



For Sale or Lease

Sale Price:

\$525,000

Lease Rate:

\$4,500/mo., MG

Contact us:

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1101 34th Street, Bakersfield, CA 93301

Warehouse & Manufacturing Building w/Yard

1101 34th Street sits at a signalized intersection at the corner of 34th St and Jewett Ave, in the heart of the Memorial Hospital Corridor. The area is supported by the hospital and various medical-related industries. It is one of the few industrial buildings on 34th St and is within walking distance of Memorial Hospital, one of Bakersfield's oldest and most reputable medical centers.

Highlights:

- +/- 6,000 SF building
- +/- 0.33 AC parcel
- Two (2) three (3) ton bridge crane rails (no hoists)
- The yard area has two (2) points of ingress/egress and is fully fenced and gated
- Florescent lighting plus great natural lighting
- Metal/stucco exterior
- Located on a corner at a signalized intersection
- M-1 Zoning (Light Industrial) in the City of Bakersfield
- Clear Height is 14'-16'
- Clear span building
- APN 002-280-16
- Utilities:
 - Water: California Water Co
 - Sewer: City of Bakersfield
 - Electric: 120/208 volt, 1 phase (3 phase is available)
 - Gas: PG&E



Jewett Ave

34th St

Property Details:

- Building is leased to Power Nation Performance and Auto Body Shop.
- Lease is on a month to month term.
- Tenant pays for all utilities and landlord pays for property taxes, hazard insurance, and maintenance/repair.

Utilities:



Sewer
City of Bakersfield



Water
California Water Service



Electric
Southern California Gas Company



Gas
Southern California Gas Company

Quick Facts:

Within 1, 3, 5 Miles



Population
1 Mile: 12,666
3 Mile: 11,933
5 Mile: 263,016



Daytime Population
1 Mile: 29,488
3 Mile: 163,201
5 Mile: 319,876



Businesses
1 Mile: 849
3 Mile: 7,771
5 Mile: 14,172



Median Age
1 Mile: 29.7
3 Mile: 32.7
5 Mile: 33.8



Households
1 Mile: 4,701
3 Mile: 39,126
5 Mile: 91,178



Average HH Income
1 Mile: \$59,201
3 Mile: \$60,605
5 Mile: \$73,298

Accelerating success.

Site Plan

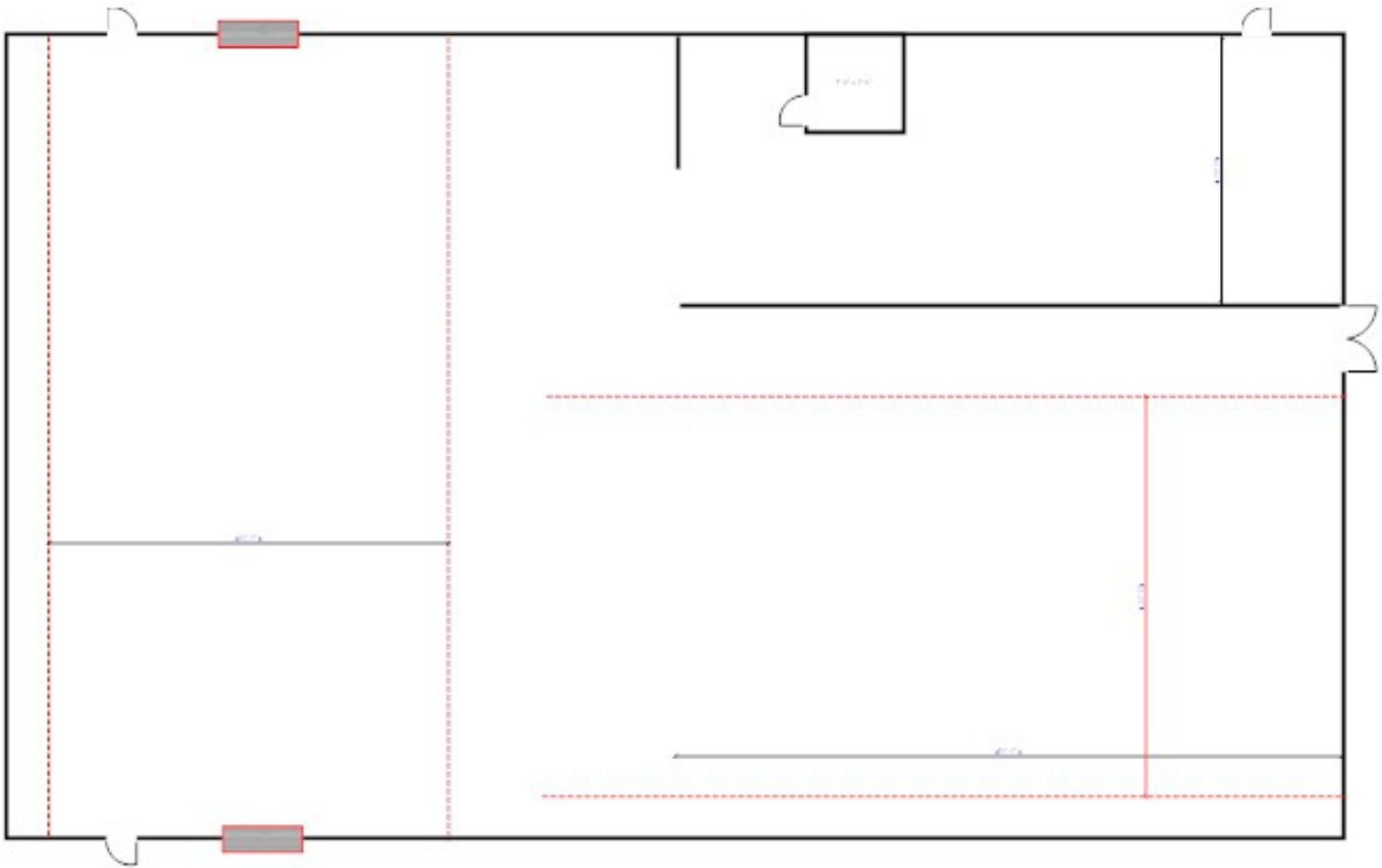


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Floor Plan

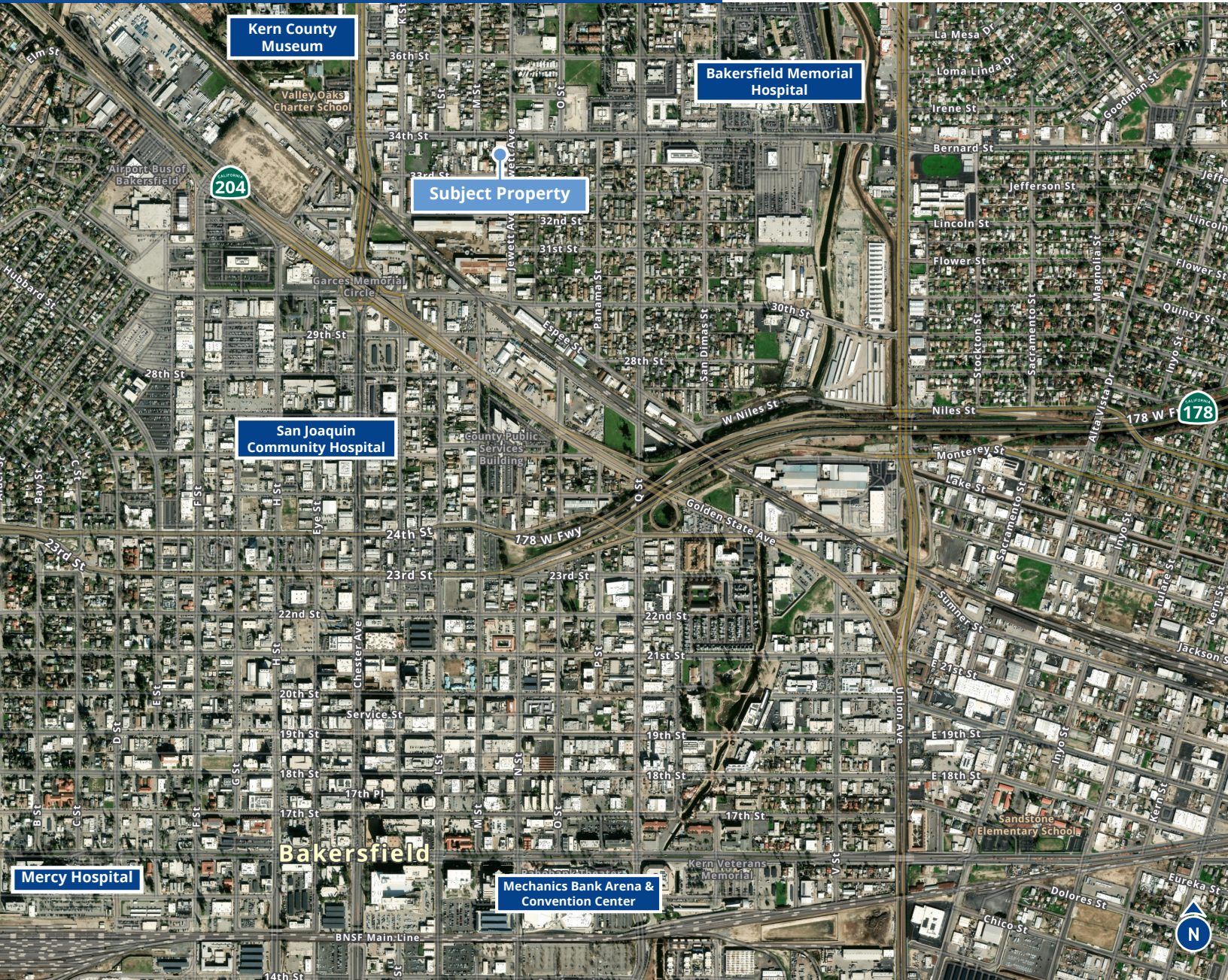


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Aerial



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