

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**
- **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**



OLIVIERI COMMERCIAL GROUP
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Bakersfield, CA 93312
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*For additional information
please contact:*

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CLOSE-UP AERIAL PROFILE

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BUILDING & PYLON SIGNAGE VISIBLE FROM FREEWAY





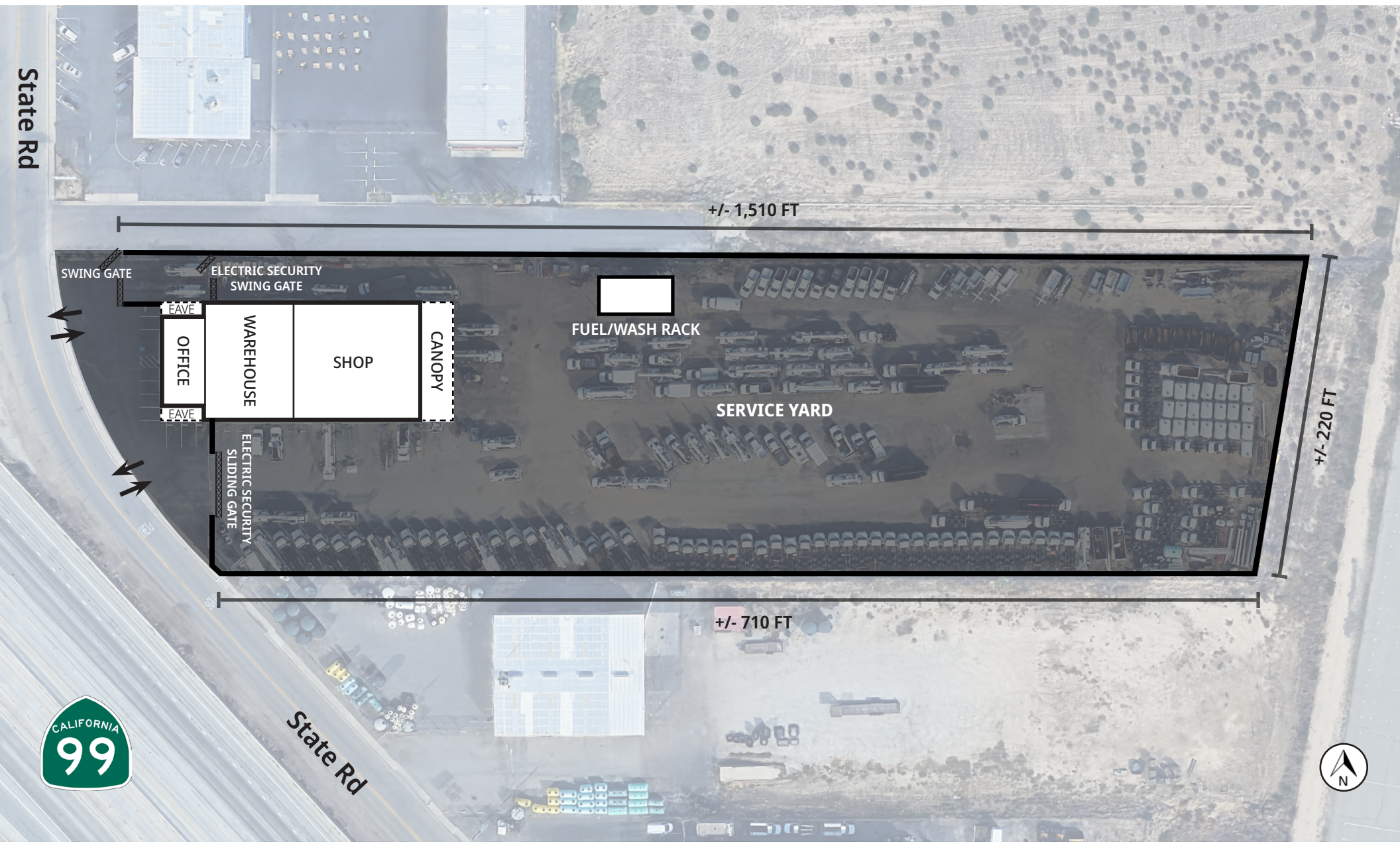
SITE DISTANCE FROM HWY	
HIGHWAY	DISTANCE
CA-99	0.50 mi
CA-204	0.90 mi
Rosedale Hwy	2.01 mi
CA-178	2.02 mi
CA-65	2.36 mi
CA-58	4.90 mi



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SITE PLAN

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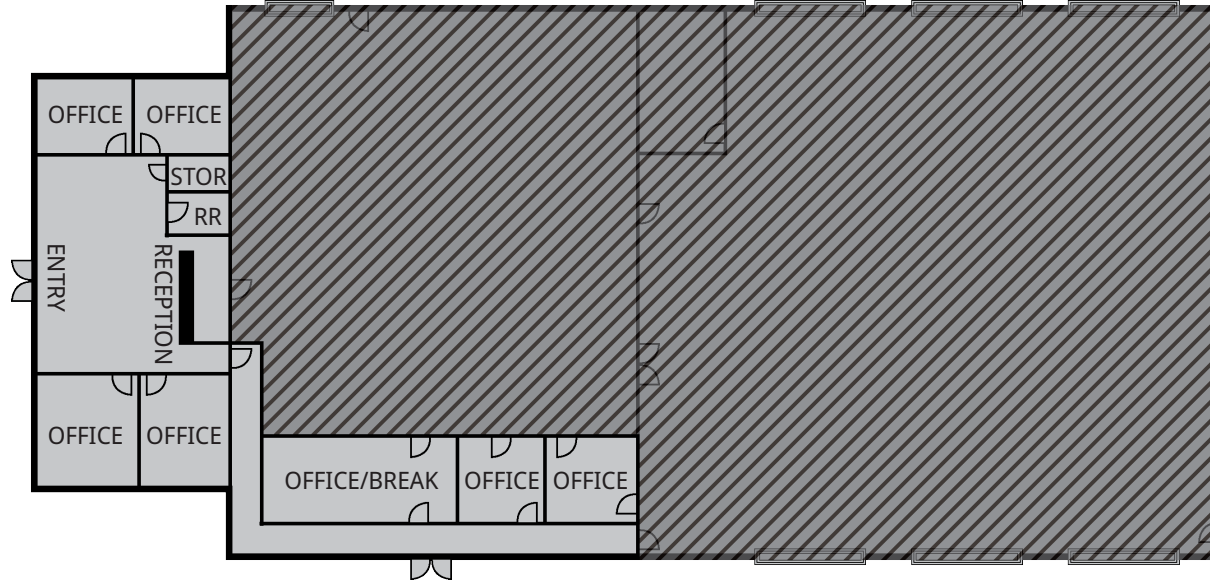
FLOOR PLAN

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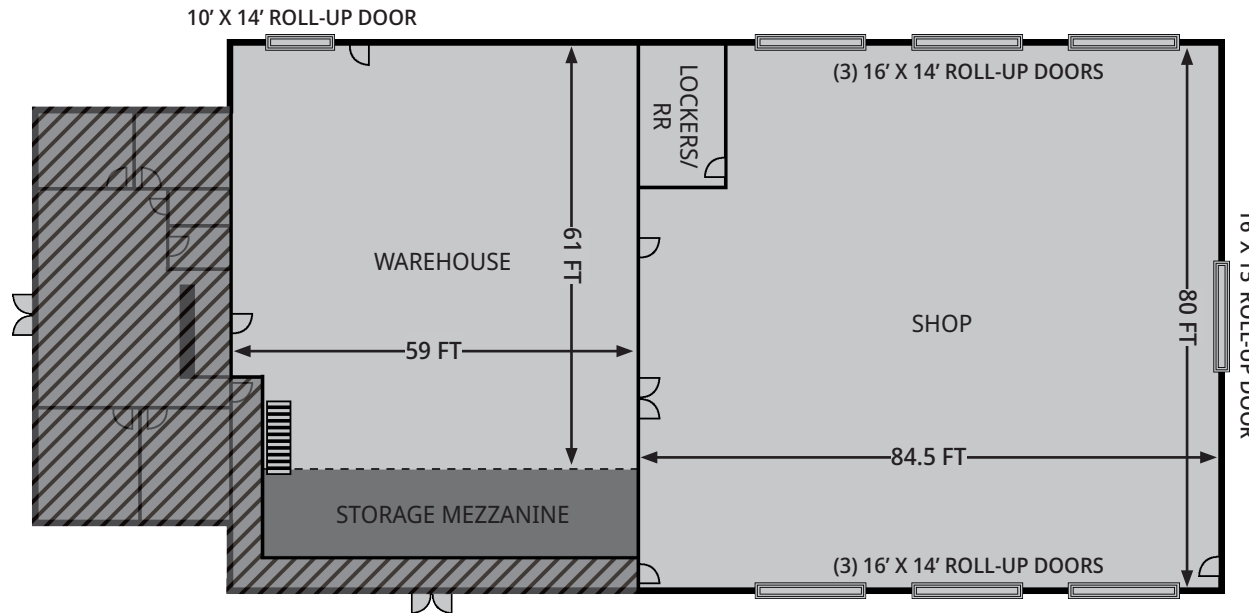
OFFICE SPACE:

+/- 2,550 SF



WAREHOUSE:

+/- 3,600 SF



SHOP:

+/- 6,760 SF

*Floor Plan not to scale



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PHOTOS - Warehouse & Shop

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PHOTOS - Office & Yard

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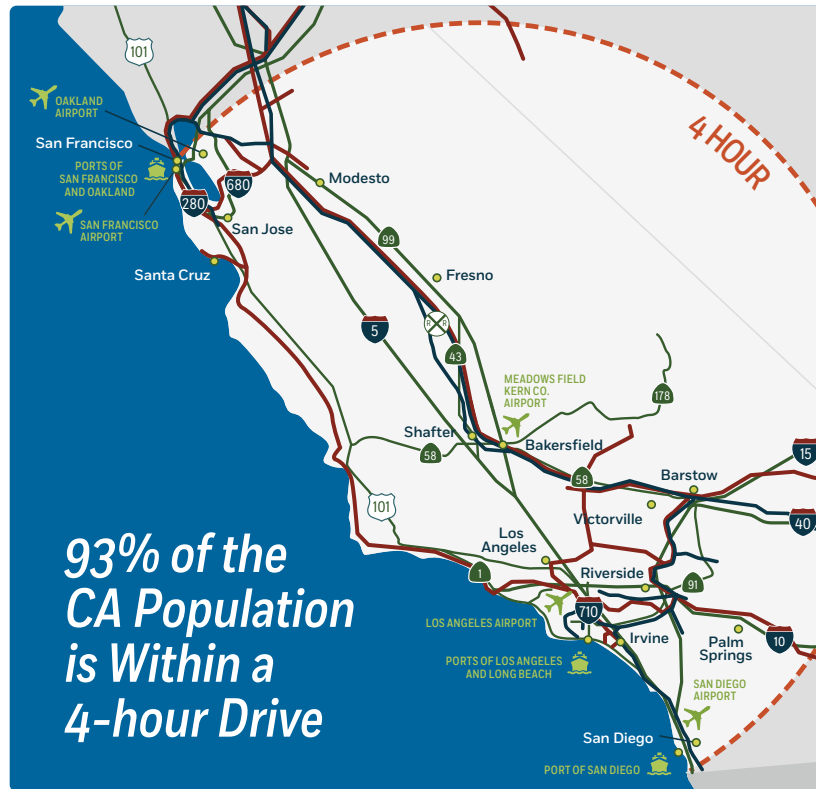
KERN COUNTY'S CENTRALIZED

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

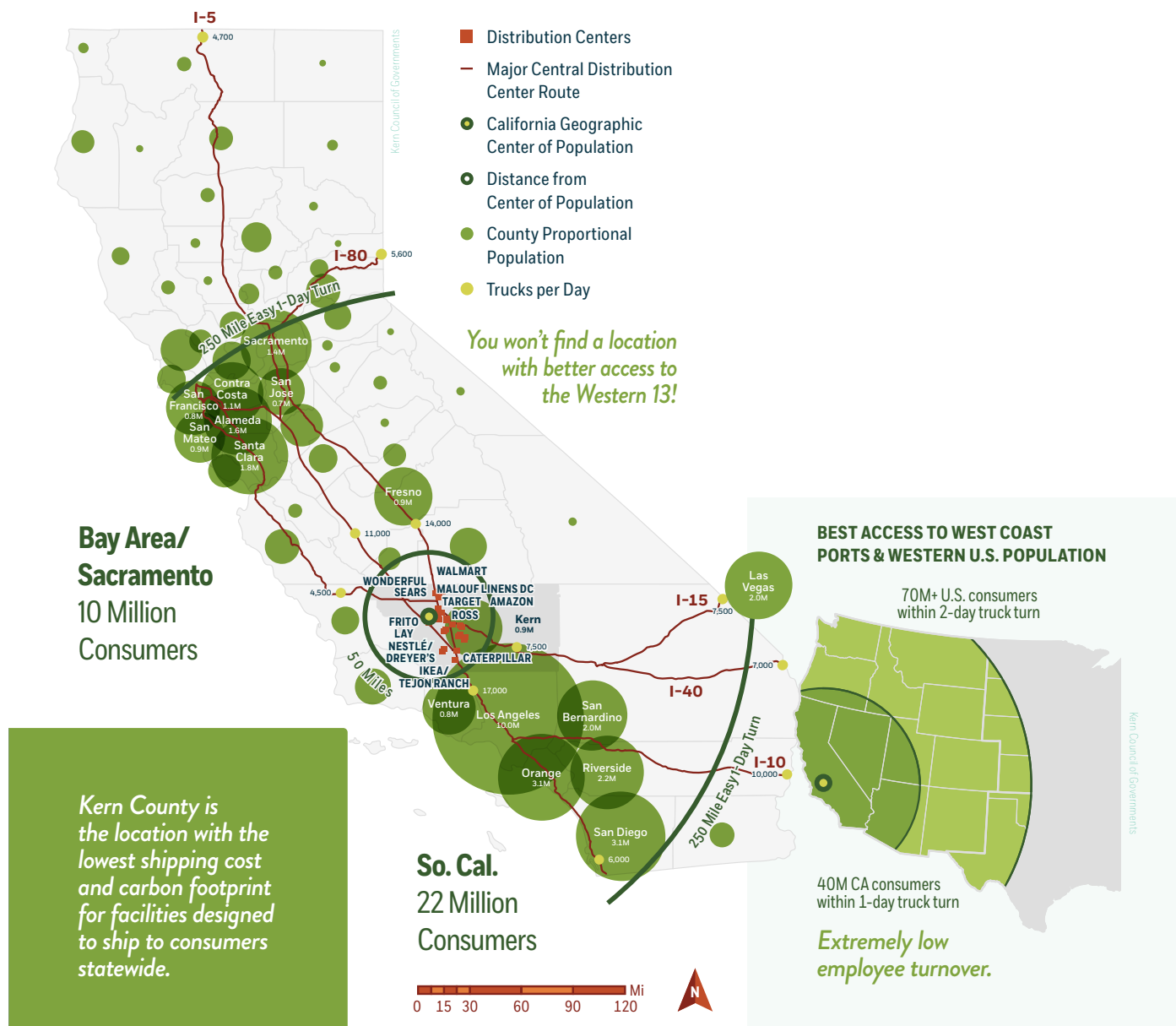


— Roads - - - Drive Time



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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



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