

**Dock Served  
Warehouse | Distribution**

**AVAILABLE**  
**For Lease**

**5850  
District Blvd  
Suite 2**

**Bakersfield, CA**

**Property Highlights**

- Easy access to northbound & southbound Hwy 99
- Abundant Parking
- Pylon Signage along District Boulevard

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



**Wesley M. McDonald** • Senior Vice President • 661 885 6950 • [wesley.mcdonald@asuassociates.com](mailto:wesley.mcdonald@asuassociates.com) • CA RE #01511739  
**Boyd B. Binninger** • Senior Vice President • 661 616 3559 • [bbboyd@asuassociates.com](mailto:bbboyd@asuassociates.com) • CA RE #0121662  
**Parker Reynolds** • Associate • 661 885 6925 • [parker@asuassociates.com](mailto:parker@asuassociates.com) • CA RE #02156913  
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax



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## Property Information & Floor Plans

5850 District Blvd • Suite 2 • Bakersfield, CA

### Property Details

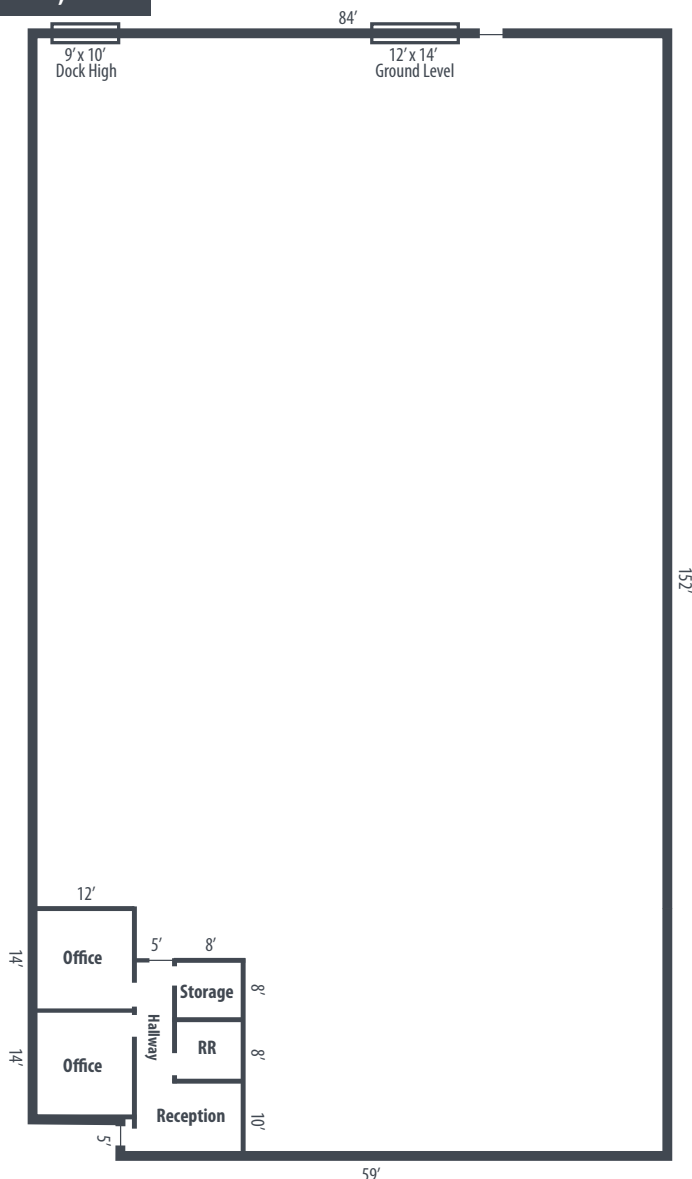
- **Total Available** 12,380 SF
- **Warehouse** 11,410 SF
- **Office** 970 SF
- **Dock Doors** (1) 9'x10'
- **Ground Level Doors** (1) 12'x14'
- **Clear Height** 20'-23'
- **Bay Spacing** 42'x21'
- **Lighting** Fluorescent LED
- **District Blvd Monument Signage** Available slot

### Utilities

- **Water** California Water Company  
City of Bakersfield
- **Sewer** City of Bakersfield
- **Gas** PG&E  
The Gas Company
- **Electric** Pacific Gas & Electric  
200 amps of 120/208 volt

### Lease Rate

- **\$1.05 PSF IG**



\*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

### Monument Sign

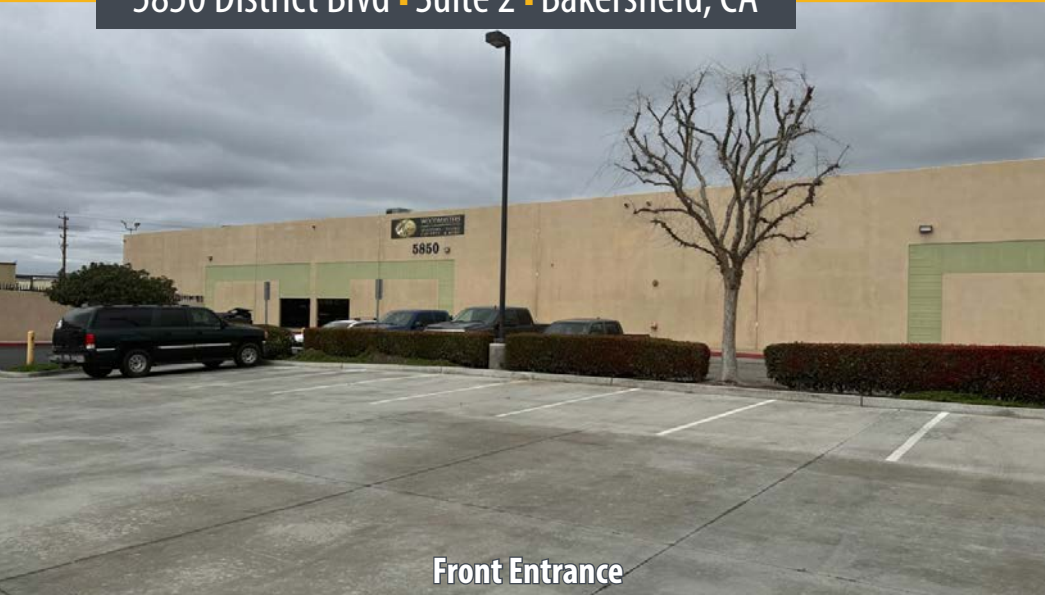




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## Property Photos

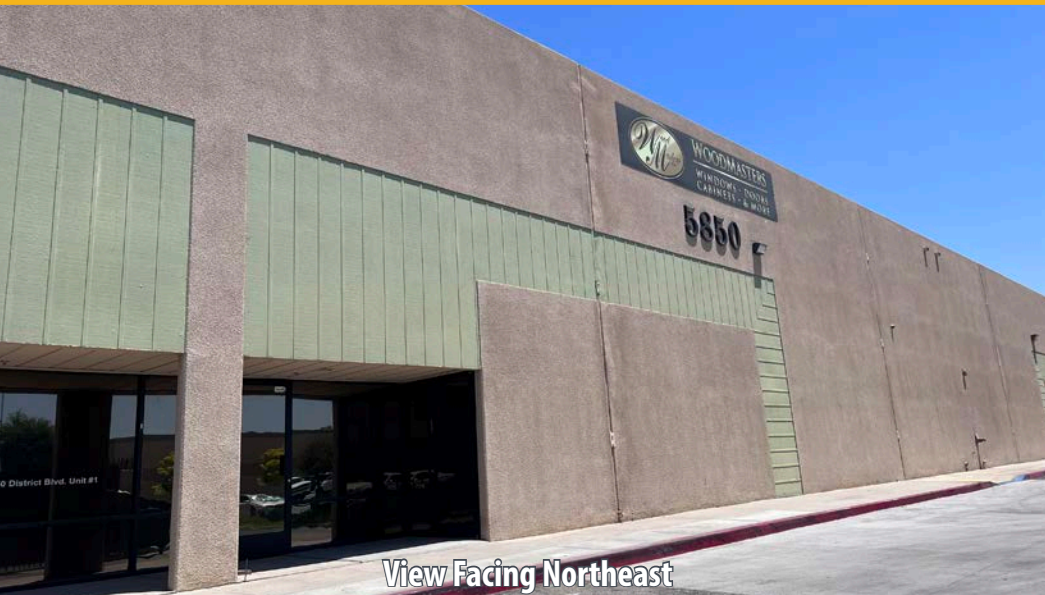
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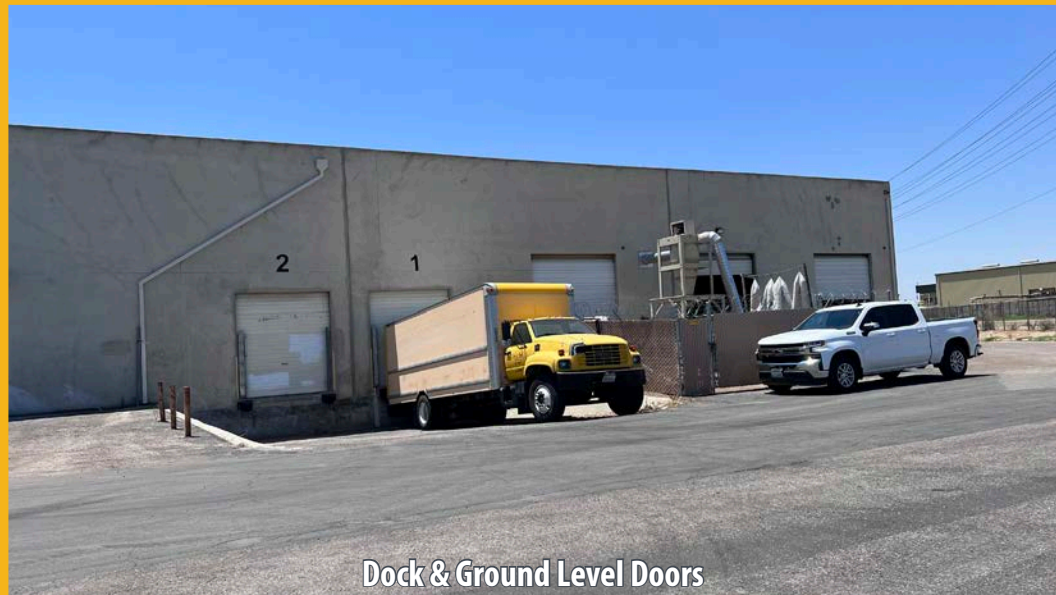
Front Entrance



View of Front Entrance Facing Northwest



View Facing Northeast



Dock & Ground Level Doors

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## Site Plan

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**AVAILABLE**



5850 District Blvd #2



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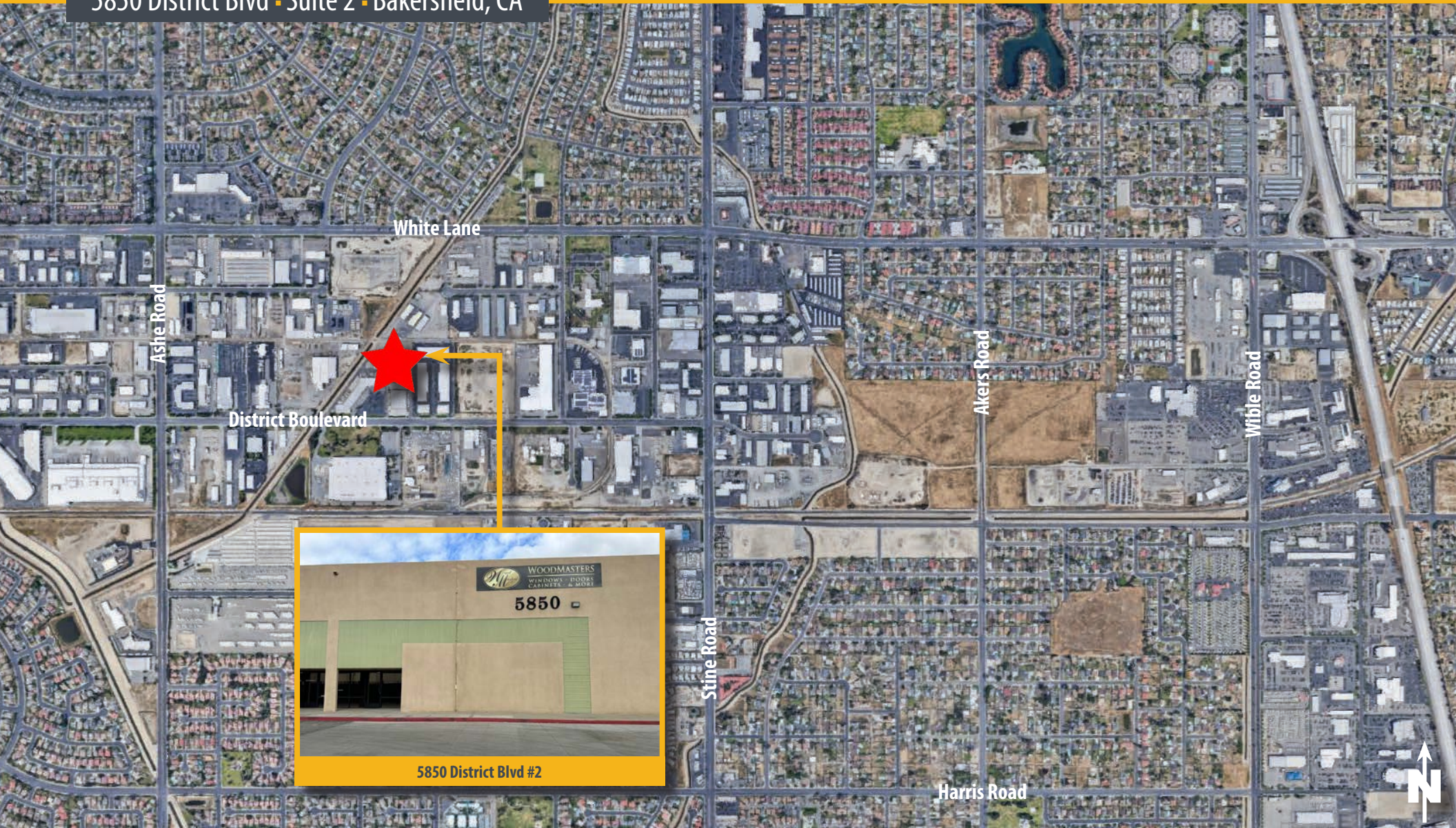
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## Aerial Photo

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