



For Sublease

\$12,000/mo.

Industrial Gross

Contact us:

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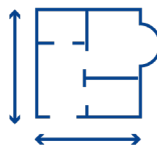
oscar.baltazar@colliers.com

4201 Armour Ave Bakersfield, CA 93308

4201 Armour Ave is a 13,700 square foot office/warehouse, building including approximately 1,200 square feet of office space located in the heart of the Rosedale "Oil Patch" submarket, just west of Highway 99 and north of Rosedale Highway.

Highlights:

- 0.67 Acres-Fully Paved and Fully Fenced
- One (1) dock door and three (3) ground level doors
- Warehouse has fully insulated walls and ceilings as well as two (2) evaporative coolers and two (2) space heaters
- Updated lighting with skylights
- 80'x50' 3 ton crane bridge
- Fully sprinklered at .2 GPM/1,500



Available for Sublease

13,700 SF total for lease
situated on 0.67 acres



Warehouse SF 12,500 warehouse SF



Office SF 1,200 office SF

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

Property Details

Sublease Rate:

\$0.88 per SF, Industrial Gross

Utilities:



Sewer
Septic



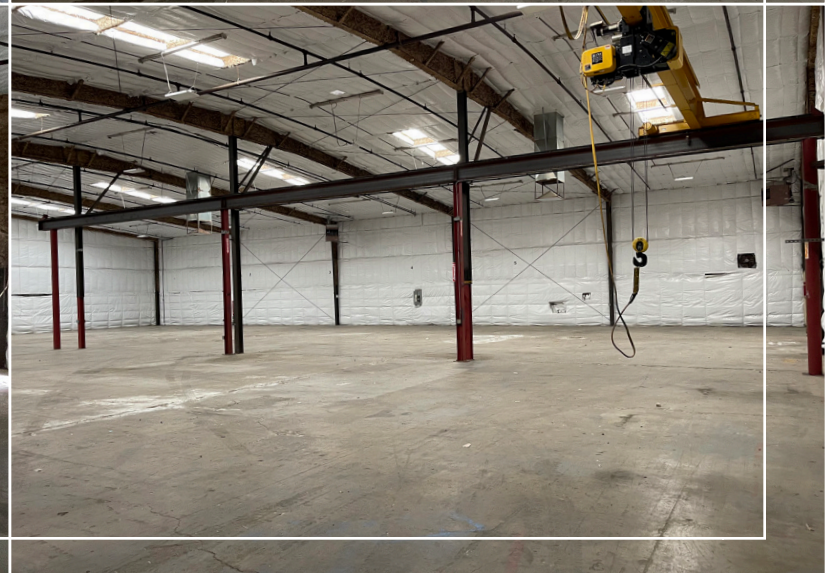
Water
California Water
Service



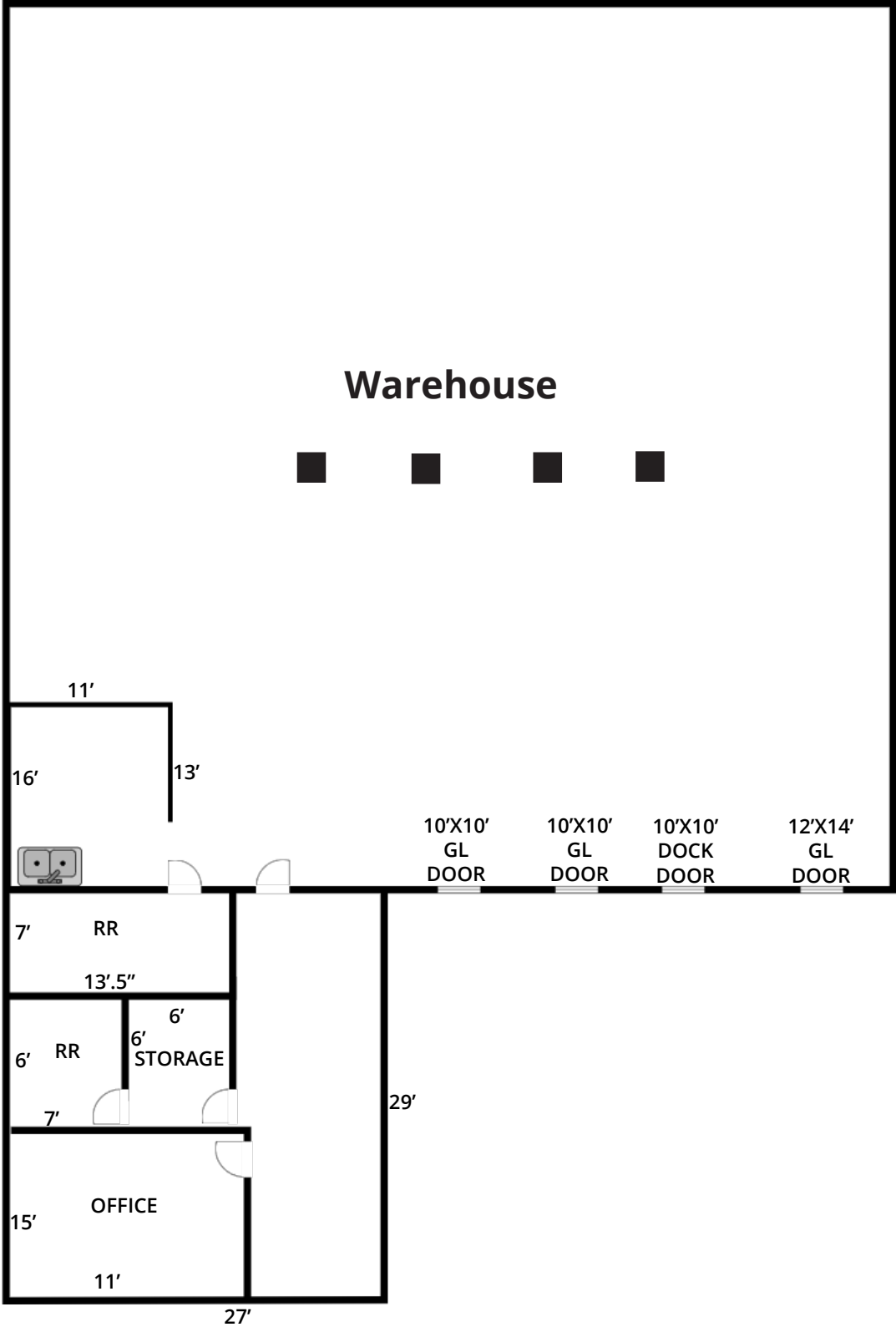
Gas
PG&E



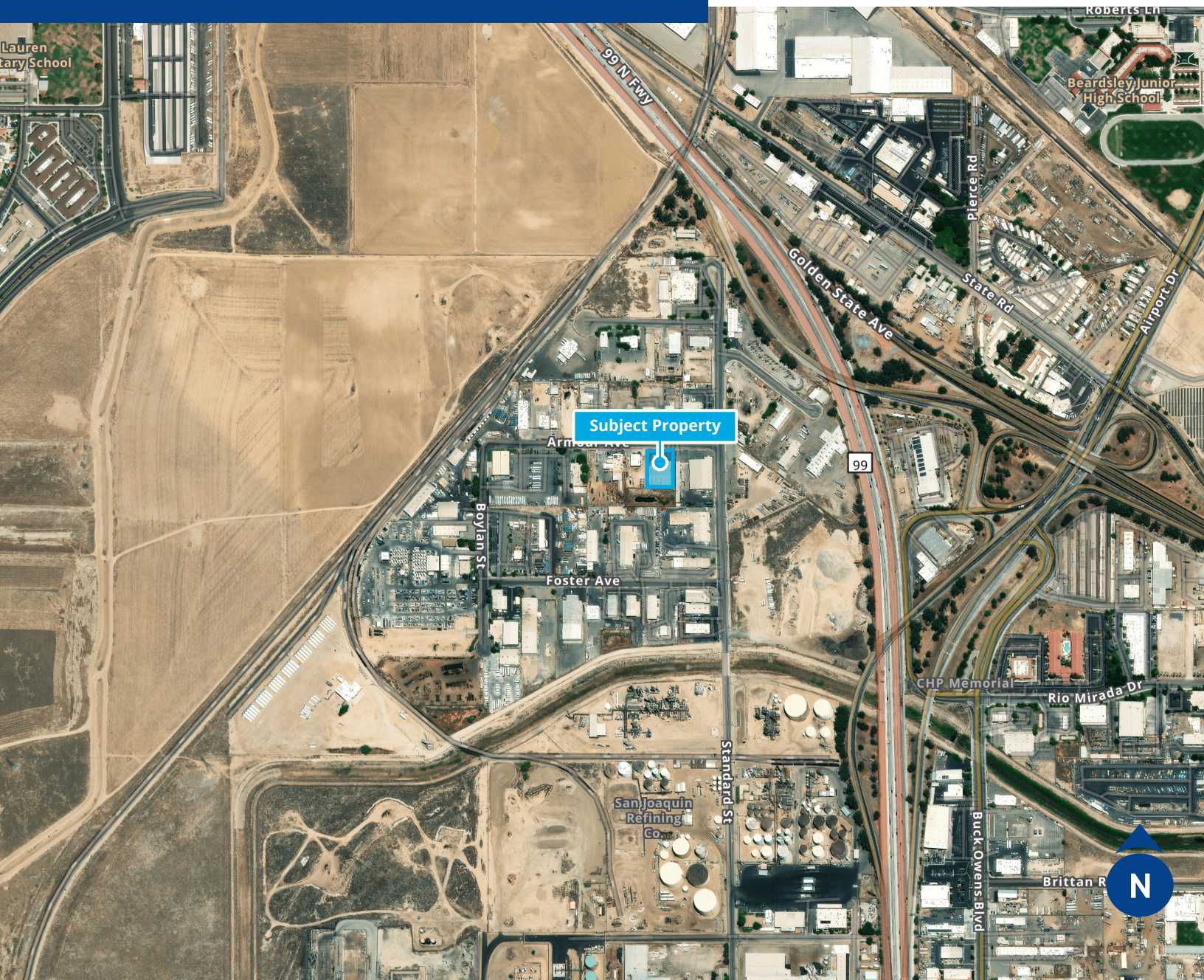
Electric
PG&E (120/208 Volt,
400 Amp, 3 Phase)



Floor Plan



Aerials



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