



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

**Oscar Baltazar**

Senior Vice President | Principal  
License No. 01263421  
+1 661 331 7523  
oscar.baltazar@colliers.com

**Marco Petrini**

Vice President  
License No. 02167974  
+1 661 631 3826  
marco.petrini@colliers.com

**Stephen J. Haupt, SIOR**

Senior Vice President | Principal  
License No. 00838505  
+1 661 631 3812  
stephen.haupt@colliers.com

**Colliers International**

10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
+1 661 631 3800  
www.colliers.com/bakersfield





## 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:

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



# Financial Summary

Property	3925 - 3947 E. Brundage Lane, Bakersfield, CA 93308
Total SF	± 65,164 SF
Lot Size	± 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

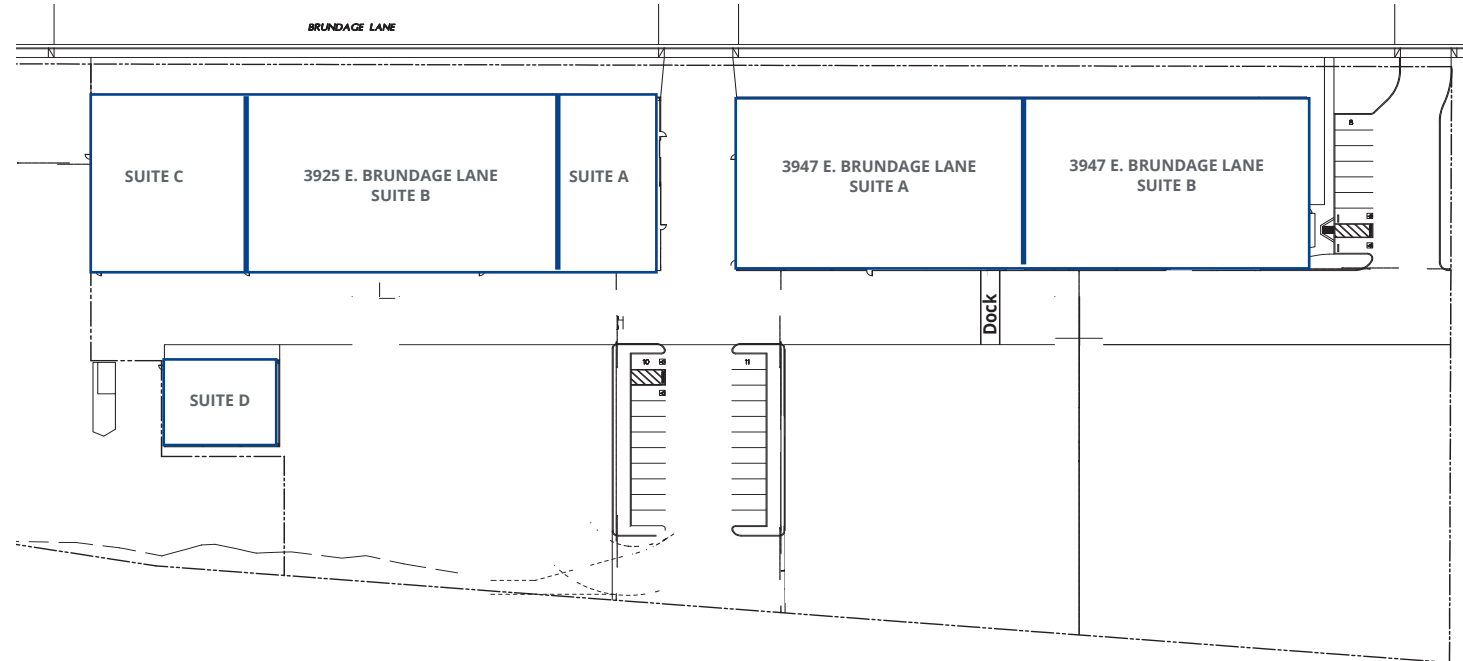
7 Units

## Asking Price

\$6,450,000

## Gross Operating Income

\$711,621.08/yr



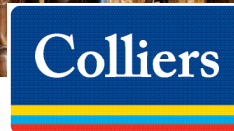
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this



# 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



For Sale | Multi-tenant Investment Opportunity

# Industrial Office/Warehouse

3925-3947 E. Brundage Lane | Bakersfield, CA

**Contact Us:**

**Oscar Baltazar**

Senior Vice President | Principal  
License No. 01263421  
+ 1 661 331 7523  
oscar.baltazar@colliers.com

**Marco Petrini**

Vice President  
License No. 02167974  
+1 661 631 3826  
marco.petrini@colliers.com

**Stephen J. Haupt, SIOR**

Senior Vice President | Principal  
License No. 00838505  
+ 1 661 631 3812  
stephen.haupt@colliers.com

**Colliers | Bakersfield**

10000 Stockdale Highway, Suite 102  
Bakersfield, California 93311  
+1 661 631 3800  
www.colliers.com/bakersfield



## Disclaimer

This document has been prepared by Colliers for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.