



For Lease

\$12,000/mo.

Industrial Gross

Contact us:

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# 4201 Armour Ave Bakersfield, CA 93308

4201 *Armour Ave* is a 13,700 square foot office/warehouse, building including approximately 1,200 square feet of office space located in the heart of the Rosedale "Oil Patch" submarket, just west of Highway 99 and north of Rosedale Highway.

## Highlights:

- 0.67 Acres-Fully Paved and Fully Fenced
- One (1) dock door and three (3) ground level doors
- Warehouse has fully insulated walls and ceilings as well as two (2) evaporative coolers and two (2) space heaters
- Updated lighting with skylights
- 80'x50' 3 ton crane bridge
- Fully sprinklered at .2 GPM/1,500



### Available for Lease

13,700 SF total for lease  
situated on 0.67 acres



### Warehouse SF

12,500 warehouse SF



### Office SF

1,200 office SF

### Colliers International

10000 Stockdale Hwy, Suite 102

Bakersfield, CA 93311

+1 661 631 3800

www.colliers.com/bakersfield

# Property Details

## Lease Rate:

\$12,000/mo., Industrial Gross

## Utilities:



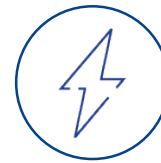
**Sewer**  
Septic



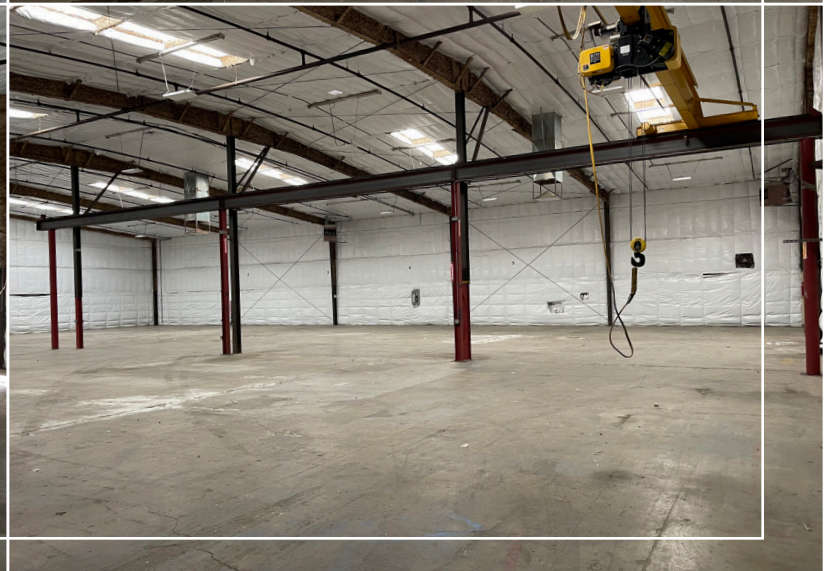
**Water**  
California Water  
Service



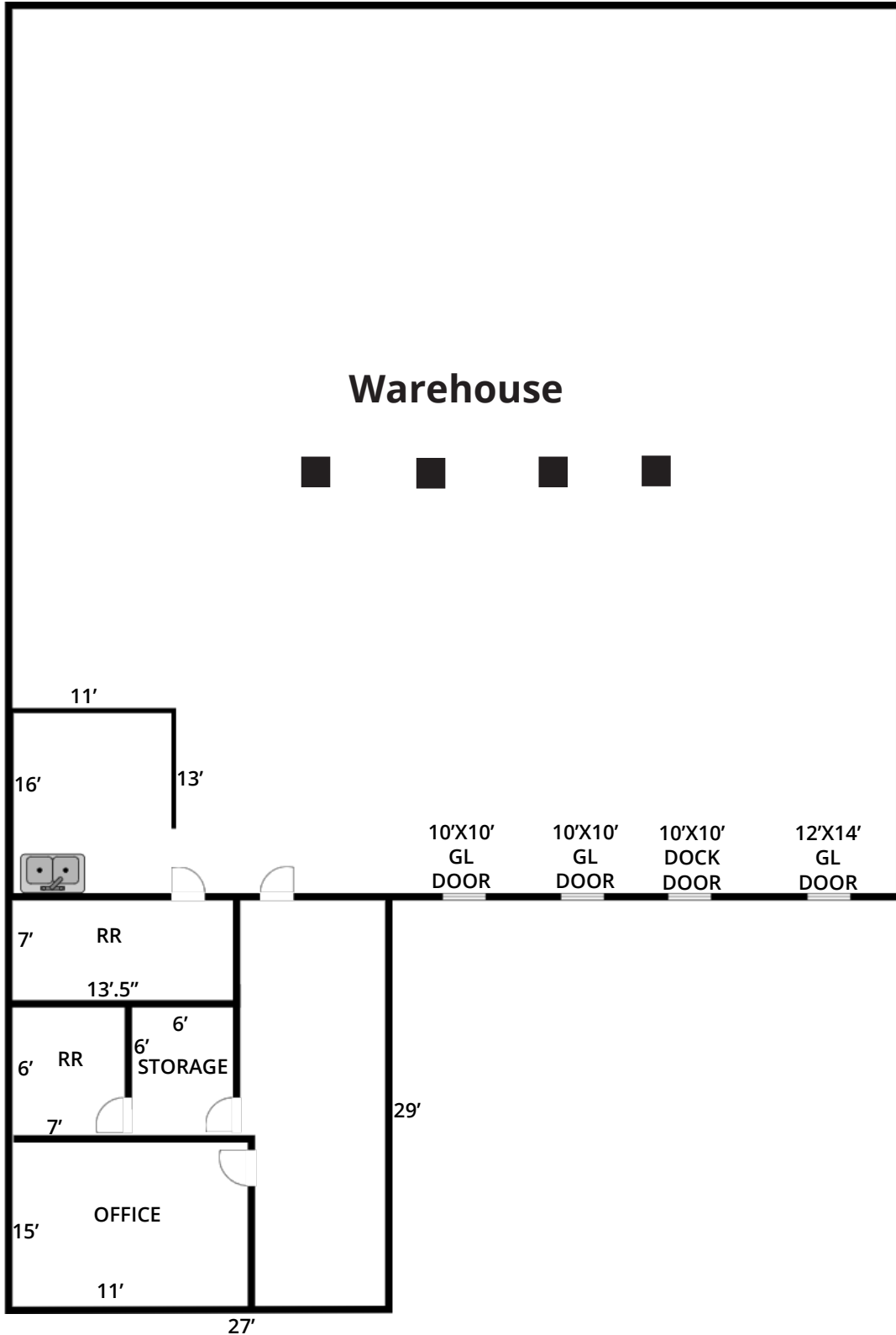
**Gas**  
PG&E



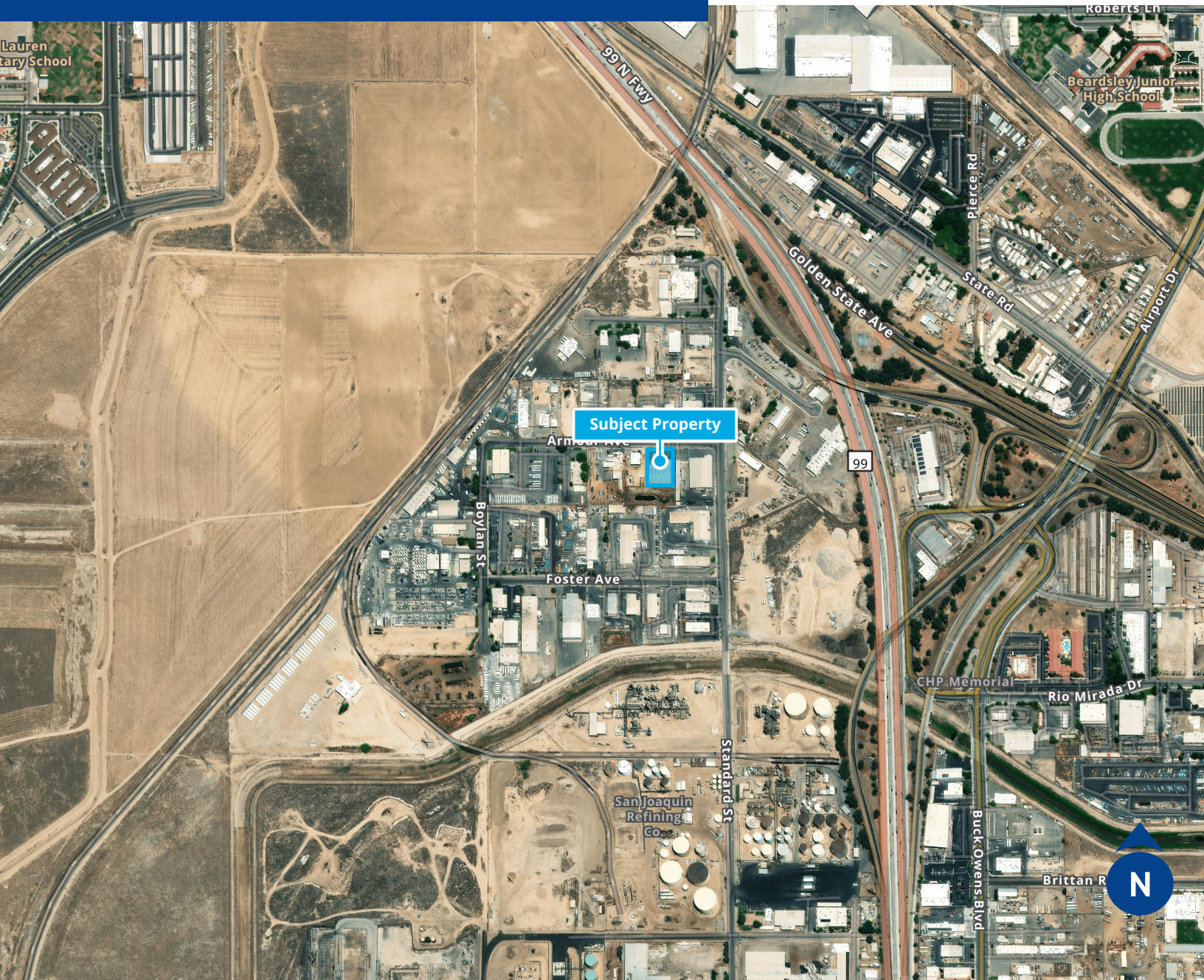
**Electric**  
PG&E (120/208 Volt,  
400 Amp, 3 Phase)



# Floor Plan



# Aerials



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