

Maintenance Shop • Warehouse • Yard **FOR LEASE**

3912
Gilmore Avenue
Bakersfield, CA 93308

Property Highlights

- Comprehensive maintenance/manufacturing facility with heavy grade utilities and outdoor storage space
- Central location with excellent access to Highway 99
- Fully fenced and lit yard area with barbwire for added security and sliding gates
- Approximately 2 acres paved with asphalt, remainder paved with concrete
- Insulated warehouse space with wall mounted evaporative coolers for employee comfort
- Numerous cranes throughout with varying capacity to suit a variety of maintenance and manufacturing operations
- Equipped with air compressors, paint booth, test booths, wash bay, phosphate tank

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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Property Information

3912 Gilmore Avenue ▪ Bakersfield, CA

Property Information

- **Total Building Area** 26,124± SF
- **Shop/Warehouse** 23,078± SF
- **Office** 2,820± SF
- **Canopy & Other Covered Storage** 6,070± SF (Not included in total building area)
- **Lot Size** 3.10± Acres
- **Zoning** M-3 (Heavy Industrial), County of Kern
- **Construction** Insulated metal and concrete block
- **APNs** 332-161-40 & 332-050-06

Utilities



PG&E 1,400
Amps Total
480/277 Volt,
3 phase
4 Wire



PG&E
4" High
Pressure Line



California
Water
Service

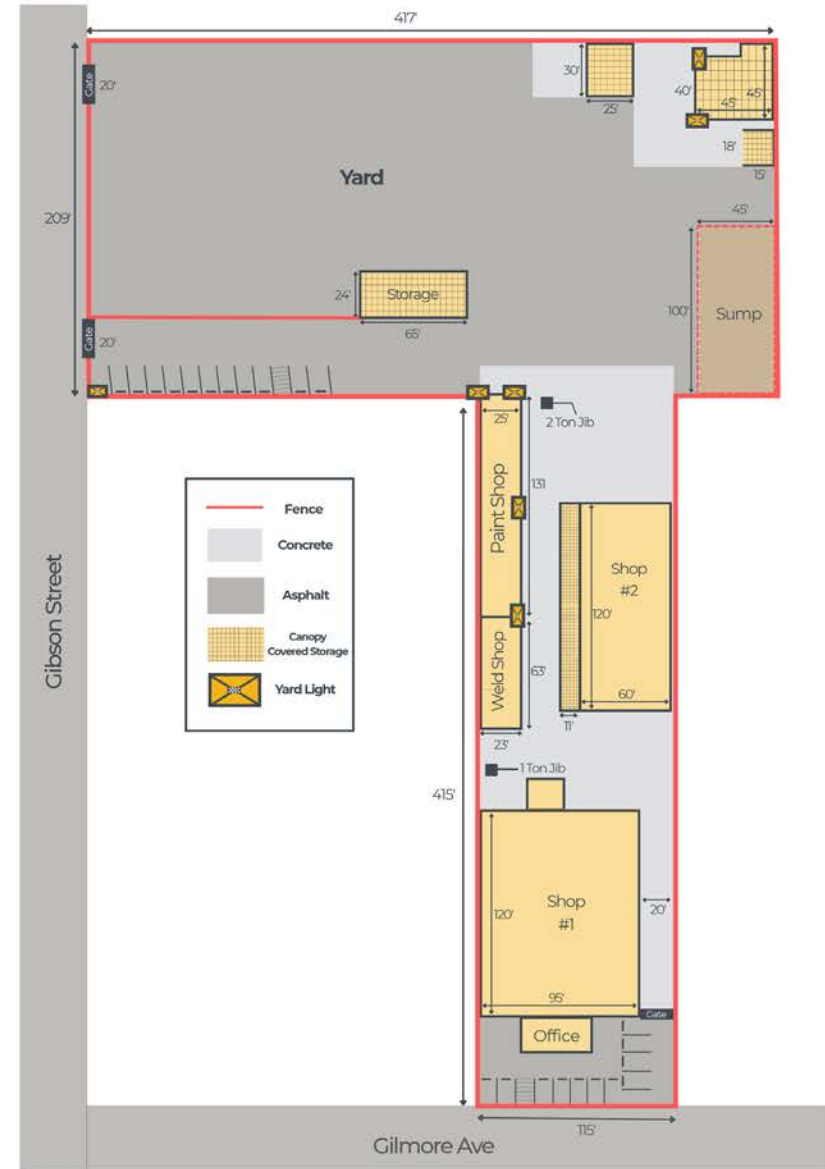


Septic

Lease Rate

- \$25,000/Month, NNN

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



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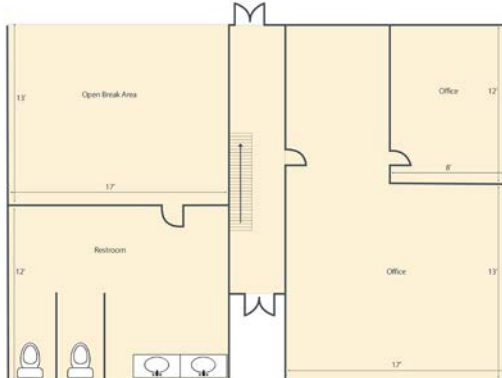
Shop 1 Details & Floor Plan

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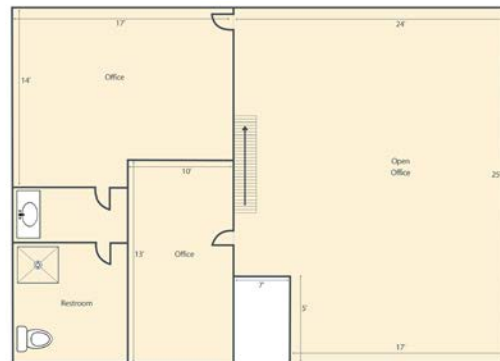
Shop 1

- **Building Size**
 - 13,780± SF
 - **Shop/Warehouse** 11,800± SF
 - **Office** 1,980± SF (Two-Story)
- **Cranes**
 - Two (2) 2-ton bridge
 - Eight (8) 1-ton bridge
 - One (1) 3/4-ton bridge
 - One (1) 1/4-ton bridge
 - One (1) 1-ton jib (outdoor)
 - Bridge heights - 11'-12'
- **Clear Height** 13'-18'
- **Ground Level R.U. Doors**
 - One (1) 12'x13'
 - Two (2) 12'-12'
 - One (1) 12'x11'
 - One (1) 8'-9'
- **Evaporative Coolers**
- **Compressed air lines throughout**

Office Floor Plans

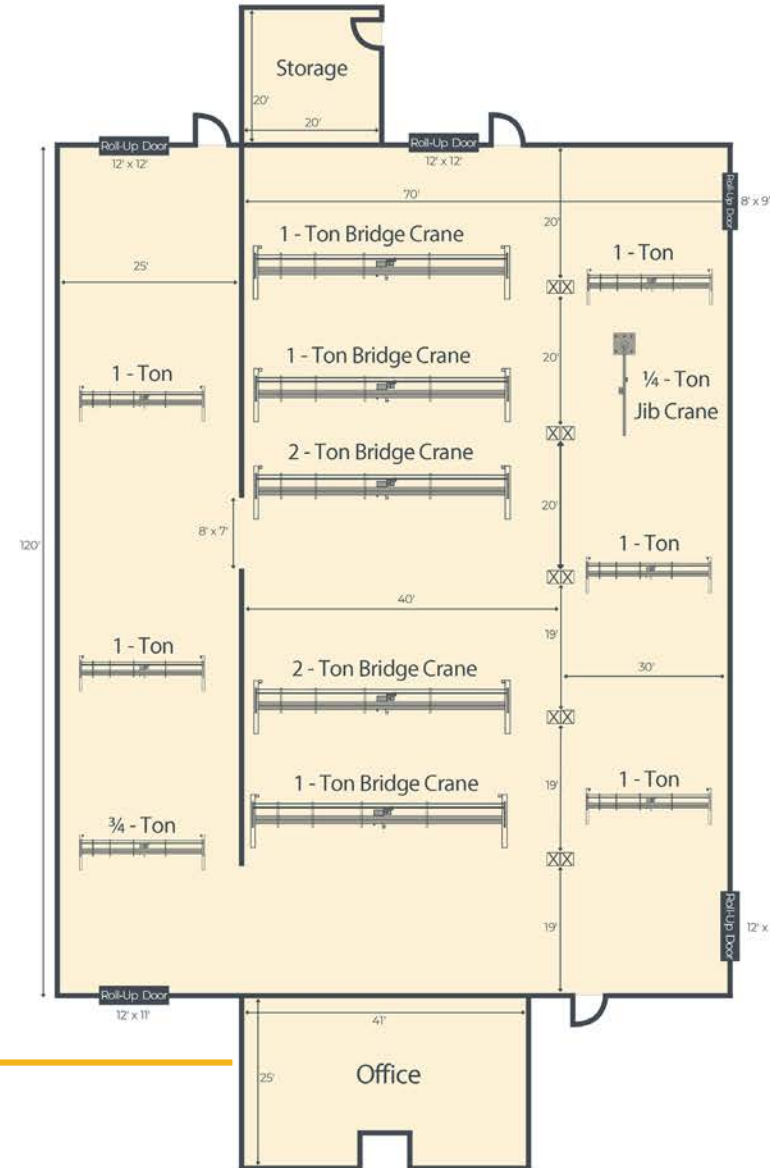


First Floor



Second Floor

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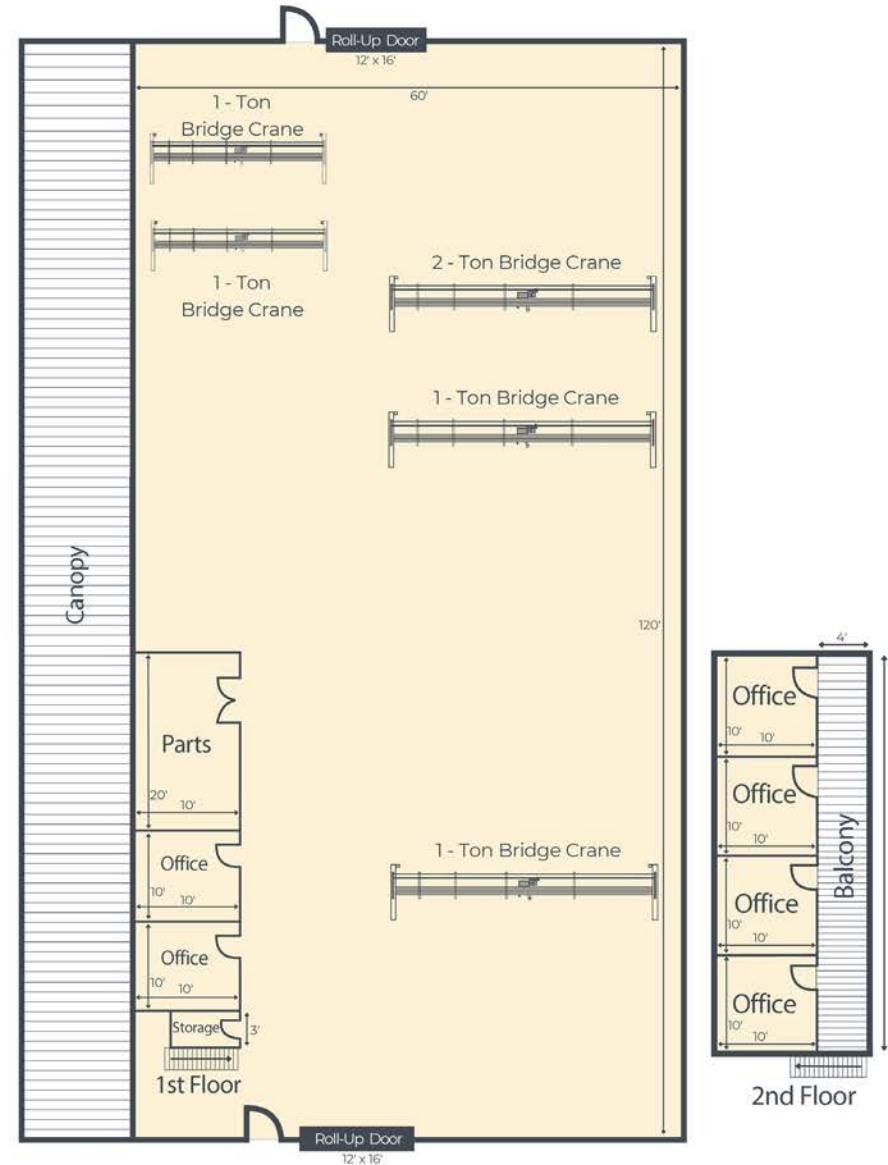
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Shop 2 Details & Floor Plan

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Shop 2

- **Building Size**
 - Shop/Warehouse 7,620± SF (Clear Span-No Columns)
 - Office 6,780± SF
 - Canopy 840± SF
- **Cranes** ±1,320 SF (Not included in total square footage)
 - One (1) 2-ton bridge
 - Four (4) 1-ton bridge
 - Bridge heights - 17'
- **Clear Height** 19'-20'
- **Ground Level R.U. Doors** Two (2) 12'x16'
- **Exhaust Fans** Two (2)
- Compressed air lines throughout



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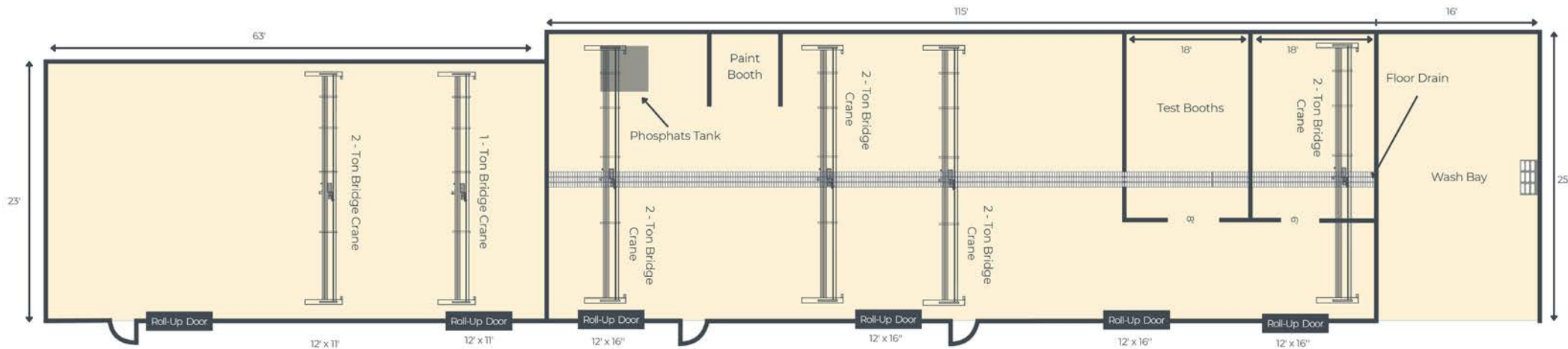
Weld & Paint Shop Details & Floor Plan

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Weld & Paint Shop

- **Building Size** 4,724± SF
 - **Weld Shop** 1,449± SF
 - **Paint Shop** 3,275± SF*
 - **Wash Bay** 400± SF* (Equipped with water recycling system)
- *Constructed with concrete block on three (3) sides
- **Cranes** Five (5) 2 ton bridge
One (1) 1 ton bridge
Bridge heights - 10'-16'

- **Clear Height** 12'-20'
- **Ground Level R.U. Doors** Four (4) 12'x16'
Two (2) 12'x11'
- **Evaporative Coolers** Five (5)
 - 800 gallon phosphate tank
 - 8'x10' paint booth
 - Two (2) concrete block test booths with metal casing
 - Compressed air lines throughout



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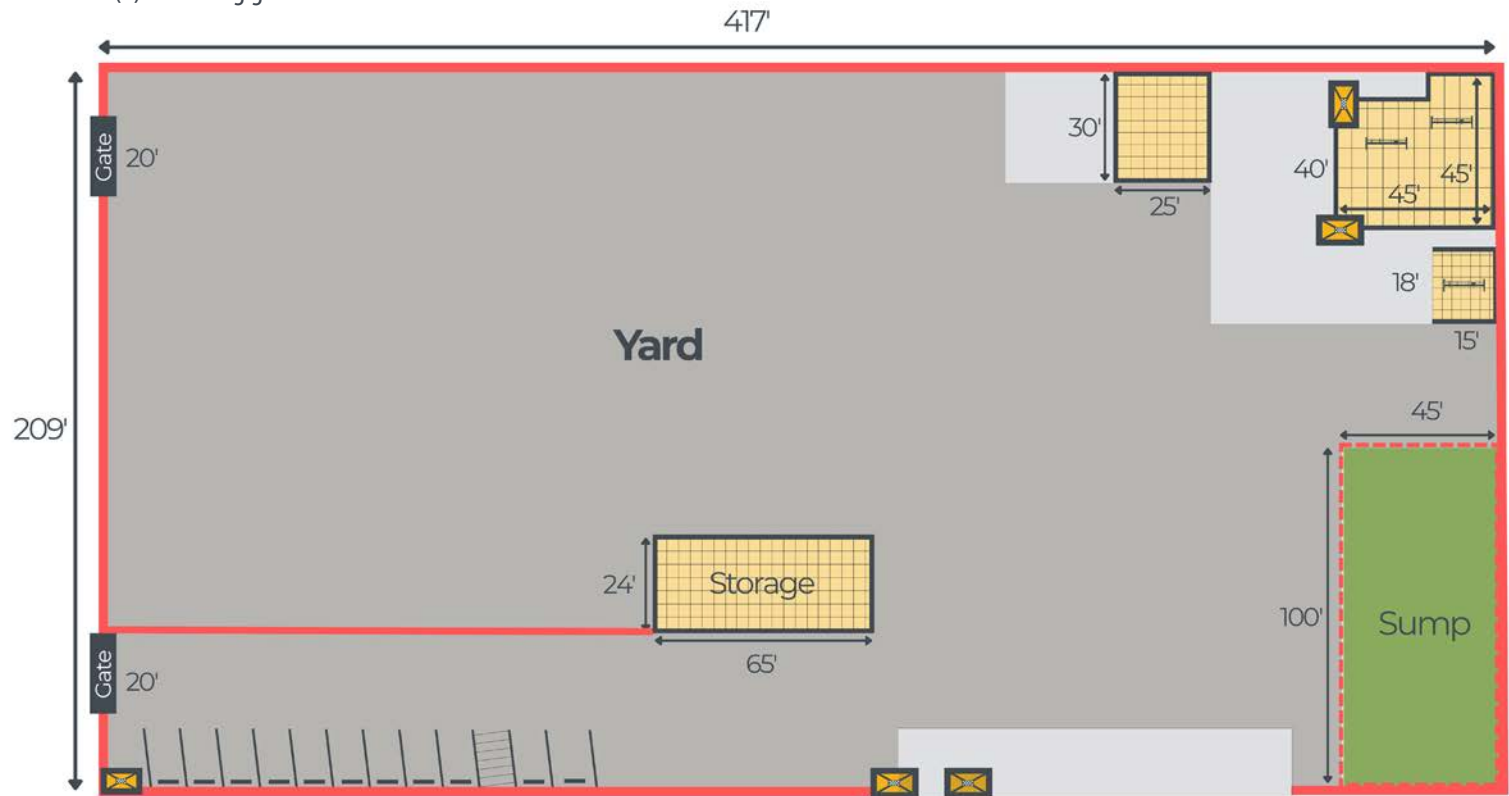
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Yard Details

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Yard Area

- **Size** 2± Acres
- **Canopy Area** 2,920± SF (Not included in total building area)
- **Enclosed Parts Storage Shed** 1,560± SF (Not included in total building area)
- **Cranes** Three (3) 1/2 ton bridge
Bridge height - 10'-12'
- **Gates** Two (2) 20' sliding gates
- Fully paved with asphalt and concrete
- Fenced and lit



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Property Photos

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Aerial Map

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