



Colliers

For Lease

\$0.65

Per SF, NNN

**Contact us:**

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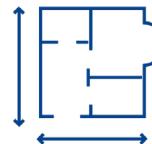
710 Roberts Ln  
Bakersfield, CA 93308

**Industrial Office | Warehouse**

710 Roberts Ln is a ± 6,960 square foot office/warehouse building located in North Bakersfield on a major arterial street. Good visibility with rear parking.

**Highlights:**

- Approximately 6,960 SF of office/warehouse space
- 1,010 SF of newly remodeled office
- Updated LED lighting in warehouse area
- Two (2) 12'x14' roll-up doors
- Zoned C-2 PD, County of Kern
- Good visibility with rear parking
- Concrete tilt-up construction
- APN: 114-182-10



**Available for Lease**  
± 6,960 SF total situated on  
0.44 acres



**Warehouse SF**  
5,950 warehouse SF



**Office SF**  
1,010 office SF

# Property Details

## Lease Rate:

\$0.65 PSF, NNN

## Utilities:



**Sewer**  
NOR Sanitation



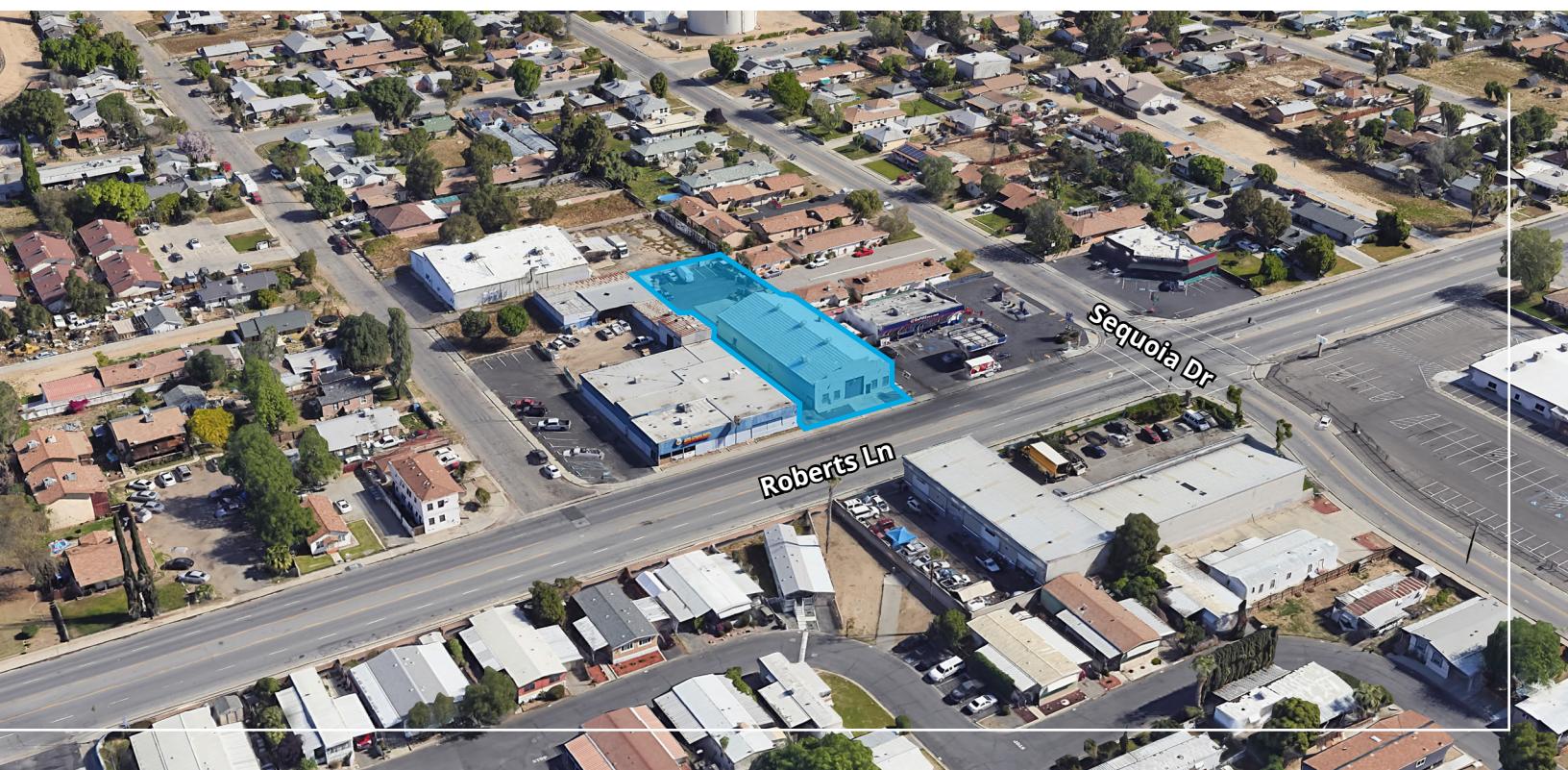
**Water**  
NOR Water



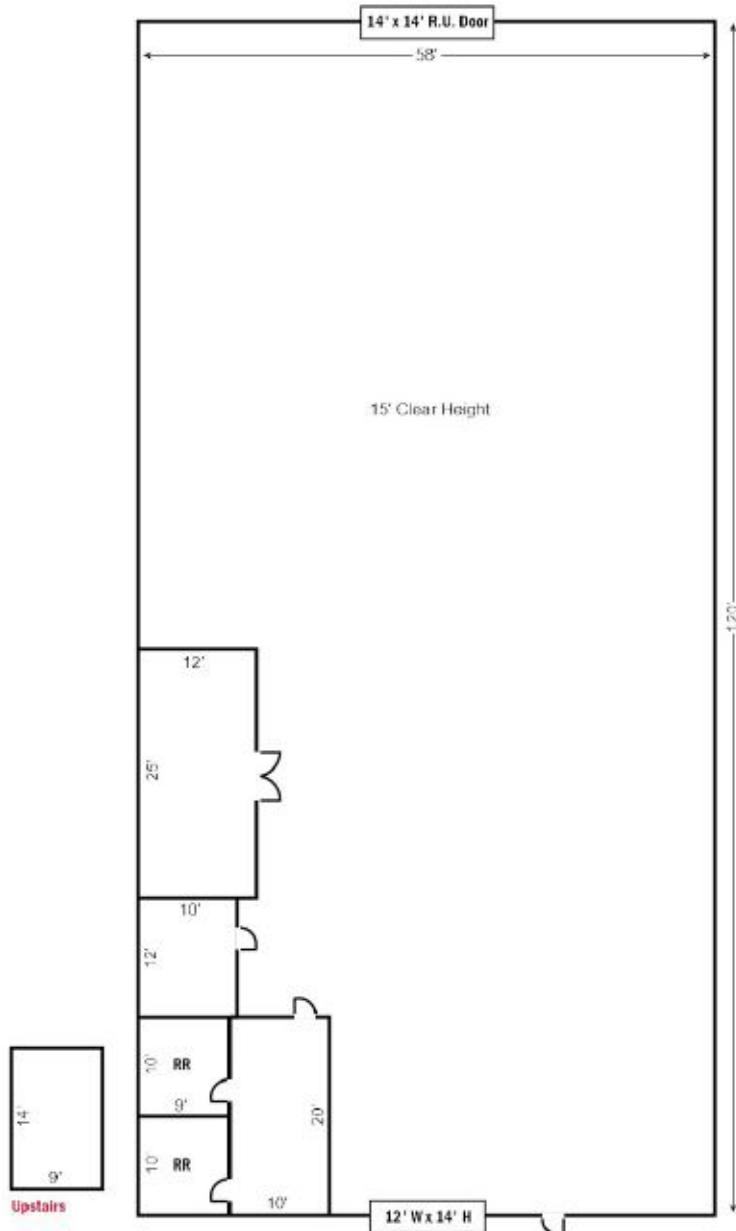
**Gas**  
SoCal Edison



**Electric**  
PG&E (400 amps,  
120/480 volt, 3 phase)



# Floor Plan



## Oscar Baltazar

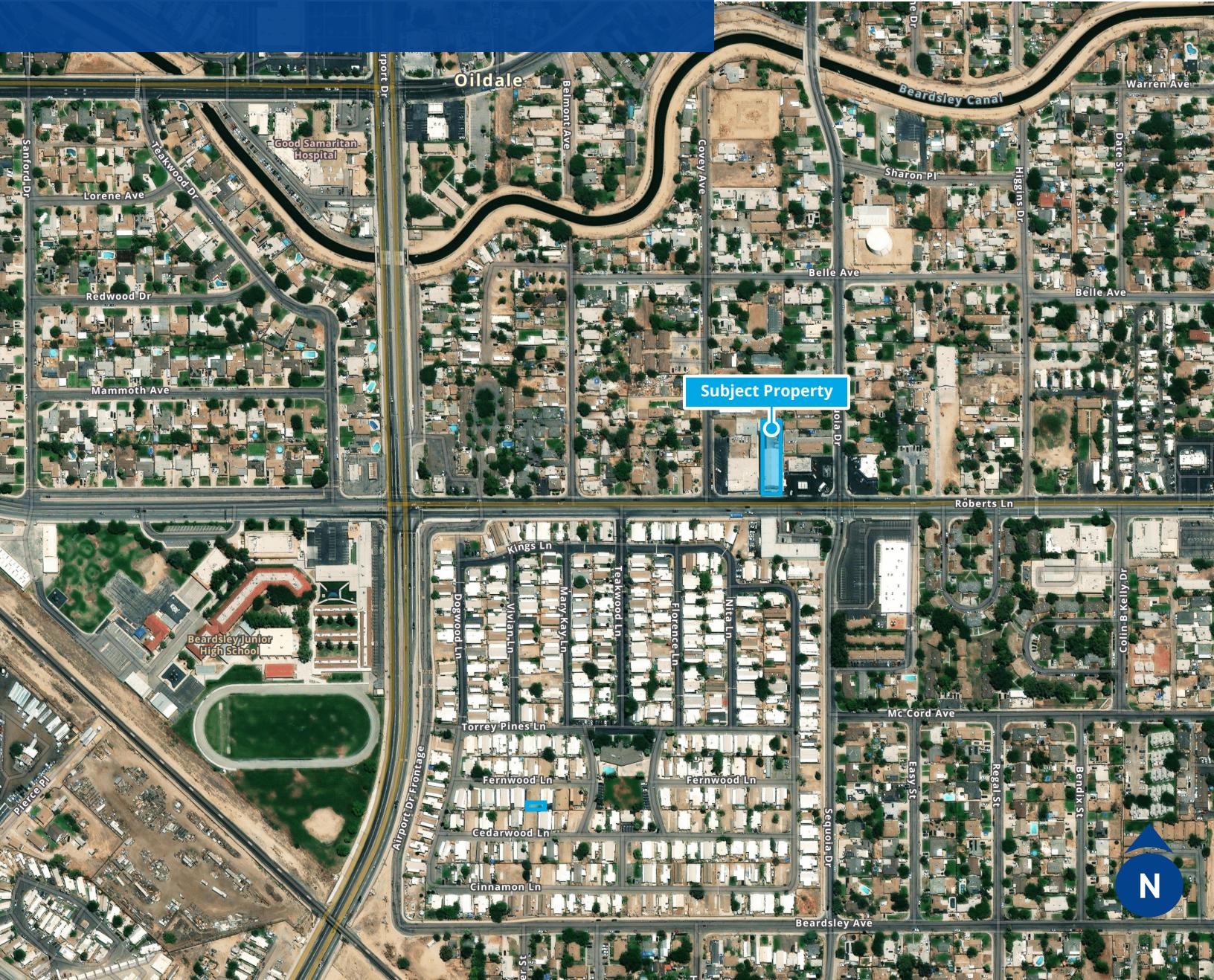
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# Aerials



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