

# New Industrial Construction FOR LEASE



**3650**  
**Gulfstream Lane**  
**Bakersfield, CA 93308**

### Property Highlights

- 15,475 SF Available
- Fully fenced and concrete paved yard area
- Zoned M-2 PDH, County of Kern
- Insulated metal panel with pre-engineered metal frame, office area complete



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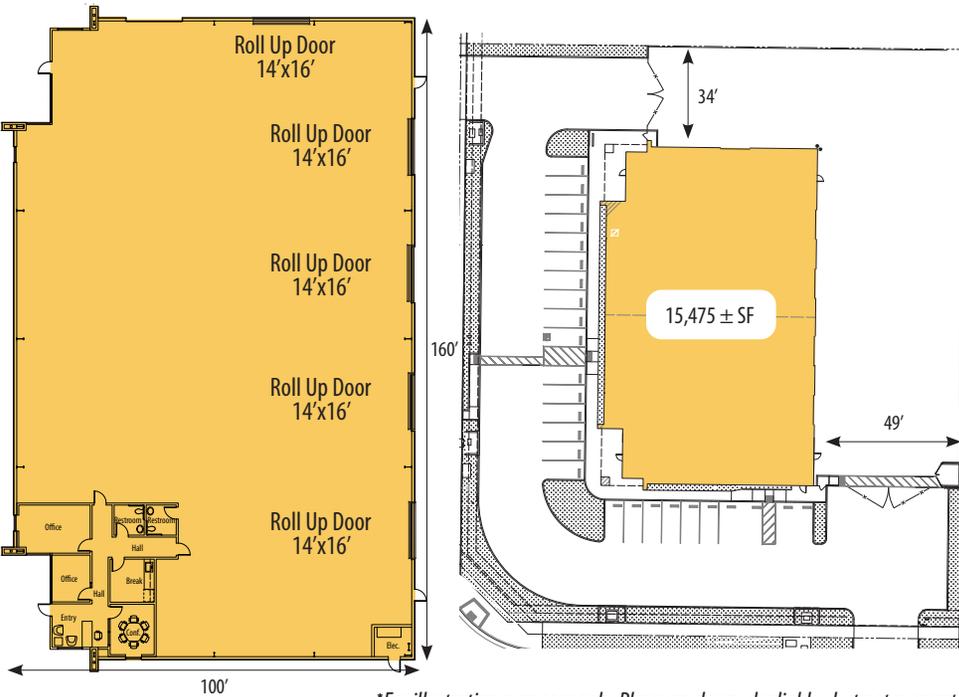
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Building Key	
1	Amazon Distribution Center
2	Chevron/ The Barn
3	Starbucks
4	Explore Industries
5	Golden West Casino
6	Caliber Collision
7	Sunbelt Rentals
8	Adapt Health
9	Kern Glass
10	<b>AVAILABLE (15,475± SF)</b>
11	Hadco Metals
12	Sierra School Equipment



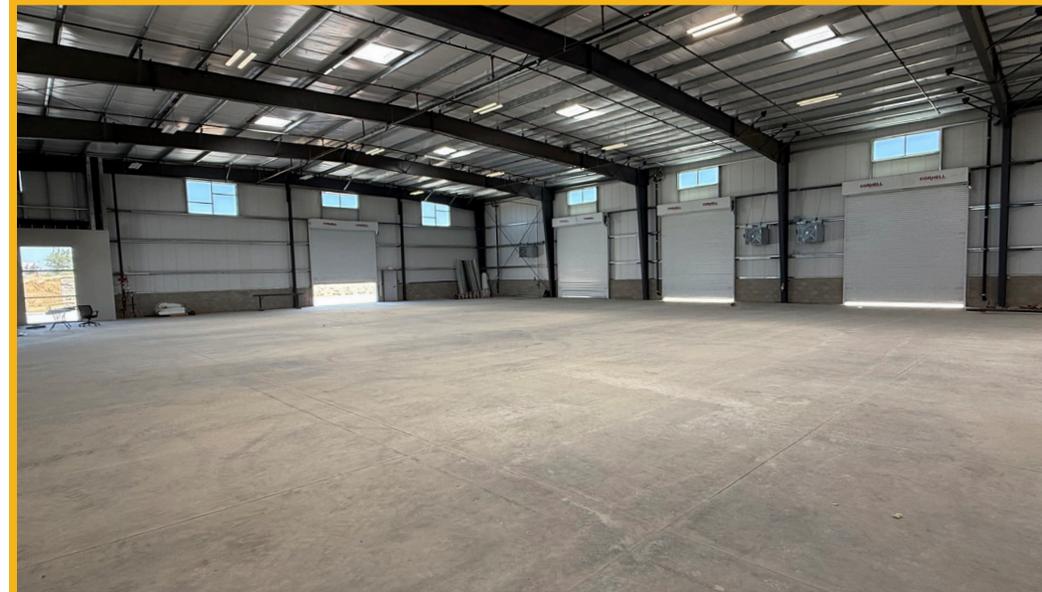
\*For illustration purposes only. Plans are deemed reliable, but not guaranteed.



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### Property Details

- **Year Built** 2025
- **Building Size** ±15,475 SF
- **Parcel Size** 1.53 Net Acres
- **Office** ±1,165 SF - Completed
- **Roof** Standing Seam, Metal deck with insulation
- **Power** 1000 Amps, 120/208 Volts  
3 Phase, 4 Wire
- **Zoning** M-2 PD H, County of Kern
- **Parking** 25 Spaces (4 EV capable)
- **Construction** Insulated metal panel with pre-engineered metal frame, warehouse exhaust fans
- **Fire Sprinklers** Yes
- **Solar** 21,500W panels
- **Column Spacing** Clear span - No columns
- **Clear Height** ±22'-24'
- **Doors** Five (5)-14'x16' insulated ground level roll up
- **Yard Area** Concrete paved and fenced
- **Gates** Two (2) swinging





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## KERN COUNTY At A GLANCE

### LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

**#2** in Agricultural  
Production  
Nationwide



**#3** in Economic  
Diversity  
Nationwide

**#4** in STEM  
Jobs  
Nationwide

**OVER 50** MAJOR DISTRIBUTION  
CENTERS



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS

### THE ENERGY CAPITAL OF CALIFORNIA Largest Provider of Oil & Renewable Energy in the State

**70%**



**60%**



**#1** Largest  
Wind Farm  
in the U.S.



**2<sup>ND</sup>** Largest  
Solar Farm  
in the U.S.



**#7** Oil-Producing  
County in  
the Nation

**OVER 50** WORLD TECH  
"FIRSTS"  
NAVAL AIR WEAPONS  
STATION CHINA LAKE



**1<sup>ST</sup>** COMMERCIAL SPACE  
PORT IN U.S.  
MOJAVE AIR &  
SPACE PORT



**1<sup>ST</sup>** SPACE SHUTTLE  
LANDING  
EDWARDS AIR  
FORCE BASE



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Source: Kern Economic Development Corporation - <https://kernedc.com/market-overview/>