

# AVAILABLE For Sale

## Office/Warehouse 4,200 SF

4600 District Blvd  
Bakersfield, CA

### Property Highlights

- 4,200 SF free standing office/warehouse building (30'x140')
- Consists of approximately 1,500 SF of office and approximately 2,700 SF of warehouse space
- Fully fenced with yard
- Roll up doors: One (1) on the west side of the building is 12'x10'
- Lot size is approximately 8,712 SF
- M-1 zoning
- Prime Southwest Bakersfield location



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Principal

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AVAILABLE FOR SALE  
Office/Warehouse  
**Aerial View**

4600 District Blvd ■ Bakersfield, CA

**SITE**



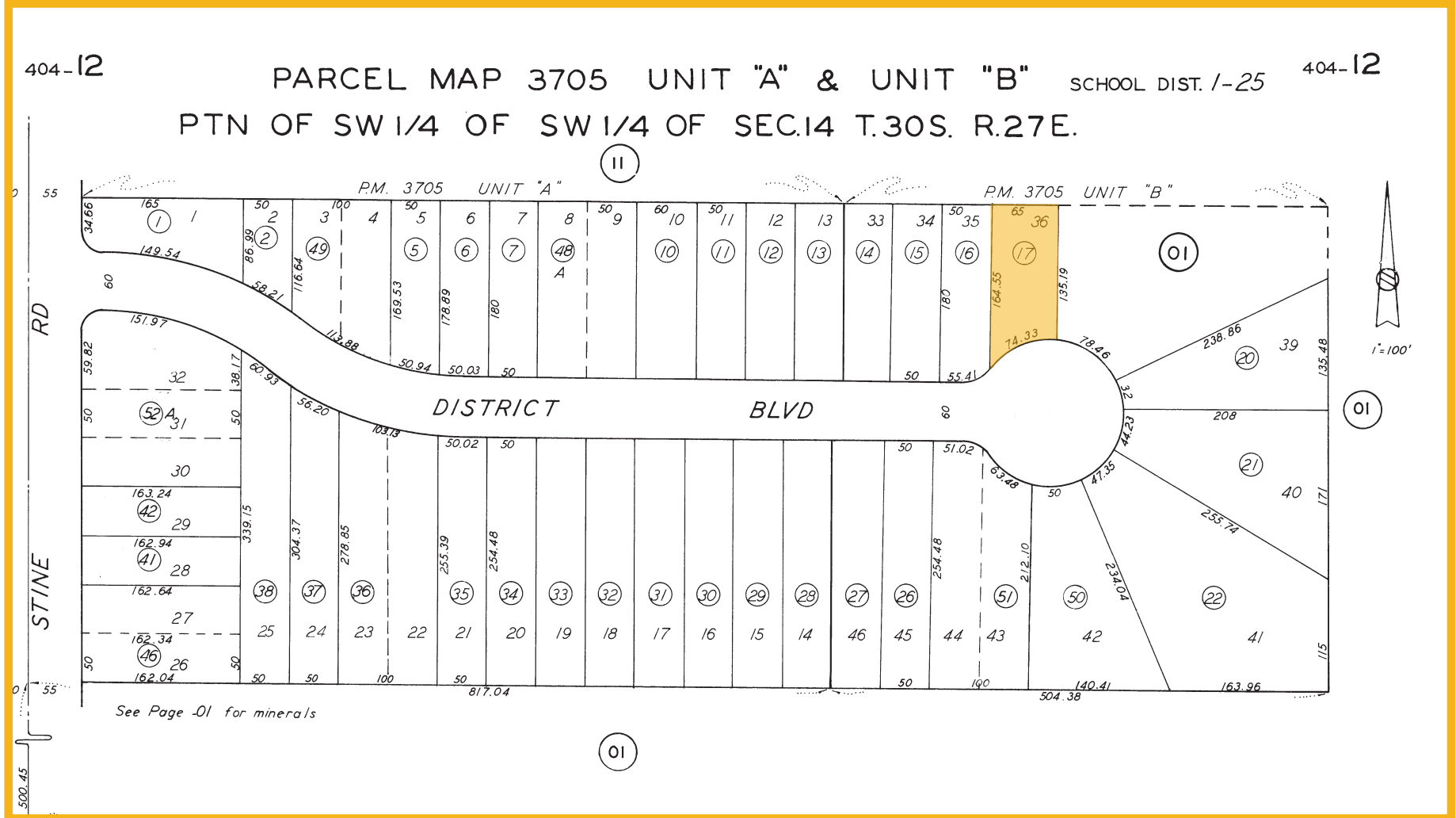
Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,505	146,178	281,817
Total Households	5,385	47,792	88,572
Average Household Income	\$78,110	\$83,419	\$79,195
Employees	8,751	36,233	82,203
Business	716	3,823	8,688

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### Parcel Map

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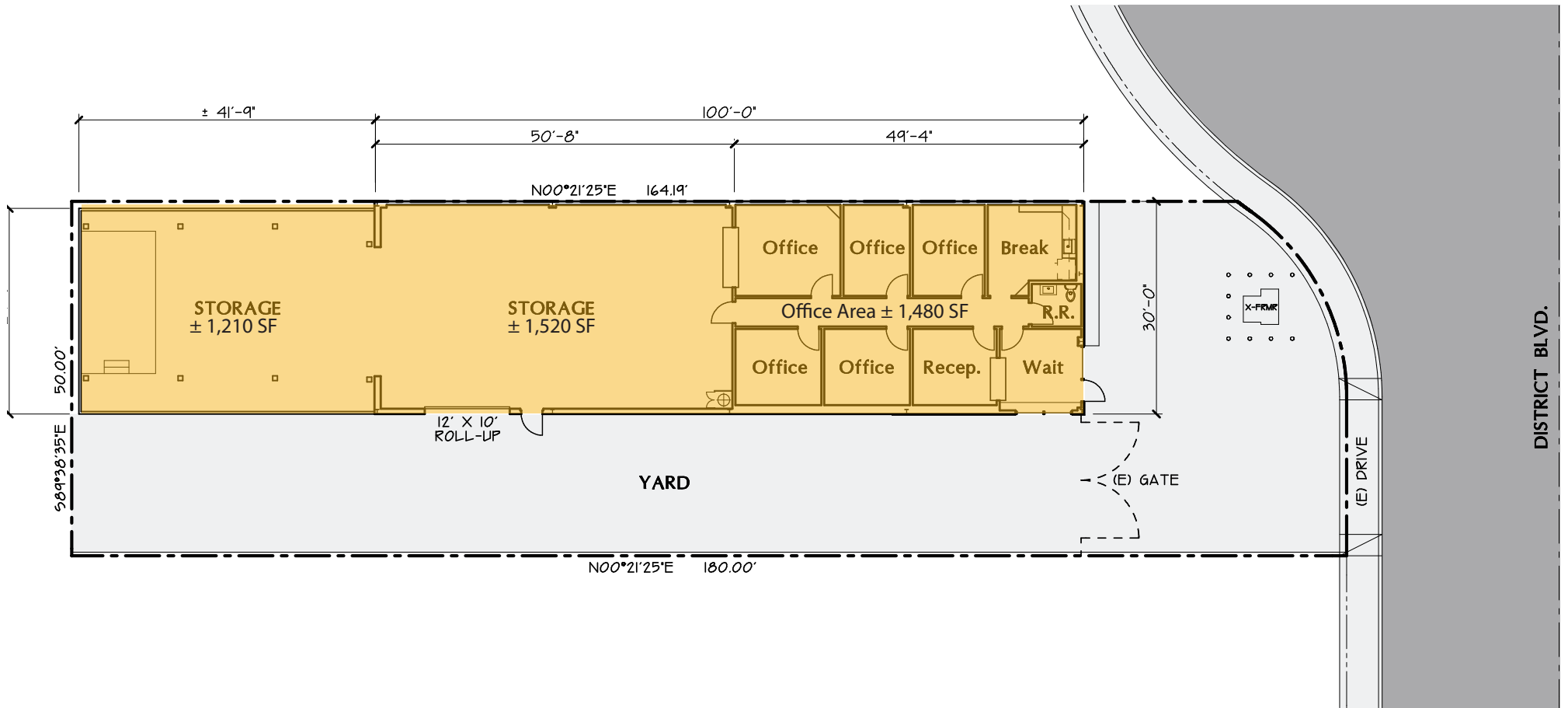


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## Office/Warehouse

### Site Plan

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# AVAILABLE FOR SALE Office/Warehouse

## Interior & Exterior Photos

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Front View



Front Waiting Room



Warehouse



Break Room



Side Yard



Roll-up Door



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### Location Map

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