



Colliers

For Lease | +/- 9,936 SF

Turnkey Industrial Facility with Fenced Perimeter, Improved Yard and High-Clear

969 Carrier Parkway Ave | Bakersfield, CA 93308

Contact Us:

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969 Carrier Parkway is strategically positioned in Northwest Bakersfield, providing excellent access to surrounding industrial operations and close proximity to the highly desirable Airport Industrial submarket. The property features a versatile industrial facility comprised of a metal-fabricated building with a stucco façade, designed with an efficient layout to support pull-through circulation and accommodate excess yard storage.

The building offers four (4) oversized 16' x 16' roll-up doors and benefits from high clear heights, making it suitable for a wide range of industrial users. Situated on approximately ±2.29 acres, the site includes an improved yard with partial paving and dust-controlled surfaces consisting of asphalt and crushed gravel, delivering a durable and functional solution for outdoor storage and operational flexibility.

Lease Rate:

\$1.45/SF, Industrial Gross

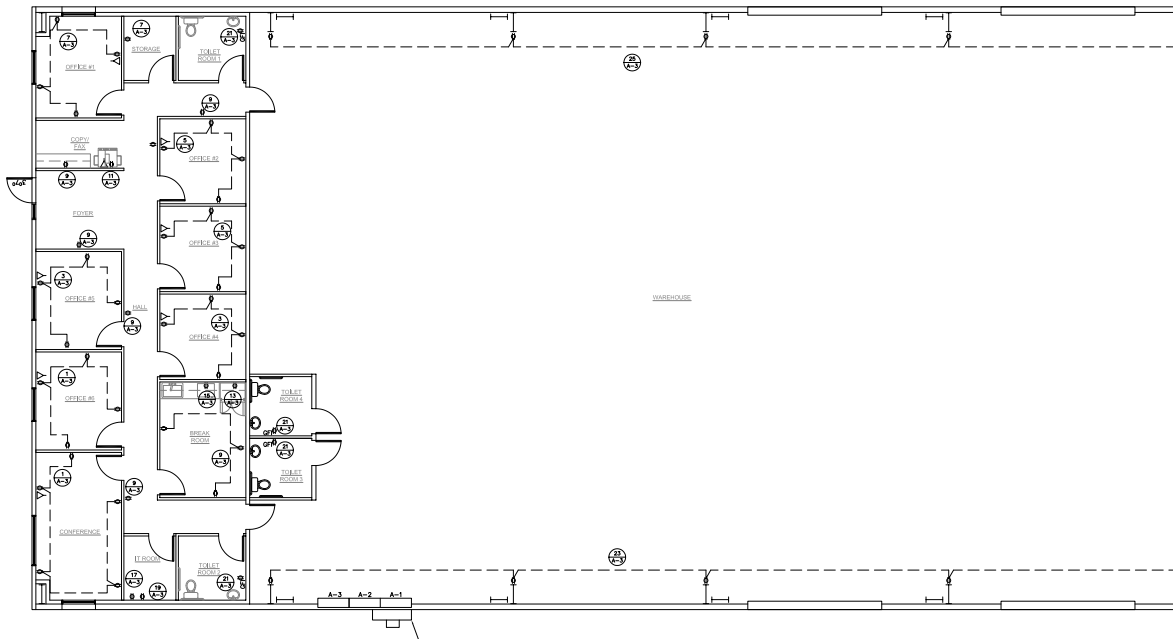
Available:

+/- 9,936 SF

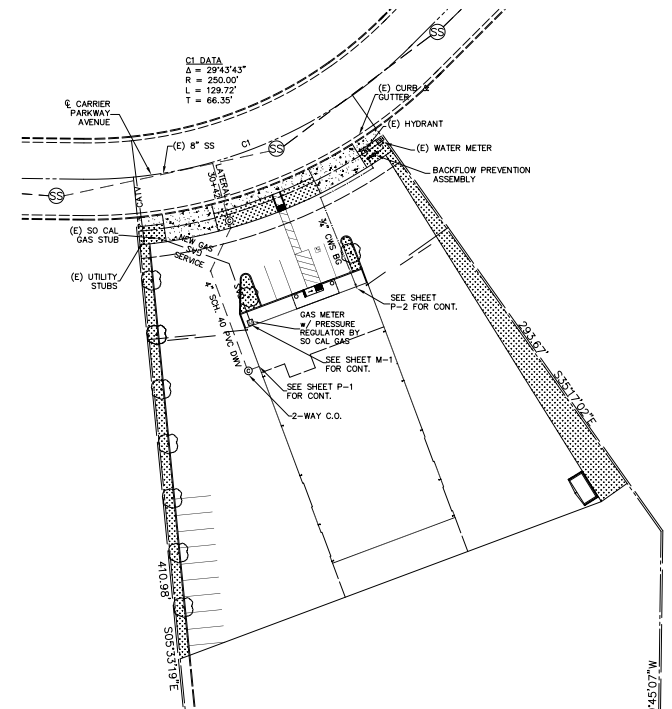
Property Highlights:

- Prefabricated Metal Construction with Stucco Façade
- Fully Insulated
- Fully Fenced Secured Yard
- Automatic Entrance Gate with keypad Access
- Clear Height: 25'-29'
- 29 Asphalt paved parking spaces
- Six (6) Private offices
- Conference Room and Break Room
- Four (4) Restrooms
- Utilities:
 - Sewer: Sewer
 - Water: Oildale Mutual Water Co.
 - Electric: 400 amp existing (800 amp through bus) 480v, 3phase, 4wire
 - Gas: SoCal Gas Co.
 - Internet: AT&T Fiber Optic

Floor Plan & Site Plan

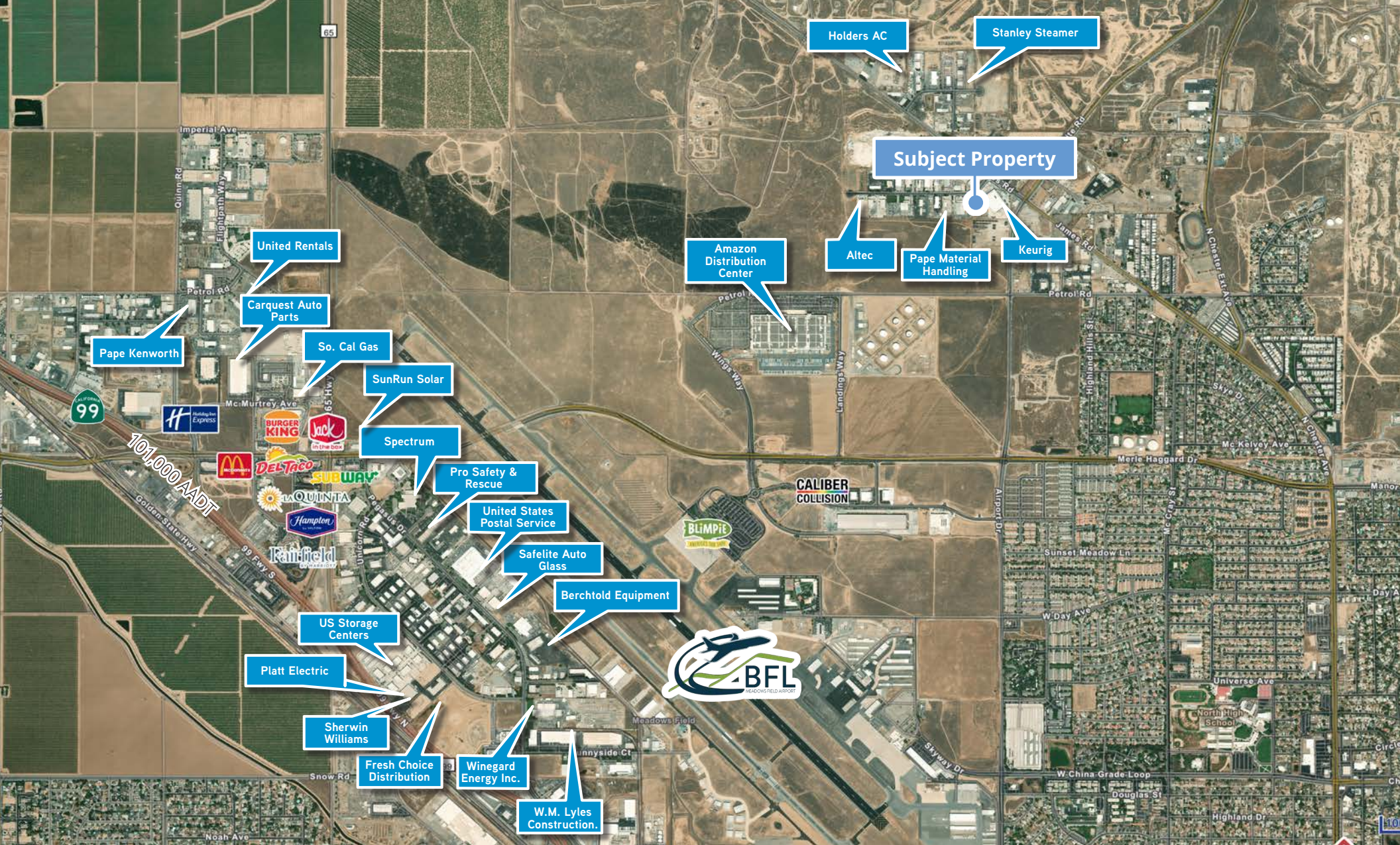


[Floor Plan \(Click to View\)](#)



[Site Plan \(Click to View\)](#)





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