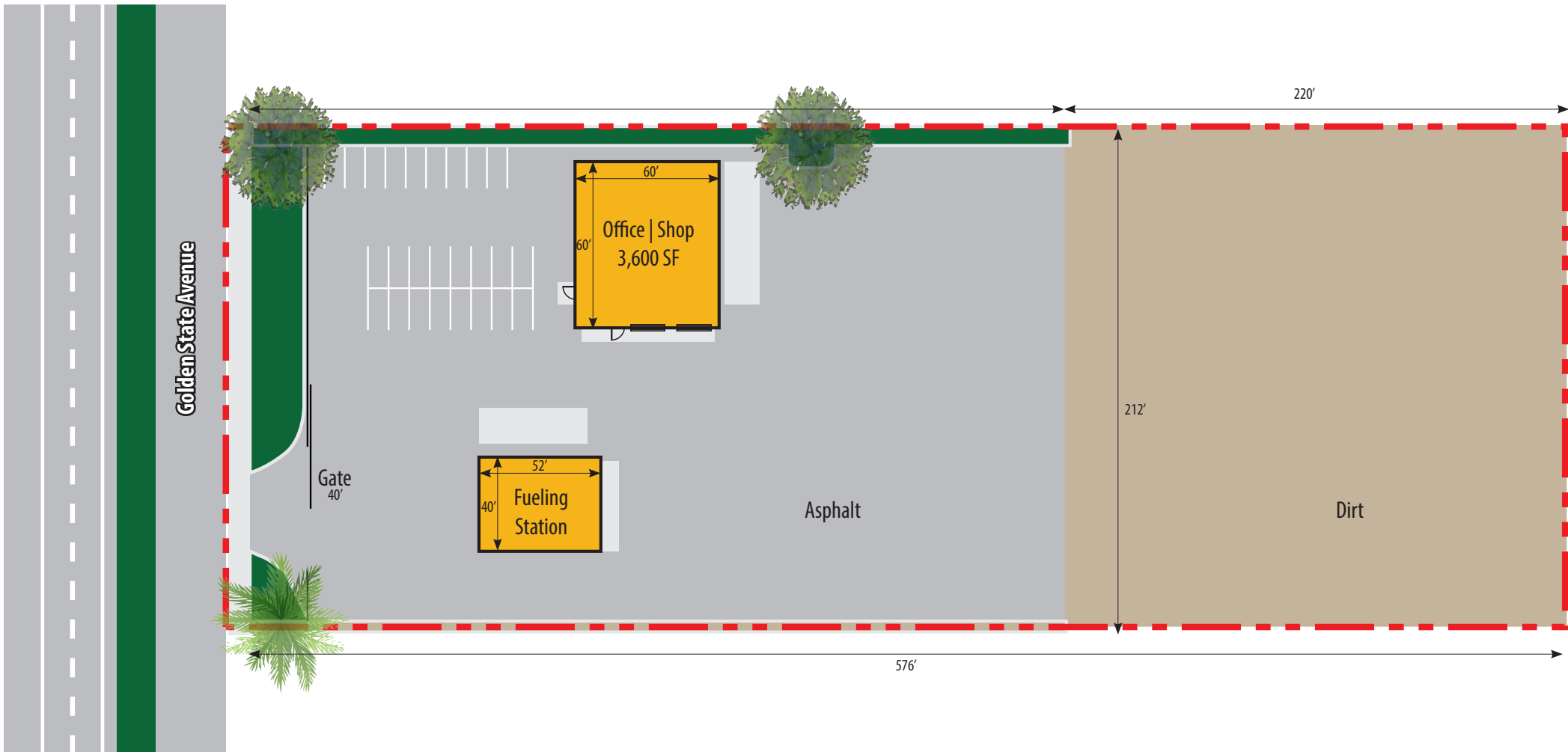


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Site Plan

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*Plans deemed to be accurate, but not guaranteed.
Plan not to scale.

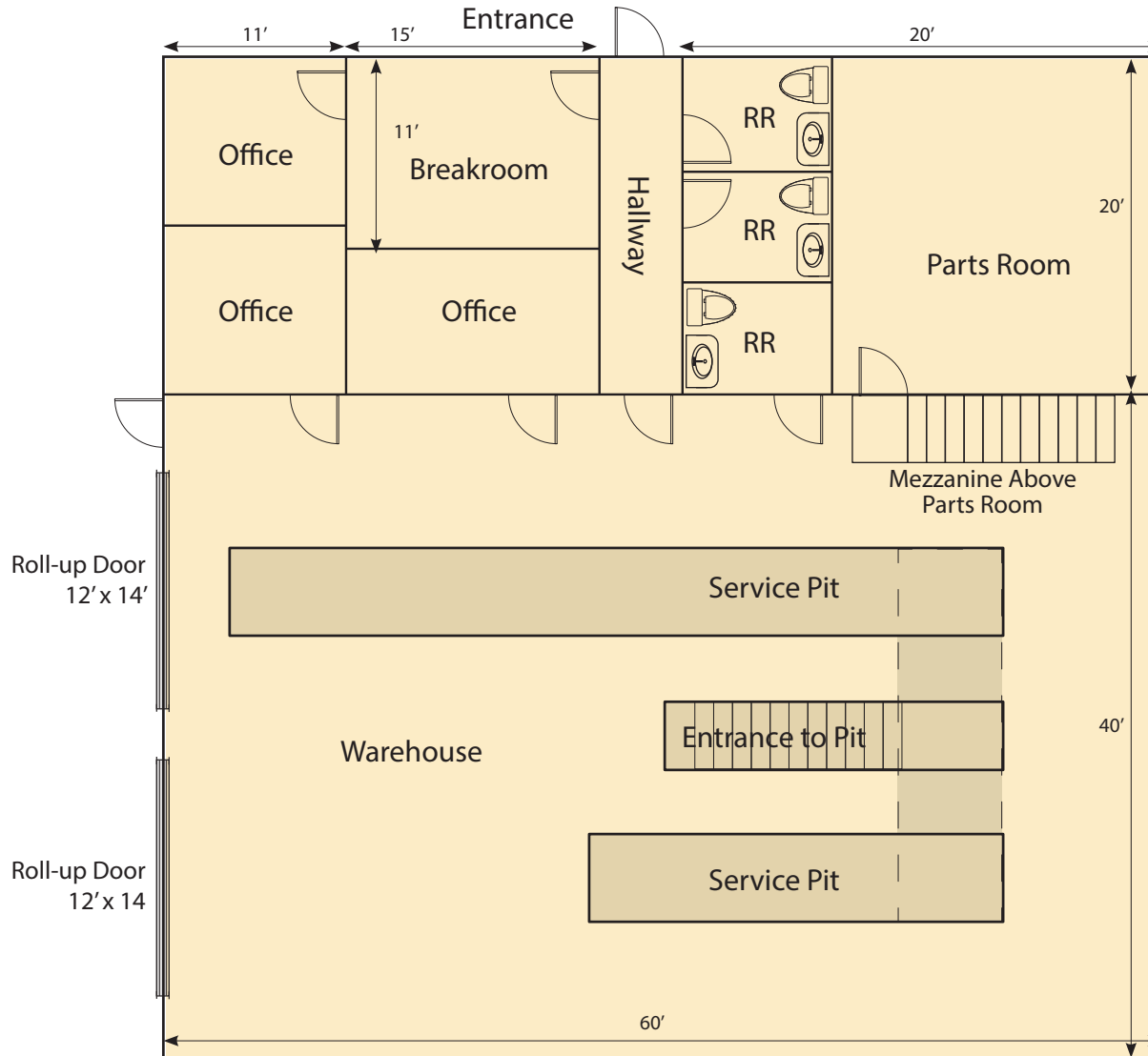


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Floor Plan

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Property Photos

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Shop



Service Pit



Service Pit

Break Room

Fueling Station

Shop Office



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Property Photos

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Yard Space



Fueling Station



Roll-Up Doors

Shop Exterior

Property Exterior

Aerial

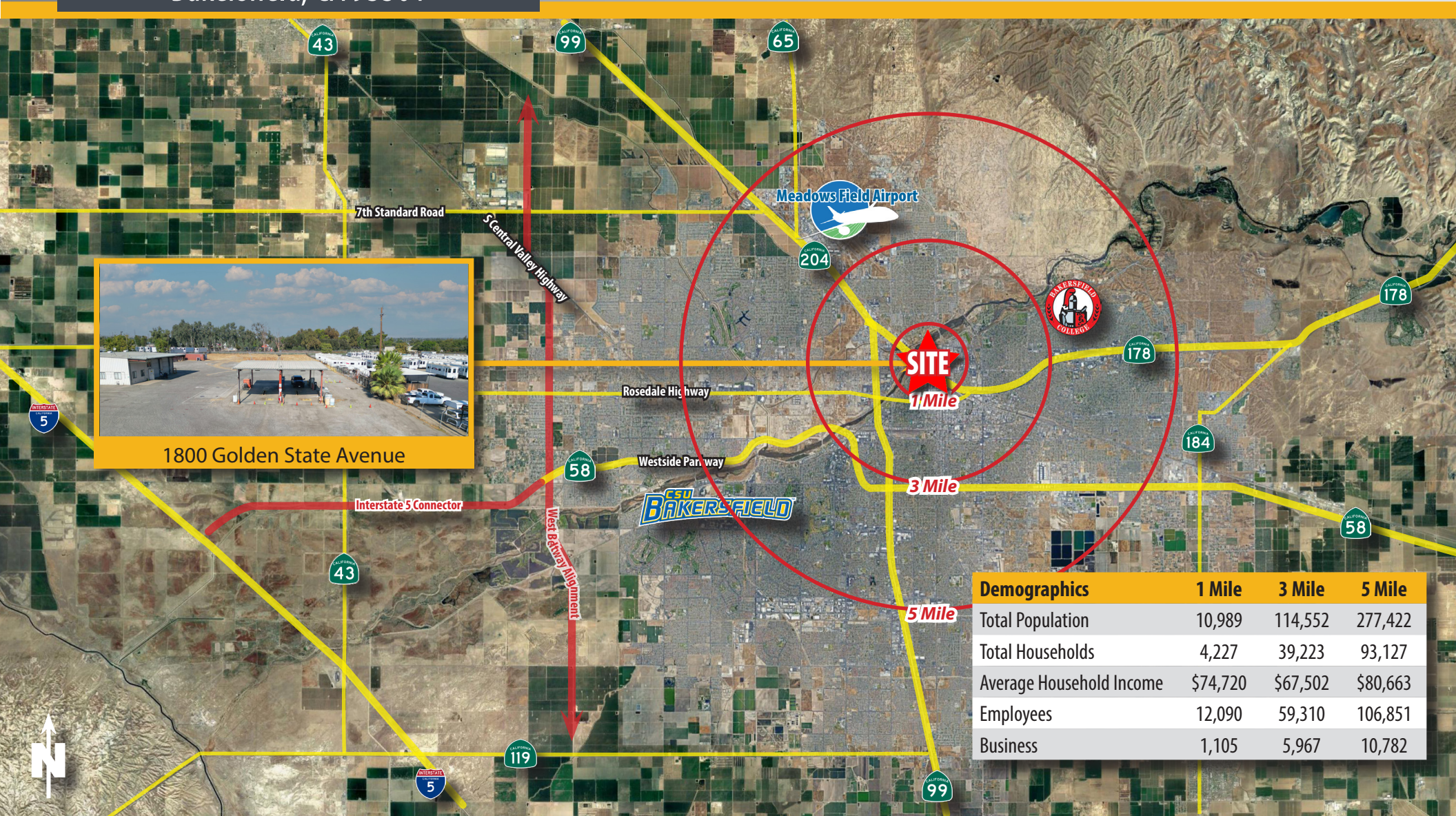


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Bakersfield Area Roadways

1800 Golden State Avenue
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1800 Golden State Avenue

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,989	114,552	277,422
Total Households	4,227	39,223	93,127
Average Household Income	\$74,720	\$67,502	\$80,663
Employees	12,090	59,310	106,851
Business	1,105	5,967	10,782



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