

# 6001 Snow Road

Bakersfield, CA 93308

**40,000 & 102,400 SF Warehouse Units Available**



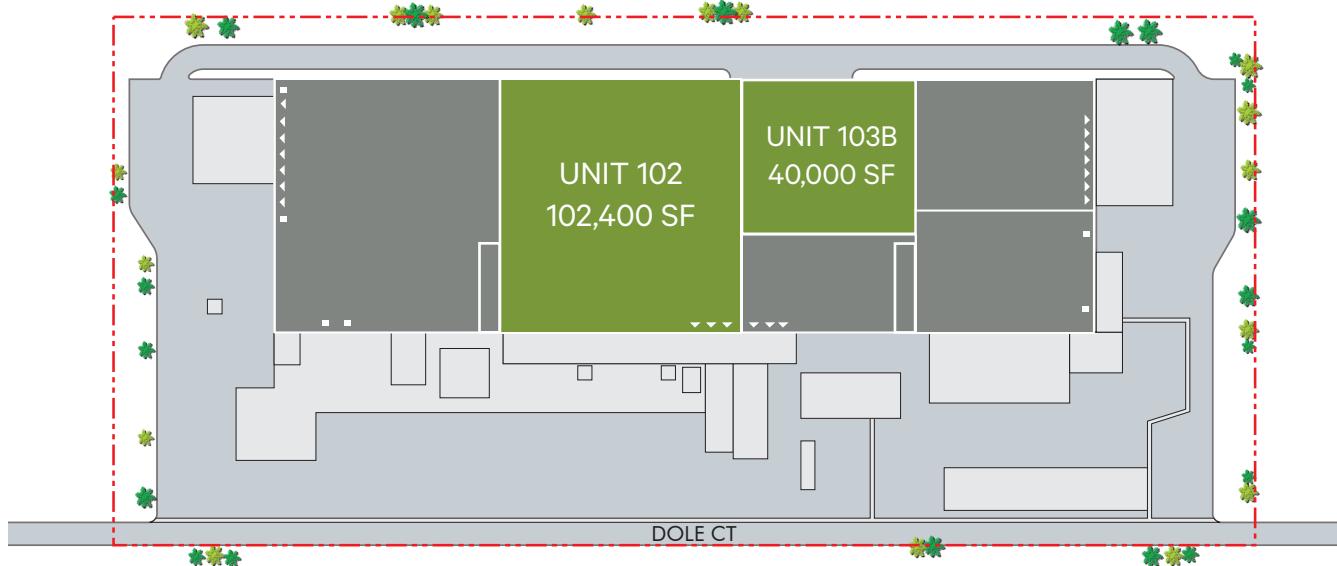
20' - 28' Clear Height



Grade Level & Dock High Loading



Efficient Warehouse Space



▲ Dock High Door  
■ Grade Level Door

## Property Highlights

- Adjacent to Highway 99
- North Bakersfield, Near Meadows Field
- 20' - 28' Clear Industrial Warehouse
- Dock High Loading
- Efficient Interior Build Out
- Sale Price: \$115 / PSF
- Lease Rate: \$0.49 NNN
- NNN Costs: \$0.14 PSF / Month

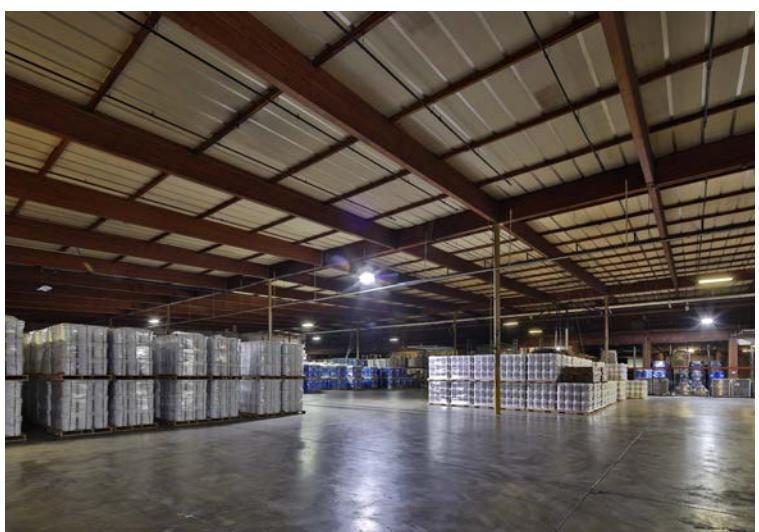
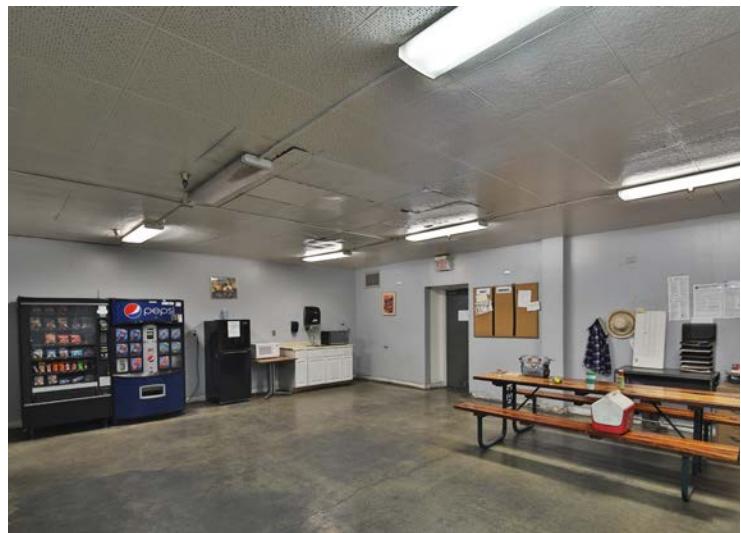
## Property Information | Unit 102

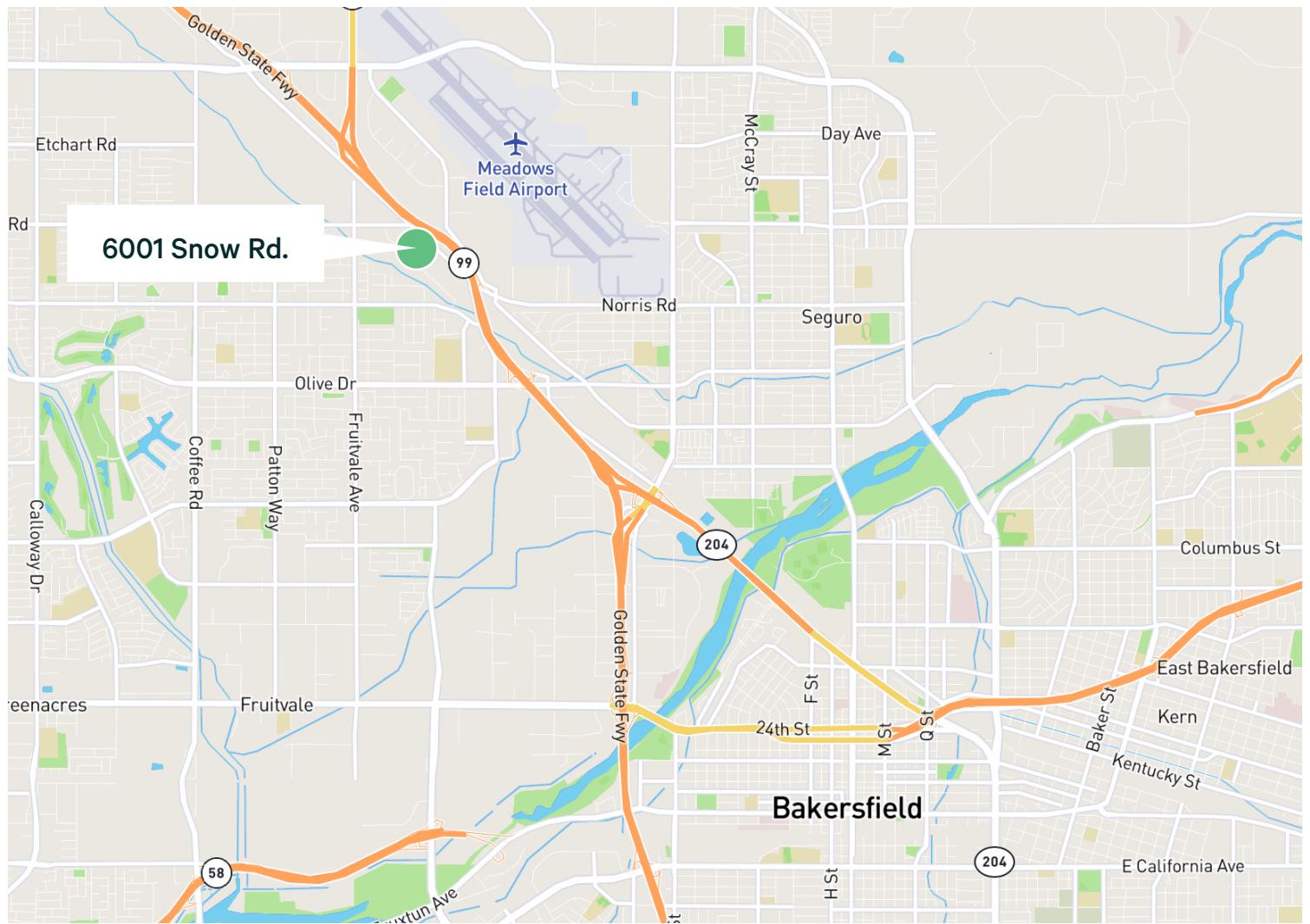
- 102,400 SF
- TBD Office
- 3 Dock High Loading Positions
- Grade Level Door(s)
- 20' - 28' Clear Height

## Property Information | Unit 103B (Internal Storage)

- ± 40,000 SF
- Grade Level Loading Access
- Ideal for low-touch, internal storage
- 20' - 28' Clear Height

6001 Snow Road | Bakersfield, CA 93308





## Contact Us

### **Craig Peters**

Vice Chairman

+1 818 907 4616

[craig.peters@cbre.com](mailto:craig.peters@cbre.com)

Lic. 00906542

### **Richard Ramirez**

First Vice President

+1 818 907 4639

[richard.ramirez@cbre.com](mailto:richard.ramirez@cbre.com)

Lic. 01792270

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.