For Lease

8475 Pacheco Road
Bakersfield, CA

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Accelerating success.

Property Overview

- Lease Rate: $5,500/mo. NNN
- Showroom: +/- 2,978 SF
- Warehouse: +/- 3,022 SF
- Land Size: +/- 26,571 SF

Highlights

- Excellent Southwest Bakersfield Location
- Metal frame construction
- Clear Height: 16' Min - 18' Max
- Finished showroom
- Free span
- One (1) 12' x 14' drive-in door
- Zoning: M-2PD
- Fenced yard area
- Large yard and parking area
- Monument signage available
- Excellent access to major transit corridor on Gosford Road
- Adjacent to new Wal-Mart Supercenter

8475 Pacheco Road is a 6,000 square foot office warehouse building, located in the Stockdale Industrial Park, just south of White Lane in Southwest Bakersfield. Located approximately 1 mile west of Highway 99.

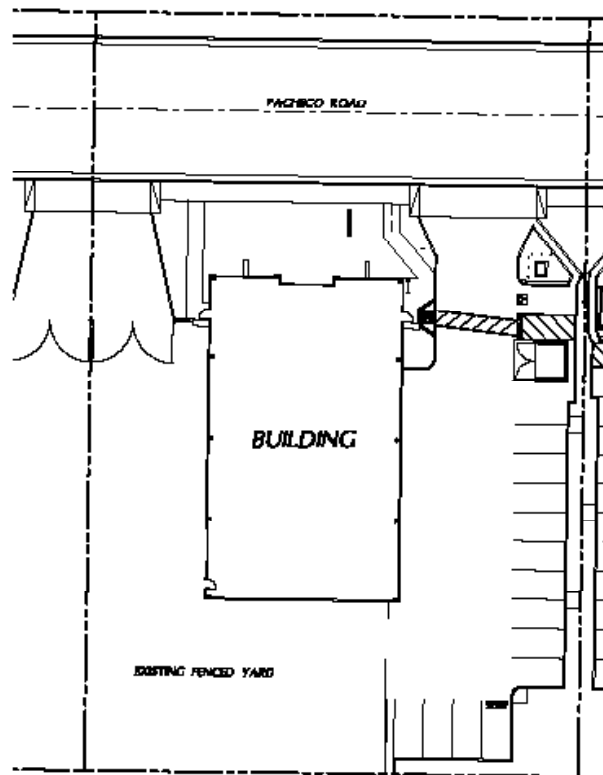colliers.com/bakersfield

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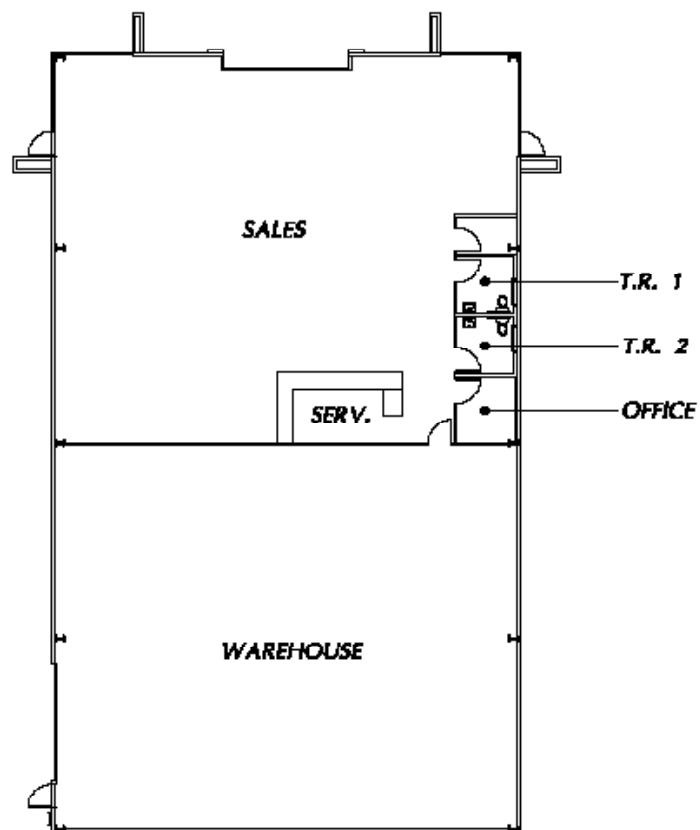Central California
License # 0452468
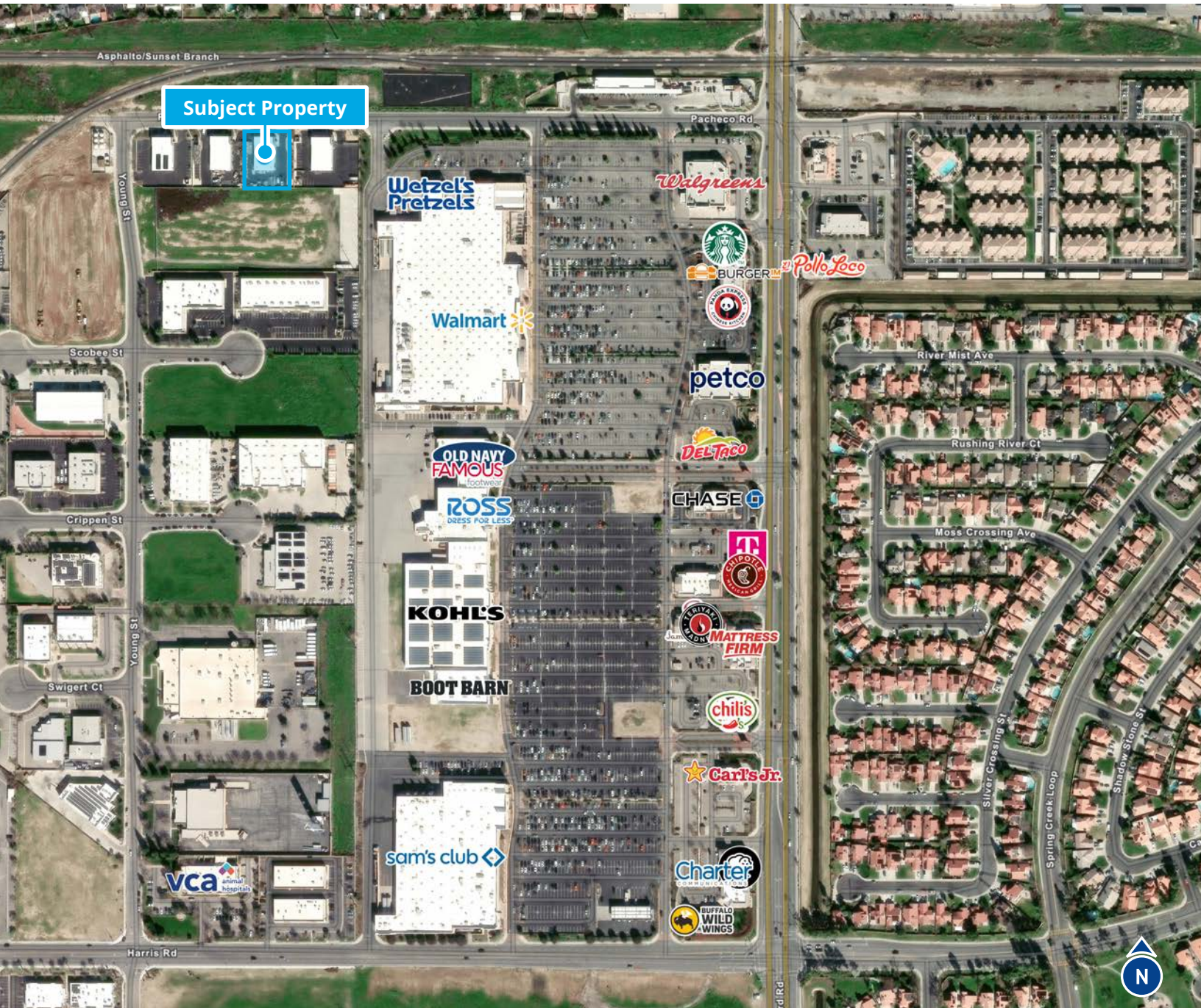10000 Stockdale Hwy, Suite 102
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Site Plan

PACHECO ROAD

BUILDING

EXISTING FENCED YARD

Floor Plan

SALES

T.R. 1

T.R. 2

OFFICE

SERV.

WAREHOUSE

Aerial Map

Subject Property

Wetzel's Pretzels
Walgreens
Starbucks
BURGER IM · El Pollo Loco
Walmart
Panda Express
petco
OLD NAVY · FAMOUS footwear
Del Taco
ROSS DRESS FOR LESS
CHASE
T
KOHL'S
CHIPOTLE MEXICAN GRILL
Teriyaki MADN
MATTRESS FIRM
BOOT BARN
chilis
Carl's Jr.
sam's club
Charter COMMUNICATIONS
VCA animal hospitals
BUFFALO WILD WINGS

Asphalto/Sunset Branch
Pacheco Rd
Young St
Scobee St
Crippen St
Swigert Ct
Harris Rd
River Mist Ave
Rushing River Ct
Moss Crossing Ave
Silver Crossing St
Spring Creek Loop
Shadow Stone St

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