



MINERAL
INDUSTRIAL
CENTER

For Lease
Office/Warehouse Facility

1901 Mineral Ct | Bakersfield, CA

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Lease Rate:

\$1.15/sf Industrial Gross + CAM Fee

Property Highlights:

- Suites are separately metered for utilities
- Clear height: 16'
- Door step parking
- Zoning: M-2
- Suite has (2) 14'x12' roll-up doors
- Utilities:
 - Sewer: North of the River Sanitation
 - Water: Oildale Mutual Water
 - Gas: The Gas Company
 - Electric: PG&E (120/208 volt, 800 amps, 3 phase)

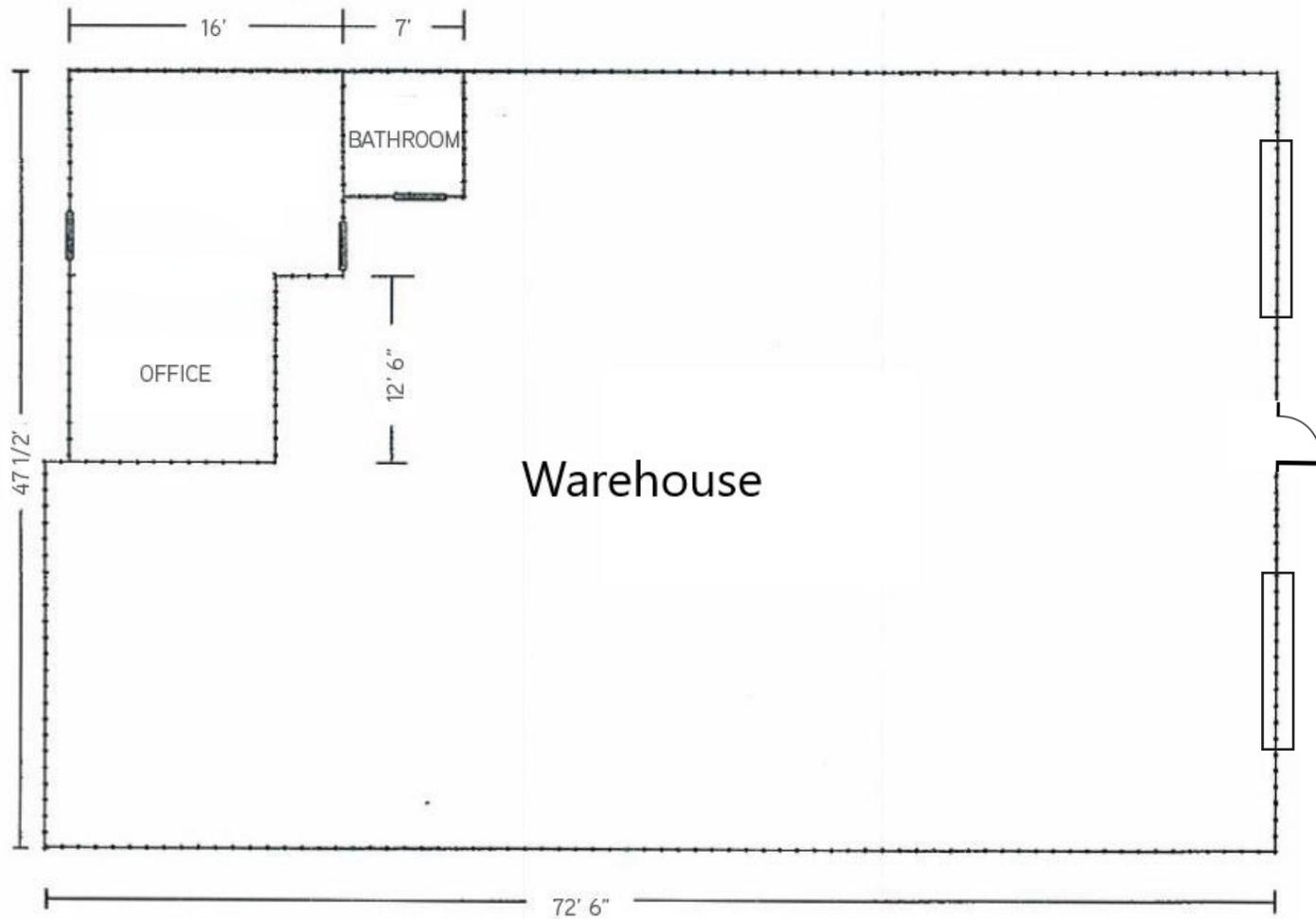
Property Details:

- Suite C:** +/- 3,444 sf
- **Office Space:** +/- 400 sf
 - **Warehouse Space:** +/- 3,044 sf

Property Overview:

1901 Mineral Court is a 27,867 square foot, multi-tenant, office/warehouse building, situated on 2.07 acres of M-2 zoned land. Abundant parking within the premises, along with gated access to the rear of the building. Concrete tilt-up construction with 14'x12' ground level rollup doors. The project is located in the Bakersfield Airport Business Center, off Pegasus Drive, and adjacent to the Meadows Field Airport. This location allows for quick and easy access to both Freeway 99 north and south, along with Highway 65.

Floor Plan



Aerial



Population
 1 Mile: 2,099
 3 Mile: 62,969
 5 Mile: 136,989



Daytime Population
 1 Mile: 6,919
 3 Mile: 65,251
 5 Mile: 183,182



Households
 1 Mile: 735
 3 Mile: 22,864
 5 Mile: 48,714



Median Age
 1 Mile: 34.0
 3 Mile: 36.1
 5 Mile: 35.3



Businesses
 1 Mile: 366
 3 Mile: 2,175
 5 Mile: 8,321



Average HH Income
 1 Mile: \$78,409
 3 Mile: \$94,853
 5 Mile: \$99,765