

AVAILABLE For Lease

Warehouse/Office & Concrete Yard

4832 Rosedale Lane
Bakersfield, CA 93314

High-quality freestanding warehouse/office with private yard located in a desirable area of Northwest Bakersfield. The building, constructed in 2014, is fully insulated and offers tenants' numerous operational advantages including clear-span warehouse space free of any obstructions, significant power supply, and features a fully concrete paved and fenced yard with privacy slats and electronic gates.



Dylan J. Lym

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Property Details

- **Available Space:** 9,600± SF
 - Office:** 1,450±SF
 - Warehouse:** 8,150±SF
- **Lot Size:** 1.00± Acres
- **Zoning:** M-1 PD (Light Industrial, Precise Development Overlay), County of Kern
- **Rate:** \$1.15 PSF/Mo NNN
- **Year Built:** 2014

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Location Map/Demographics

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	611	95,967	305,395
Total Households	198	36,387	103,894
Average Household Income	\$66,039	\$65,229	\$70,354
Employees	7,864	74,971	128,630
Businesses	577	6,821	12,039

Property Features

- Convenient access to Highway 99, and the Westside Parkway providing seamless routes to all areas of Kern County
- Flexible yard space fully concrete paved and fenced with privacy slats and electronic gates
- Insulated, clear-span warehouse provides increased efficiency and comfort
- Heavy-grade power supplied to the building (800 AMPS, 480/277 V, 3 Phase/4 Wire)
- High-image office space in pristine condition

Utilities

- Electric** PG&E - 800 AMPS, 480/277 V, 3 Phase/4 Wire
- Sewer** NOR
- Water** Vaughn Water



Excellent Value For Existing Improvements



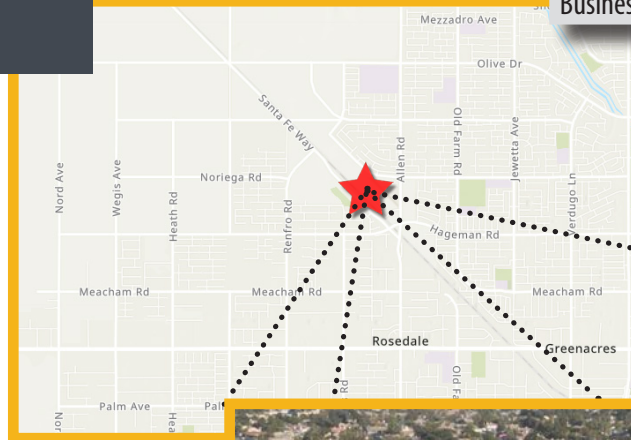
Quality Construction



1.00 Acre Lot



Desirable Northwest Location



4832 Rosedale Lane

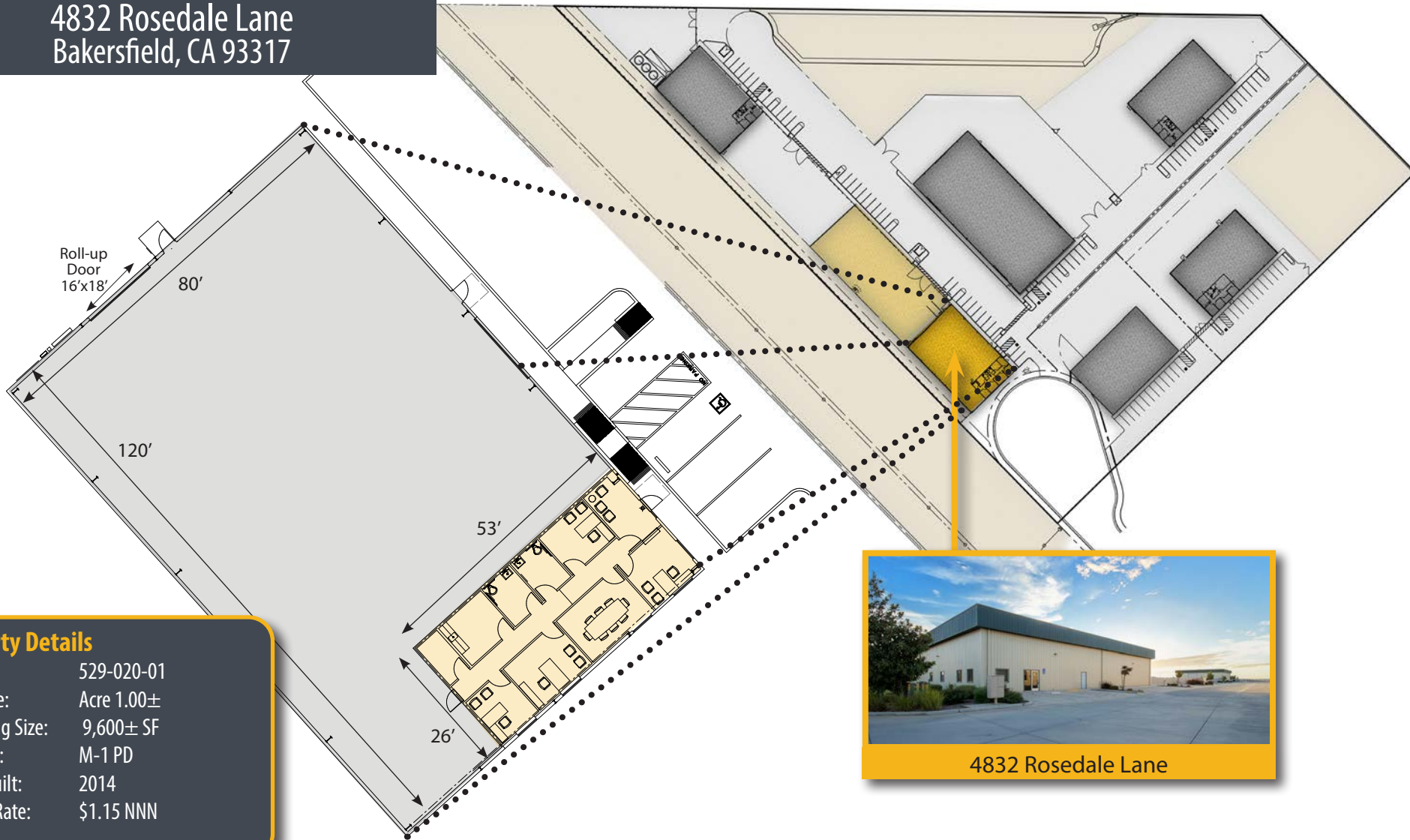


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Site Plan

4832 Rosedale Lane
Bakersfield, CA 93317



Property Details

- APN: 529-020-01
- Lot Size: Acre 1.00±
- Building Size: 9,600± SF
- Zoning: M-1 PD
- Year Built: 2014
- Lease Rate: \$1.15 NNN



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Photos

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Trade Map

4832 Rosedale Lane
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4832 Rosedale Lane



CALIBER
COLLISION



Noriega Road



Santa Fe Way

Rosedale Lane

Allen Road



Hageman Road



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Kern County At A Glance

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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

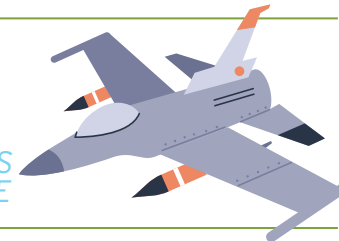


THE ENERGY CAPITAL OF CALIFORNIA
 Largest Provider of Oil & Renewable Energy in the State

70%  **60%** 

#1 Largest Wind Farm in the U.S.  **#2** 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



1ST COMMERCIAL SPACE
 PORT IN U.S.
 MOJAVE AIR &
 SPACE PORT



1ST SPACE SHUTTLE
 LANDING
 EDWARDS AIR
 FORCE BASE



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS



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