



Colliers

E. Brundage Lane

For Sale | \$6,450,000 | Fully Leased!

Multi-Tenant Office/Warehouse Investment Opportunity

3925-3947 E. Brundage Lane | Bakersfield, CA 93308

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Property Overview

Located directly adjacent between Highway 58 and East Brundage Lane. This property provides excellent freeway visibility and convenient access to Highway 99 which has recently been connected to Interstate 5.

This industrial multi-tenant project creates excellent accessibility & freeway exposure for tenants and in turn resilient demand for investors. Additionally, the available yard space creates opportunity for further development or industrial outdoor storage capabilities.

Priced competitively below replacement cost, 9% + CAP Rate and exemplary freeway exposure, makes this one of the most attractive industrial investment opportunities in the market!

Property Details:

Address	3925-3947 E. Brundage Lane Bakersfield, CA
Building Size	± 65,164 SF
Parcel Size	± 4.95 AC
Occupancy Rate	100%
APN	173-670-06
Zoning	M-2 (Medium Industrial), City of Bakersfield
Year Built	1986
No. of Units	7 Units

Financial Summary

Property	3925 - 3947 E. Brundage Lane, Bakersfield, CA 93308
Total SF	\pm 65,164 SF
Lot Size	\pm 4.95 Acres
No. of Units	7
Current Occupancy	100%
Offering Price	\$6,450,000
Price Per RBA Square Foot	\$98.98
Gross Operating Income	\$711,621



Financials

ACTUALS

Gross Rental Income	Tenant	Unit #	Size	Rent/Mo.	Annual Rent	Lease Term
3947 E. Brundage Lane	Superior Court	Unit A	15,000 SF	\$7,187.49/Mo.	\$86,249.88/Yr	09/01/20-10/31/29
3947 E. Brundage Lane	Cross Country Infrastructure Services, Inc.	Unit B	17,164 SF	\$15,447.60/Mo.	\$185,371.20/yr	09/01/24-08/31/27
3947 E. Brundage Lane	Michels Pacific Energy, Inc.	Yard	0.5 Acres	\$5,000/Mo.	\$60,000/Yr	03/15/24 - MTM
3925 E. Brundage lane	NATPRO - Automatic Transmission Parts	Unit A	5,000 SF	\$5,400/Mo.	\$64,800/Yr	09/01/25-12/31/30
3925 E. Brundage lane	PTP Transmission	Unit B	17,500 SF	\$13,401.50/Mo.	\$160,818/Yr	09/01/25-12/31/28
3925 E. Brundage Lane	Fortaj Truck and Trailer Parts	Unit C	7,500 SF	\$7,500/Mo.	\$90,000/Yr	06/15/25-06/14/30
3925 E. Brundage Lane	BS Mann Trucking Inc.	Unit D	3,000 SF	\$5,300/Mo.	\$63,600/Yr	10/01/25-09/30/28
Total Rental Income			65,164 SF	\$57,235.59/Mo.	\$711,621.08/Yr	
Less Vacancy 5%					\$35,581.05	
Gross Operating Income					\$676,040.03	
Real Estate Taxes @ Value						\$77,400.00
Utilities						\$0
Maintenance						\$6,000
Property Insurance						\$23,400
Total Expenses						\$106,800.00
Net Income						\$604,821.08

Site Plan

Subject Address

3925-3947 E. Brundage Lane
Bakersfield, CA 933

Parcel Number

173-670-06

Total Lot Area

± 4.95 AC (± 215,622 SF)

Year Built

1986

Current Zoning

(M-2) Medium Industrial, City of
Bakersfield

No of Units

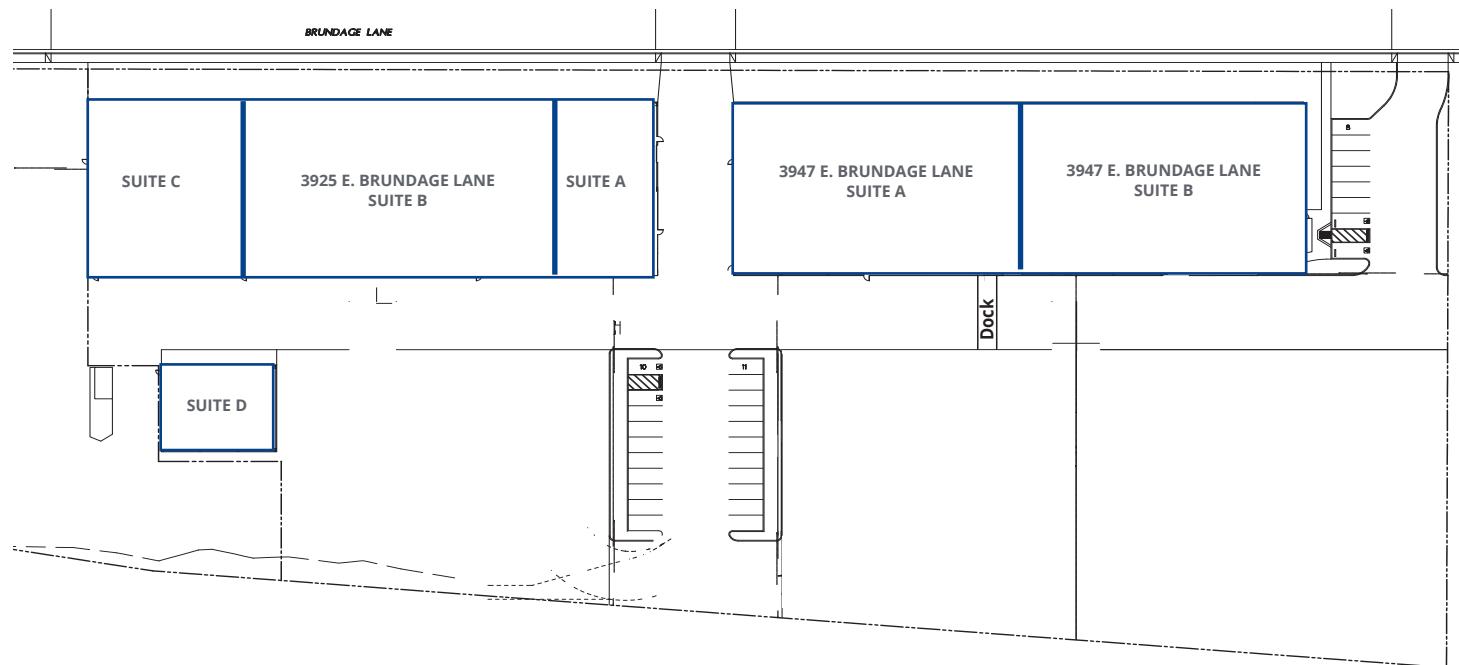
7 Units

Asking Price

\$6,450,000

Gross Operating Income

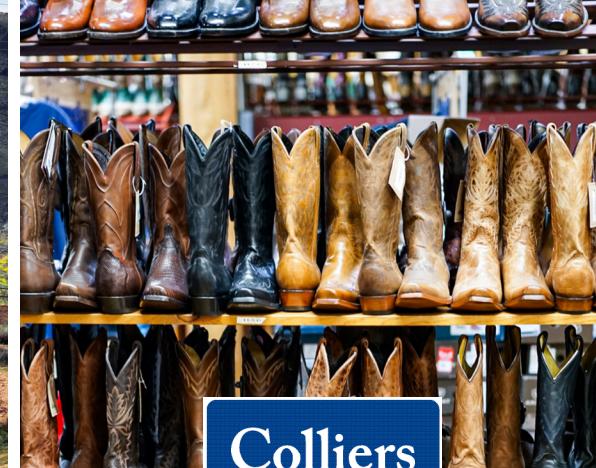
\$711,621.08/yr



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Aerial





Why Bakersfield

Demographics

	Labor Costs*	Unemployment Rate	Housing Costs**	Apartment Rent***	Industrial Rent (Gross RSF)	Drayage Costs	Port of Origin
Bakersfield, CA	\$21.93	8.10%	\$386,000	\$1,447	\$0.900	\$1,500	LA/LB
Inland Empire West, CA	\$22.23	3.80%	\$667,500	\$2,170	\$1.400	\$750	LA/LB
Inland Empire East, CA	\$22.32	3.90%	\$593,000	\$2,165	\$1.200	\$850	LA/LB
Orange County, CA	\$22.72	3.90%	\$1,100,000	\$2,550	\$2.200	\$900	LA/LB
Sacramento, CA	\$22.95	4.70%	\$415,000	\$1,856	\$0.920	\$700	OAK
Phoenix, AZ	\$20.79	3.10%	\$433,000	\$1,585	\$0.960	\$2,300	LA/LB
Las Vegas, NV	\$21.74	6.10%	\$410,000	\$1,495	\$1.000	\$3,650	LA/LB
Reno, NV	\$21.91	4.50%	\$525,000	\$1,650	\$0.950	\$2,700	LA/LB
Salt Lake City, UT	\$21.60	2.60%	\$590,000	\$1,685	\$0.950	\$3,500	LA/LB

Most attractive rate for each category is highlighted in light blue

*Based on hourly median wage for a 3 year experienced warehouse laborer

**Based on median home prices

***Based on 2-bedroom apartments


+ 950,000
TOTAL POPULATION IN
BAKERSFIELD
GREATER MSA


8.1%
UNEMPLOYMENT RATE IN
BAKERSFIELD


\$21.93
AVG. HOURLY RATE FOR
WAREHOUSE EMPLOYEE


\$386,00
AVG. VALUE FOR A
3-BEDROOM HOME


\$1,447
AVG. RENT FOR A
2-BEDROOM APT

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Contact Us:

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