

FOR LEASE ► INDUSTRIAL

+/- 12,910 SF AVAILABLE

4500 State Rd, Bakersfield, CA 93308

APN: 116-060-23-00-9, County of Kern

PROPERTY DETAILS

- **LEASE RATE:** ~~\$30,000.00/MONTH~~
\$22,500.00/MONTH
- LOT SIZE: +/- 4.01 AC
 - YARD FULLY-FENCED
- TOTAL GLA: +/- 12,910 SF
 - SHOP: +/- 6,760 SF
 - CLEAR HEIGHT: 13' - 16' 6"
 - (6) 16' X 14' ROLL-UP DOORS
 - (1) 16' X 15' ROLL-UP DOOR
 - WAREHOUSE: +/- 3,600 SF
 - (1) 10' X 14' ROLL-UP DOOR
 - OFFICE SPACE: +/- 2,550 SF
- +/- 1,760 SF CANOPY (SF NOT INCLUDED IN TOTAL GLA)
- +/- 1,150 SF FUEL/WASH RACK (SF NOT INCLUDED IN TOTAL GLA)
- UTILITIES:
 - POWER: PG&E, 480/277V & 240/120V 400 AMP SERVICE
 - GAS: PG&E
 - WATER: OILDALE MUTUAL WATER CO.
 - SEWER: COUNTY OF KERN MUNICIPAL
- AMPLE ON-SITE PARKING
- LOCATION: CA-99 FRONTAGE AT OLIVE DR
 - PYLON SIGNAGE VISIBLE FROM FREEWAY
 - CLOSE PROXIMITY TO CA-99 ON/OFF RAMP
- ZONING: M-2 PD, COUNTY OF KERN

MAJOR RENT REDUCTION!



OLIVIERI COMMERCIAL GROUP
9810 Brimhall Road
Bakersfield, CA 93312
www.oliviericommercial.com

*For additional information
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SUBJECT SITE

Hank Rd

**4420 State Rd: +/- 12,298 SF
(Available for Lease)**



State Rd



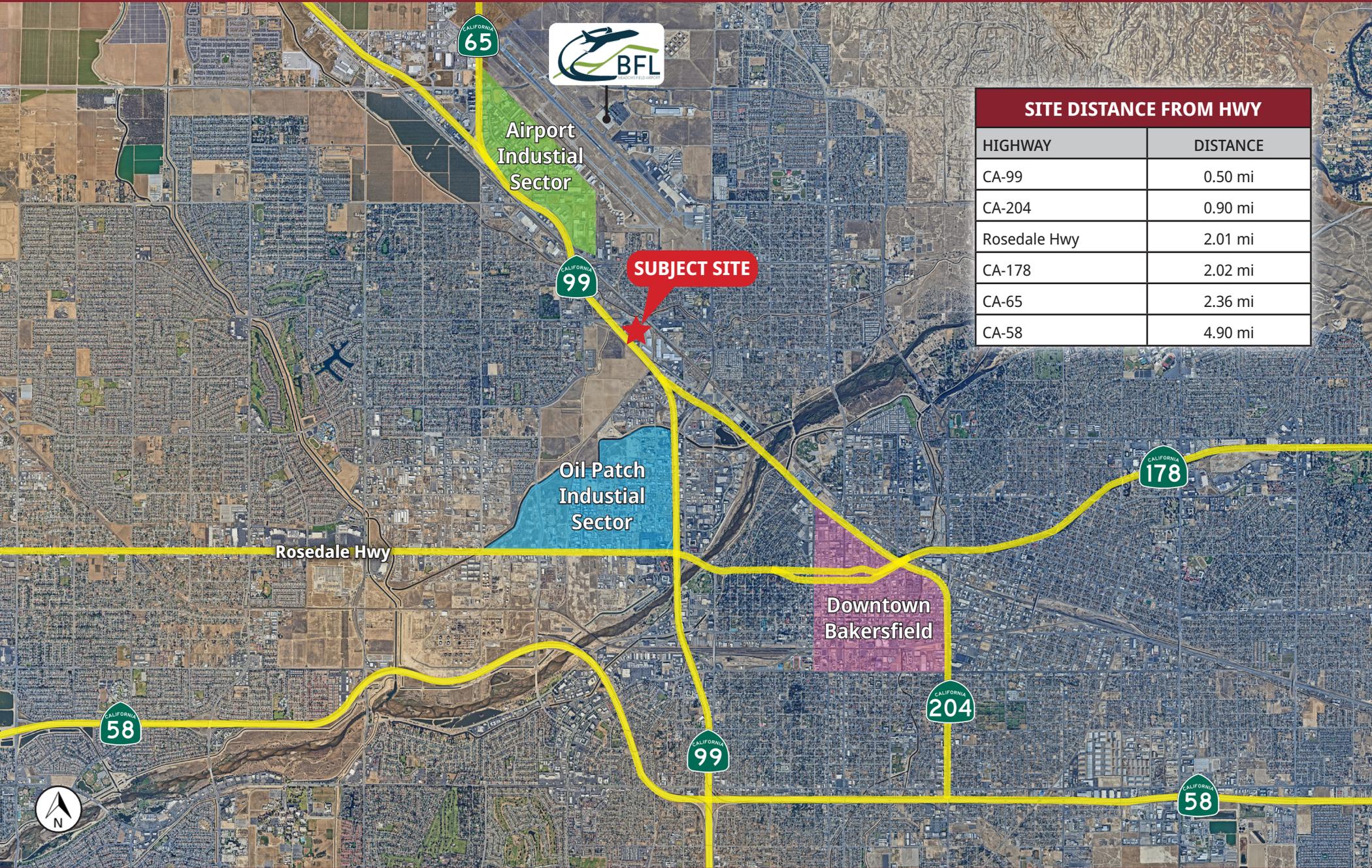
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.



BUILDING & PYLON SIGNAGE VISIBLE FROM FREEWAY



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SITE DISTANCE FROM HWY	
HIGHWAY	DISTANCE
CA-99	0.50 mi
CA-204	0.90 mi
Rosedale Hwy	2.01 mi
CA-178	2.02 mi
CA-65	2.36 mi
CA-58	4.90 mi

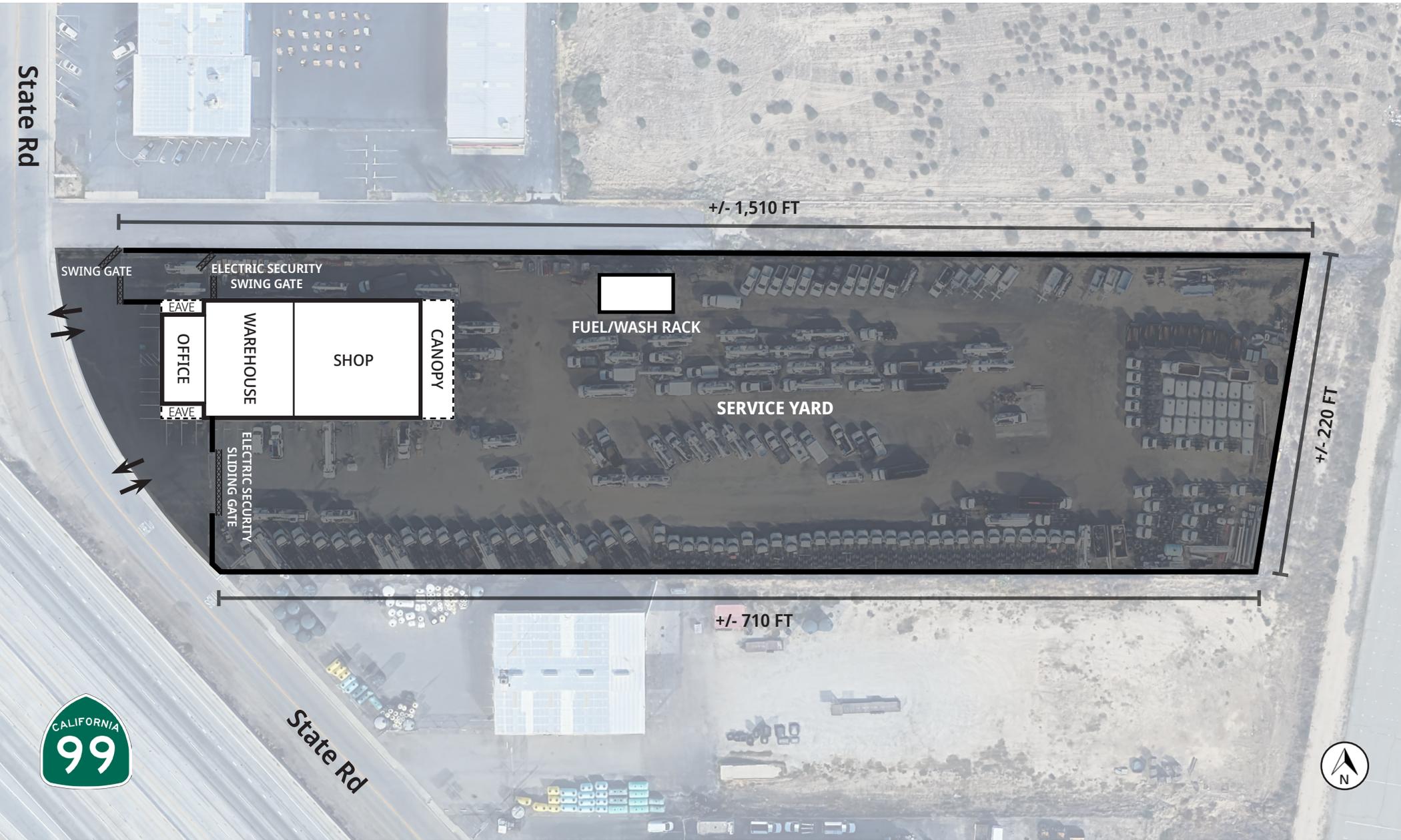


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SITE PLAN

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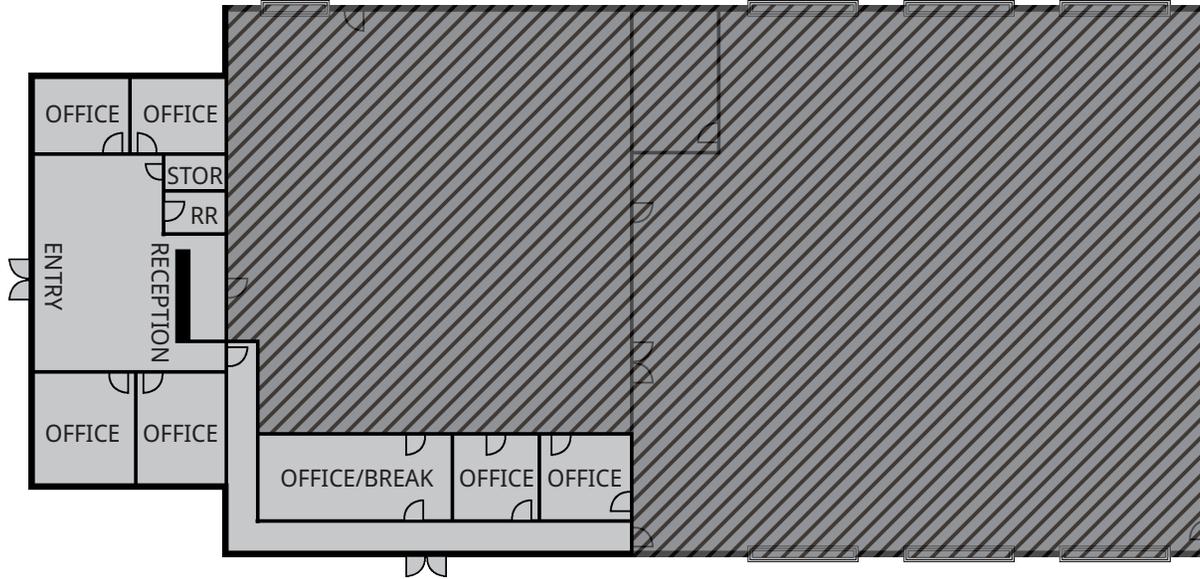
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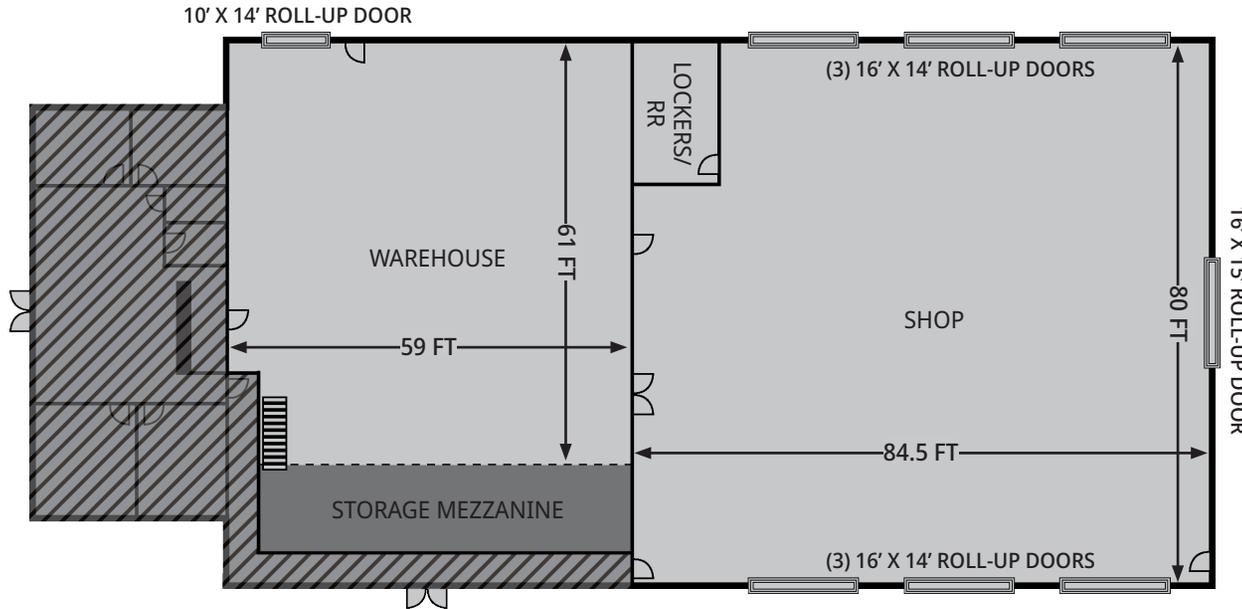
OFFICE SPACE:

+/- 2,550 SF



WAREHOUSE:

+/- 3,600 SF



SHOP:

+/- 6,760 SF

*Floor Plan not to scale



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KERN COUNTY'S CENTRALIZED

LOCATION is hard to beat when it comes to reaching West Coast destinations. Combine Kern's location with its reputation as one of the least-congested regions in the U.S., and the road ahead is a painless one!

Astounding Market Access

Access to 14% of the United States population within 300 miles!

CALIFORNIA DRIVE TIME FROM KERN COUNTY



— BSNF Railroad — Union Pacific Railroad — Roads — Drive Time

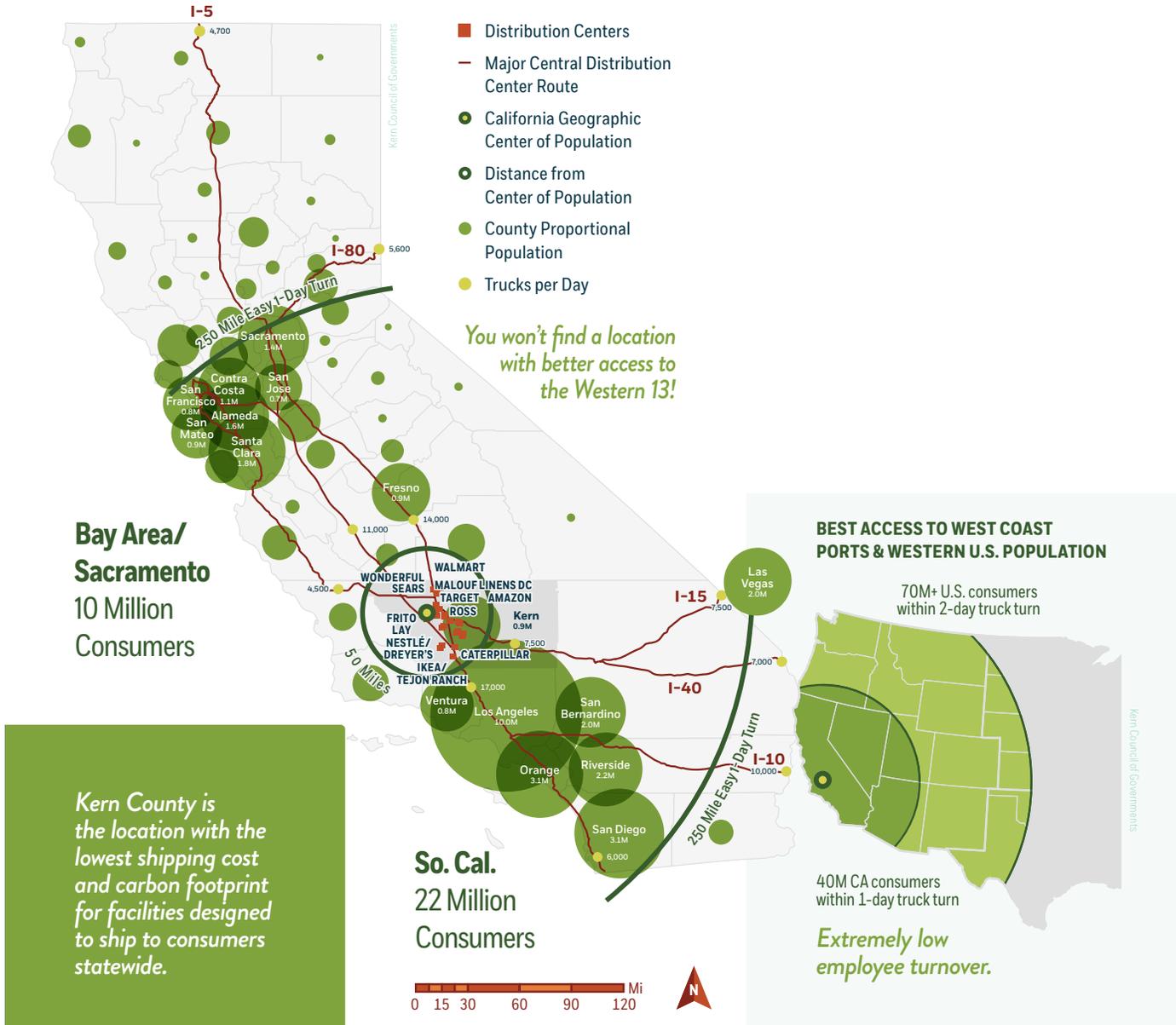
U.S. DRIVE TIME FROM KERN COUNTY



— Roads — Drive Time



Over 50 Distribution Centers in Kern County



Select Regional Distribution Centers:

- AMAZON
- AMERICAN TIRE DISTRIBUTORS
- APTCO
- CAMPING WORLD
- CATERPILLAR
- DOLLAR GENERAL
- DRYER'S
- ESSENDANT WHOLESALE SUPPLIES
- FAMOUS FOOTWEAR
- FORMICA CORPORATION
- GAF
- HADCO METAL TRADING
- HILLMAN
- IKEA
- L'ORÉAL COSMETICS
- MALOUF FINE LINENS
- MEN'S WEARHOUSE
- NESTLÉ
- PACTIV
- PLANT PREFAB
- PPG AEROSPACE
- ROSS DRESS FOR LESS
- SMUCKER'S
- SUNRISE BRANDS
- TARGET
- U.S. COLD STORAGE OF CALIFORNIA
- WALMART
- WONDERFUL COMPANY

