

Office |  
Warehouse | Yard

**FOR LEASE**

**3801**  
**Standard Street**  
**Bakersfield, CA 93308**

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# Office | Warehouse | Yard For Lease

## Property Information

3801 Standard Street - Bakersfield, CA

### Property Details

- **Available Space** 12,733± SF
  - Office 7,825± (Can be reduced to 4,825± SF)
    - Ground Floor 6,200± SF
    - Second Floor 1,625± SF
  - Warehouse 4,948± SF (Can be increased to 7,948± SF)
  - Mezzanine Storage Space 3,000± SF (Not included in total available space)
- **Yard Area** 8,000± SF (Additional yard area available)
- **Ground Level Doors** One (1) 12'x12' & One (1) 10'x12'
- **Zoning** M-3 (Heavy Industrial), County of Kern
- **Lease Rate** \$10,000/Month, IG

### Property Highlights

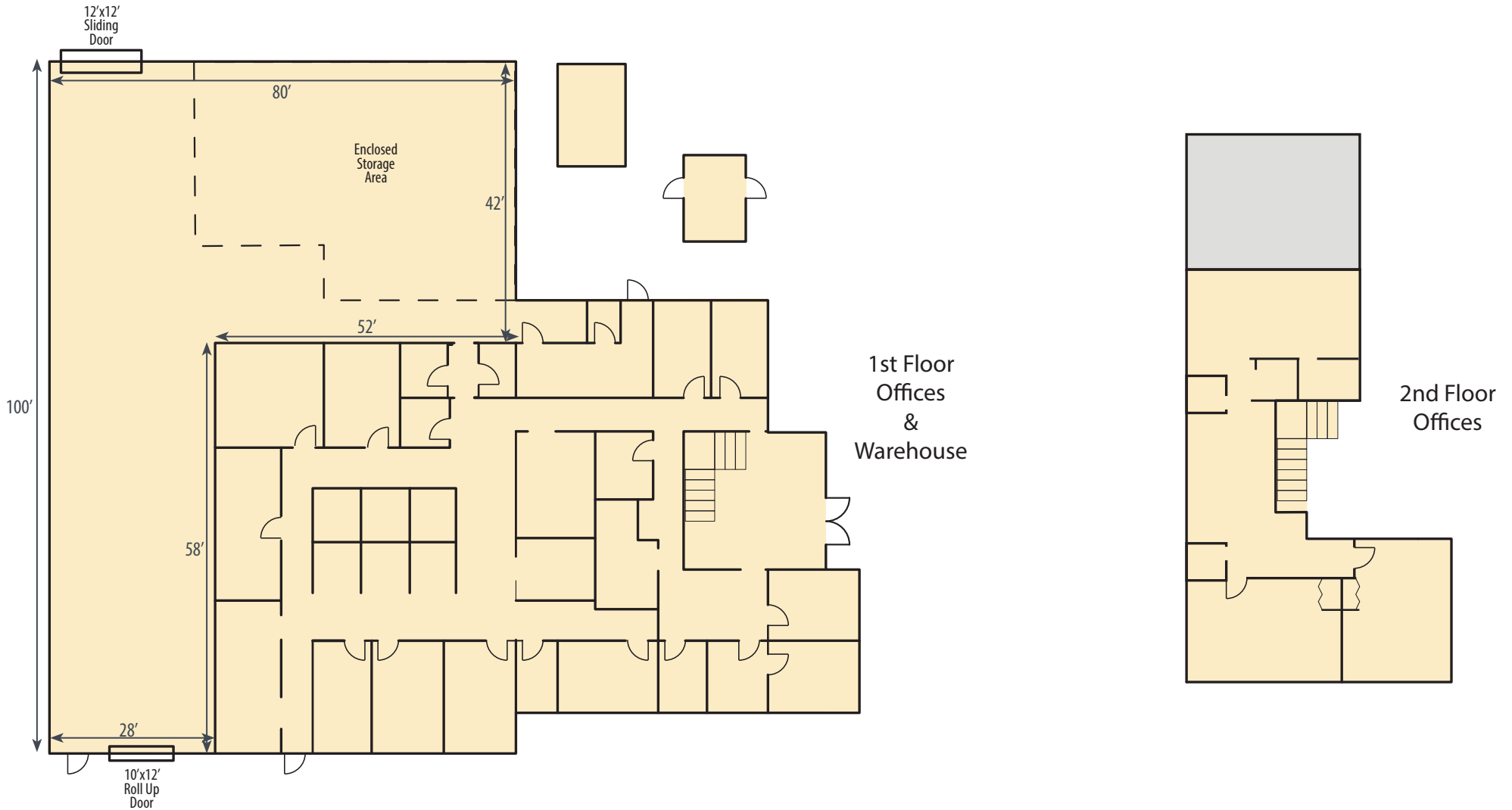
- Flexible Office-to-Warehouse Configuration allowing users to scale office and warehouse allocations based on operational requirements
- Newly remodeled office space with abundant parking. Lowest-priced office space available in the Bakersfield market
- Central "Oilpatch" location with convenient access to all areas of Kern County via Highways 99, 58, and Rosedale Highway
- Fenced yard area with additional space available
- Clear-span warehouse with heavy grade power and gas supply
- Prominent monument signage available
- Rare M-3 (Heavy Industrial) zoning allows for a wide variety of industrial and commercial uses



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## Floor Plan

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\*Plans not guaranteed, for illustration purposes only. Plans not to scale.

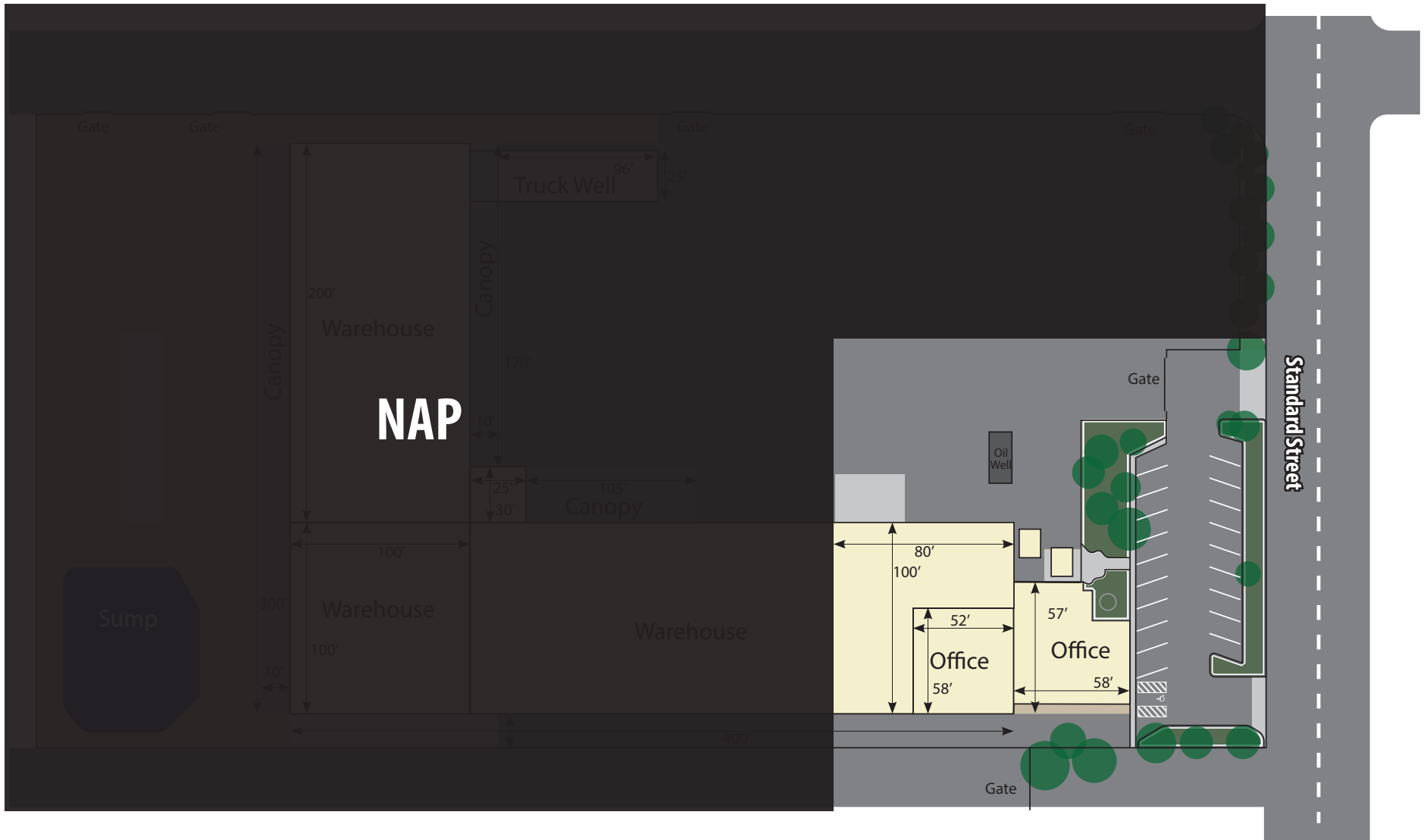


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## Site Plan

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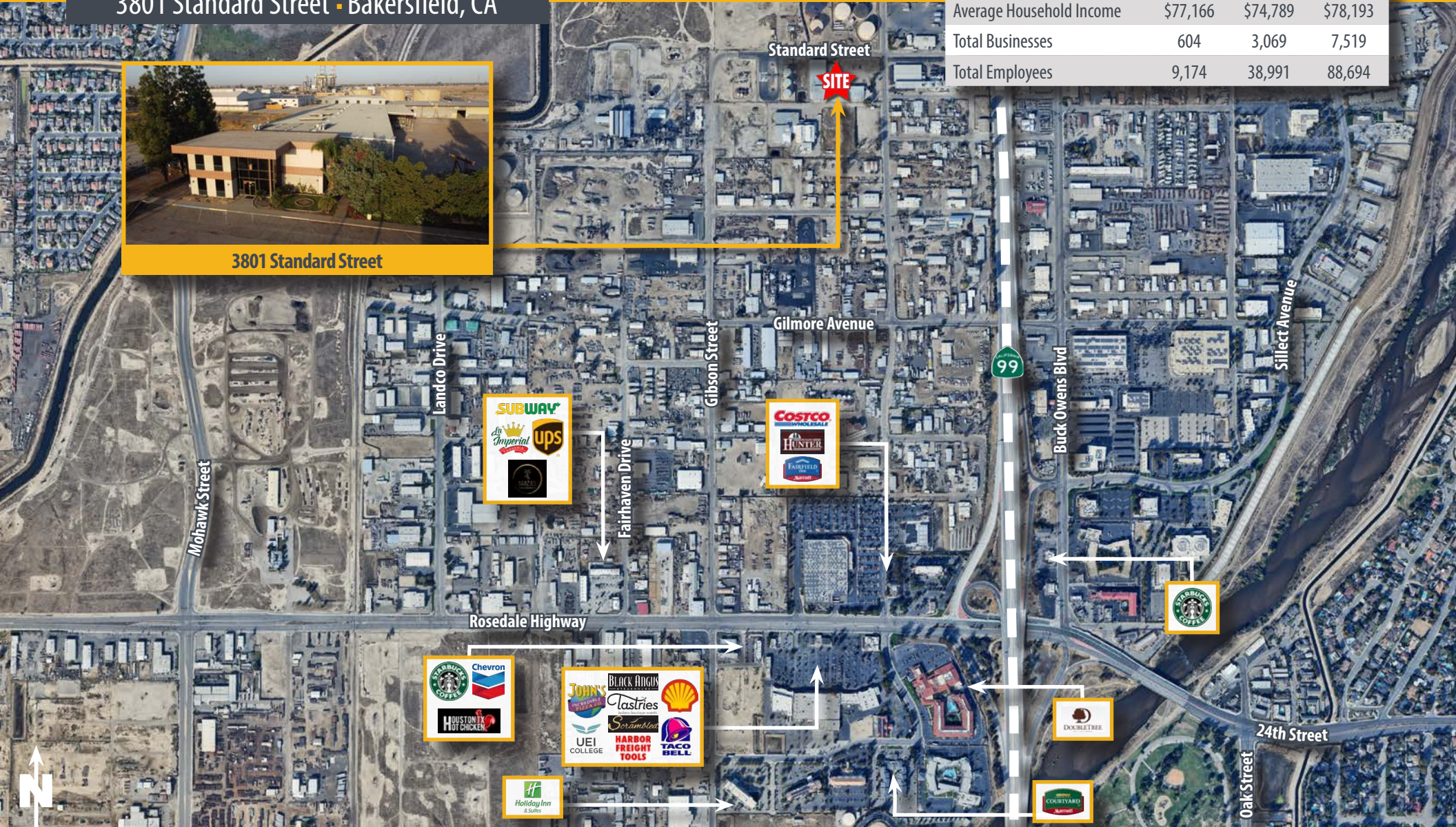
## Aerial Map

3801 Standard Street - Bakersfield, CA



3801 Standard Street

Demographics	1 Mile	2 Mile	3 Mile
Total Population	641	31,197	87,339
Total Households	176	11,558	32,255
Average Household Income	\$77,166	\$74,789	\$78,193
Total Businesses	604	3,069	7,519
Total Employees	9,174	38,991	88,694



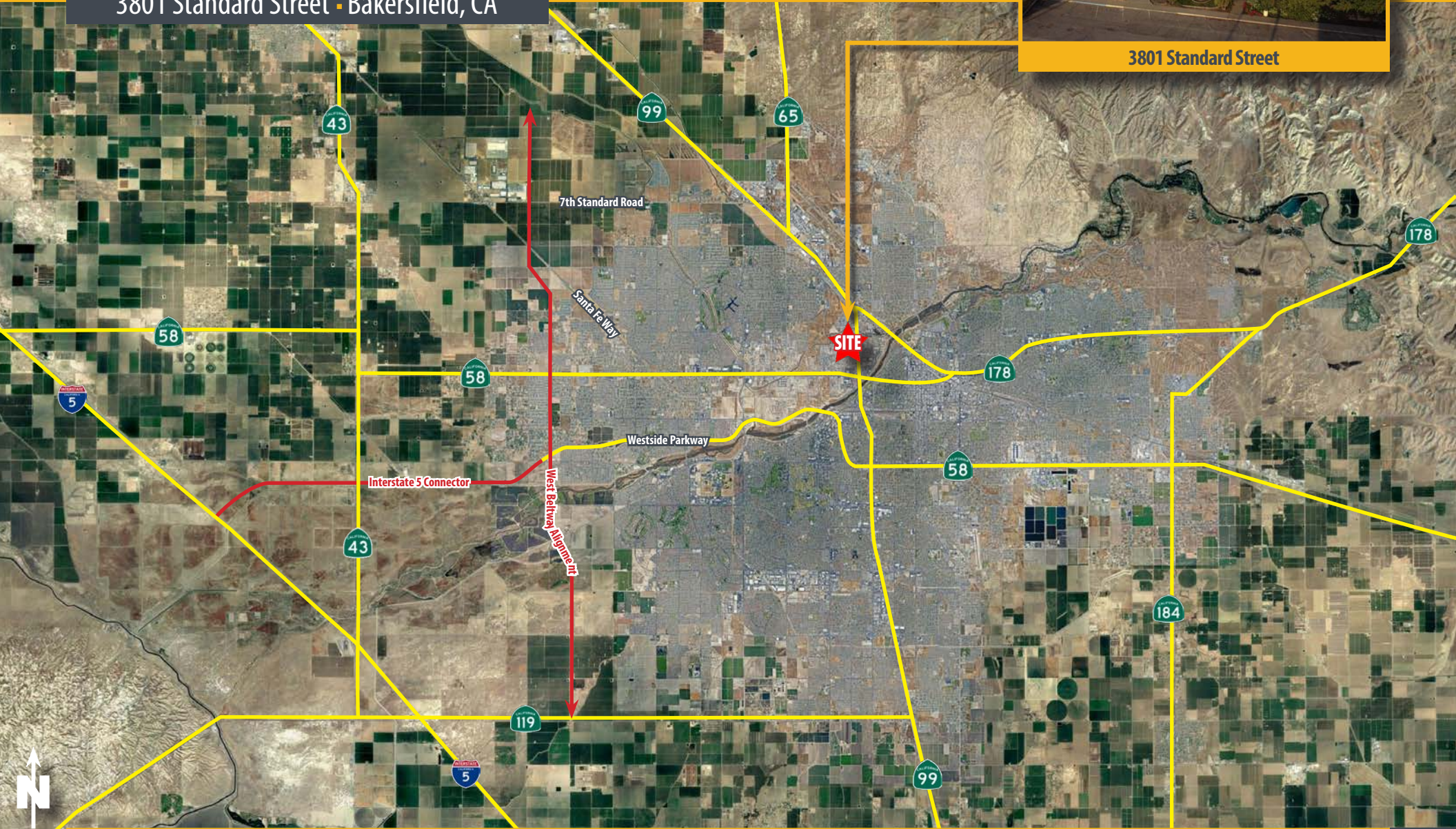
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## Roadway Map

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3801 Standard Street



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