

For Sale or Lease

Office | Warehouse
Wash Bay | Large Yard

3500 - 3518
Fruitvale Avenue
Bakersfield, CA



Wesley M. McDonald

Principal

661 885 6950

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CA RE #01511739

Martin J. Starr

Principal

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CA RE #01179469

11601 Bolthouse Drive Suite 110

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Property Details

3500 - 3518 Fruitvale Avenue
Bakersfield, CA

PROPERTY DETAILS

- Total Available Space: 27,980 SF
- Total Warehouse Space: 14,760 SF
- Total Office Space: 9,720 SF
- Canopy Space (not included in total space): 4,000 SF
- Wash Bay: 3,500 SF
- Land Size: 19.84 Acres zoned M-2 (County of Kern)

PROPERTY DETAILS

- Parcel Size: 19.84 Acres zoned M-2 (Medium Industrial) per County of Kern
- Approximately 75% of yard is paved with concrete, asphalt, crushed & compacted rock
- Parking Stalls: 94 Dedicated Parking Stalls
- Construction Type: Prefabricated Metal
- Centrally located in the Rosedale "Oilpatch" submarket with convenient access to Highway 99, Highway 58, Highway 204, Highway 178, Westside Parkway, and Rosedale Highway
- Three (3) points of ingress/egress to property
- Assessor Parcel Numbers 332-011-44, 332-180-01, 332-180-05, 332-180-10 & 332-180-11.
- CMU Block Fence surrounding three sides of property
- Monument Signage along Fruitvale Avenue with electrical service for illumination
- Multiple electrical subpanels throughout the yard area
- Private Water Well (in addition to the service provided by Cal Water)

MAIN BUILDING

- Available Space: 14,000 SF
- Warehouse Space: 7,280 SF
- Canopy Space (not included in total space): 4,000 SF
- Office Space: 6,720 SF
- Warehouse Insulated Walls & Roof
- Perimeter Walls protected with 8' Plywood
- Multiple Air Compressors with lines on perimeter walls and ceiling dropped throughout warehouse
- Four (4) Evaporative Coolers
- Four (4) Roof-Mounted Space Heaters
- Two (2) Reznor Heaters
- Ground Level Door: One (1) 10' x 10'
Six (6) 14' x 16'
- Clear Height: 18' — 19'

WAREHOUSE #1

- Warehouse Space: 4,680 SF
- Clear Height: 17' — 19'
- Ground Level Door — One (1) 14' x 16'

WAREHOUSE #2

- Warehouse Space: 800 SF
- Clear Height: 10'6" — 11'
- Ground Level Door — One (1) 10' x 10'

WAREHOUSE #3

- Warehouse Space: 2,000 SF
- Clear Height: 12' — 12'6"
- 1-ton jib crane
- Air Compressor with lines plumbed throughout warehouse

WASH BAY

- Total Space: 3,500 SF
- Clear Height: 23'
- Air Compressors with lines plumbed throughout interior wash area
- Landa System with 2 Water Heaters + 6 spray hoses
- Underground 3-Chamber Water Clarifier

OFFICE #1

- Office Size: 1,500 SF

OFFICE #2

- Office Size: 1,500 SF

LEASE RATE: \$50,650.00/Month/NNN

SALE PRICE: \$9,550,000.00

UTILITIES:

- Electric: PG&E 800 amps, 480/277 volt
- Gas: The Gas Company
- Water: California Water Service
- Septic Tank

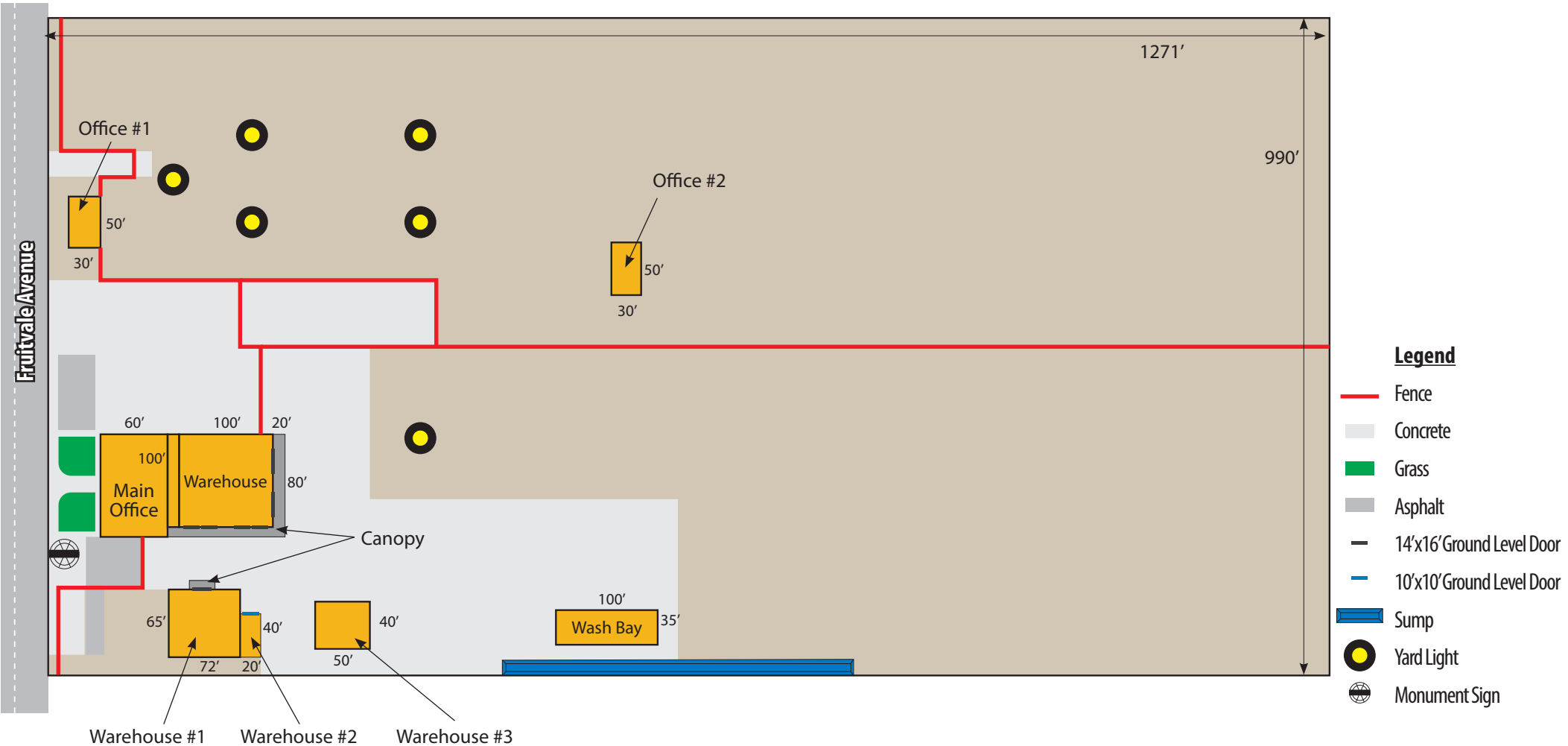


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Site Plan

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*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

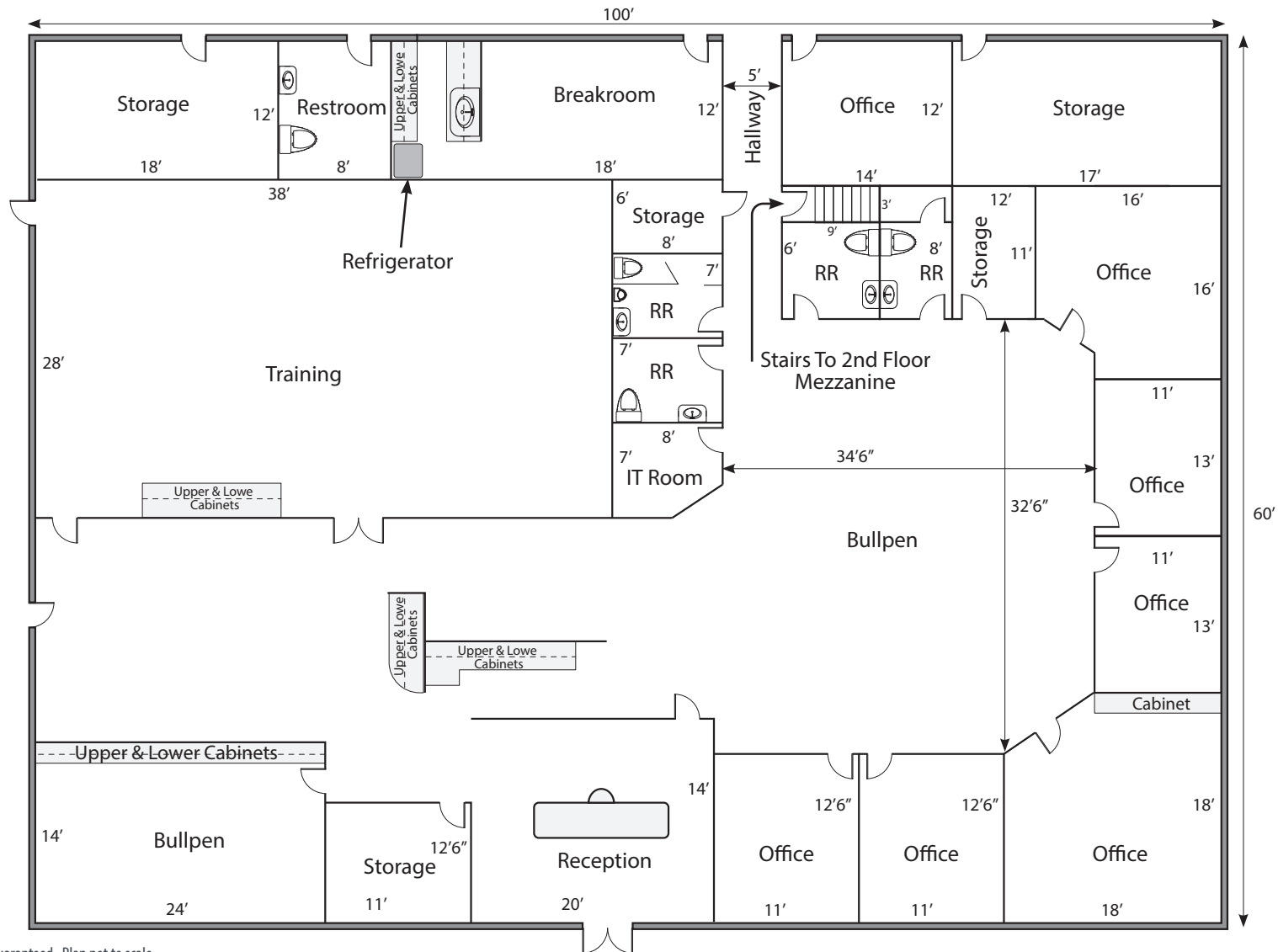


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Floor Plan - Main Office

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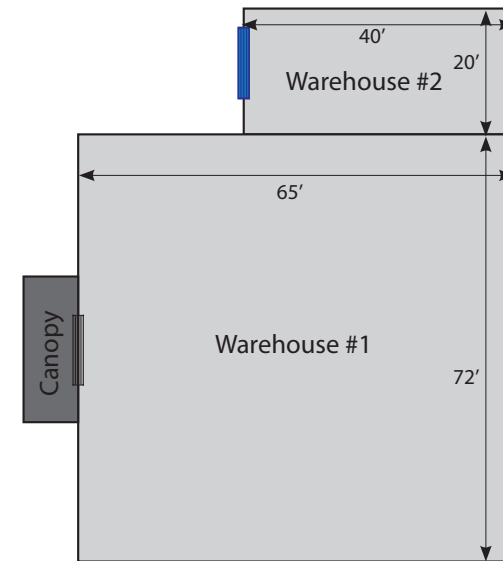
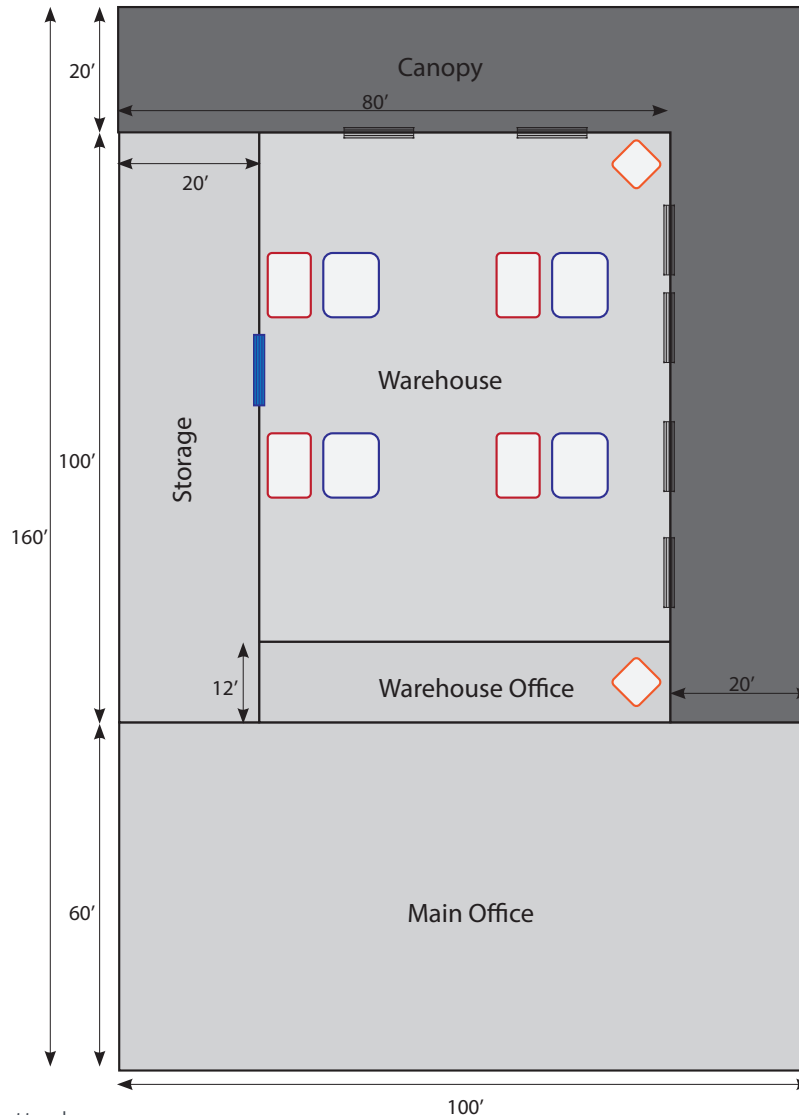


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Floor Plan - Main Building & Warehouse #1 & #2

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Legend

- Space Heater
- Evaporative Cooler
- Reznor Heater
- 14'x 16' Ground Level Door
- 10'x 10' Ground Level Door



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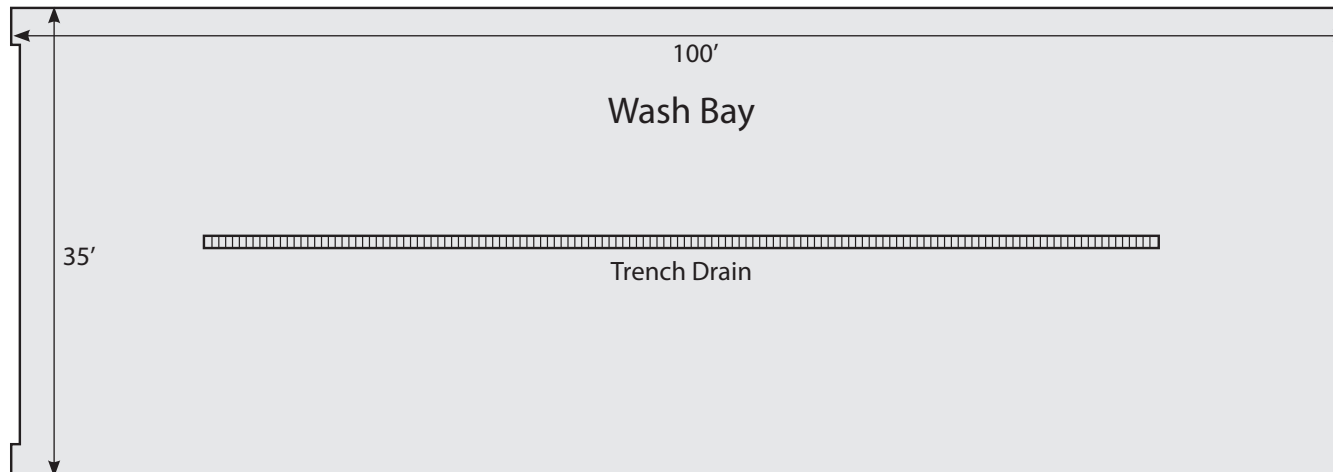


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Warehouse #3 & Wash Bay

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Wash Bay Equipment

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Property Photos

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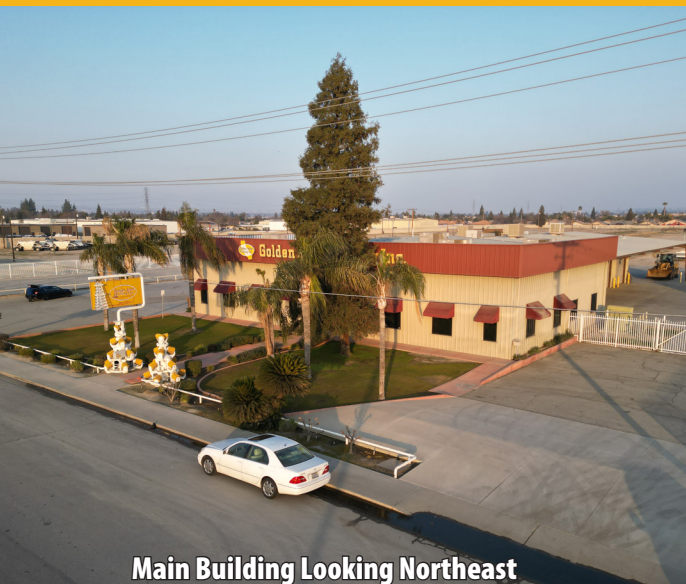
Aerial of Site Facing East



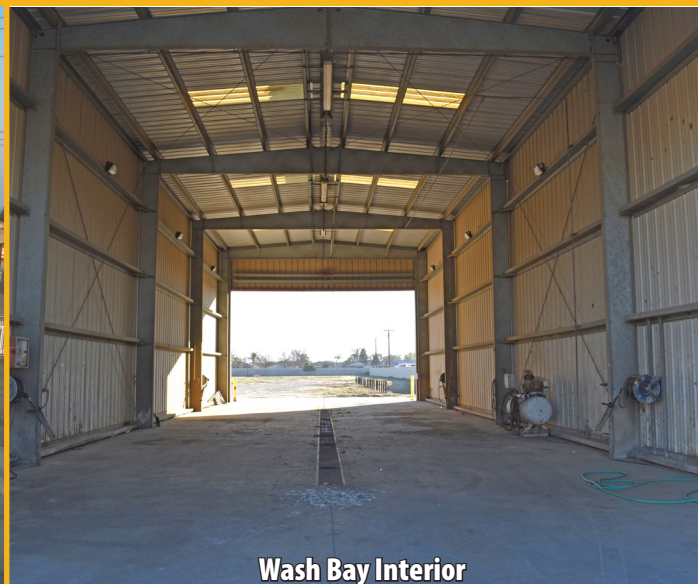
Monument Sign



Aerial of Site Facing West



Main Building Looking Northeast



Wash Bay Interior



Wash Bay Equipment



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Reception Area



Main Warehouse



Warehouse #3



Main Warehouse Interior



Warehouse #2 & Warehouse #3



Breakroom



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Aerial Photo of Property

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Fruitvale Avenue



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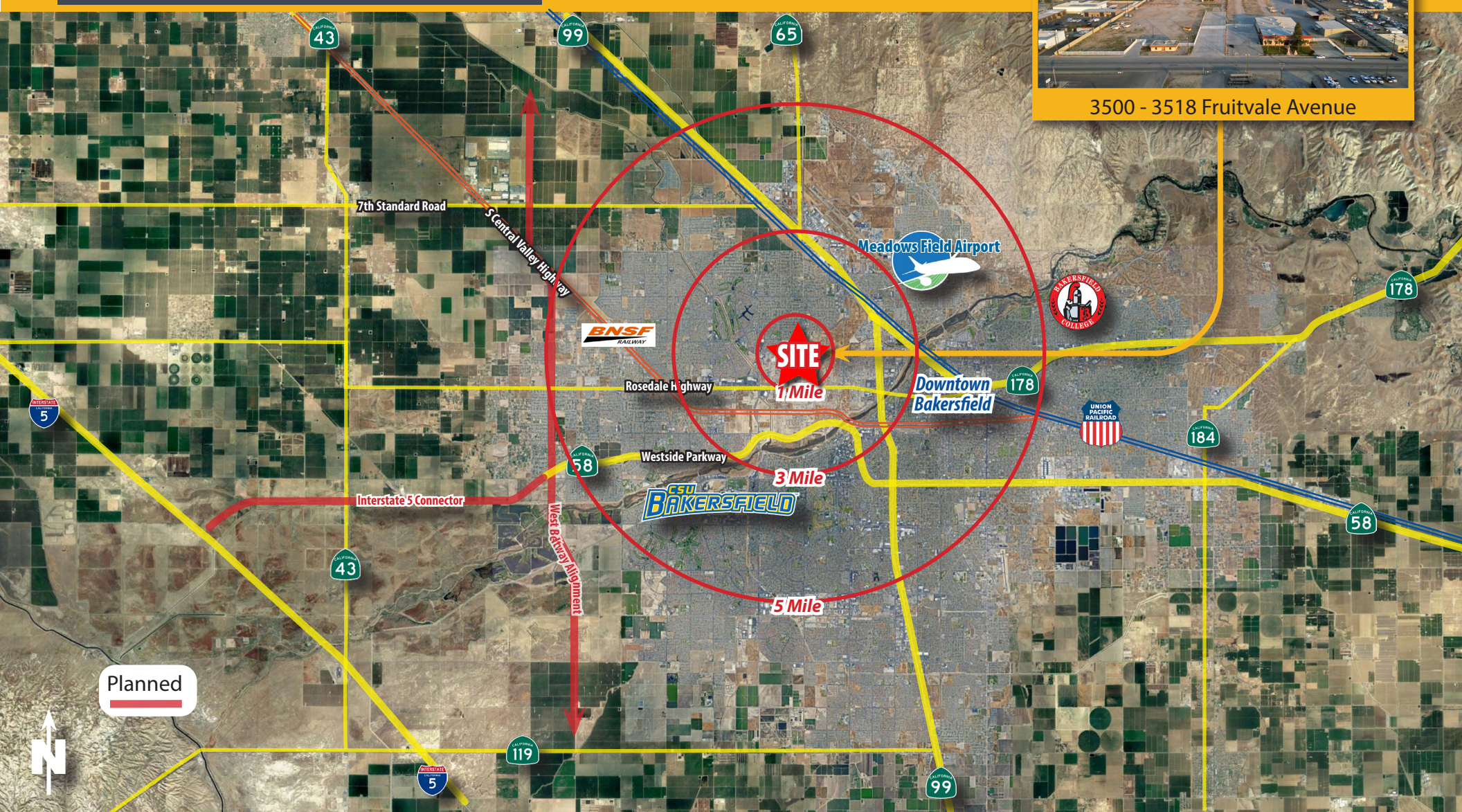
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Bakersfield Area Roadways

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