

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.



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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

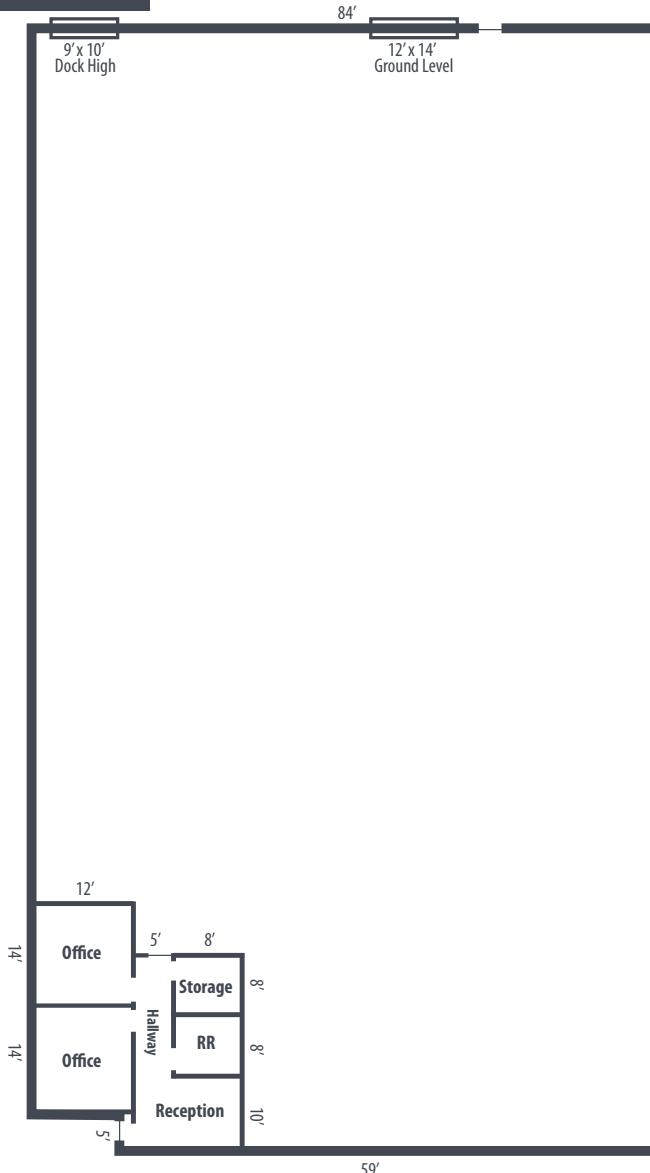
- **Total Available** 12,380 SF
- **Warehouse** 11,410 SF
- **Office** 970 SF
- **Dock Doors** (1) 9'x10'
- **Ground Level Doors** (1) 12'x14'
- **Clear Height** 20'-23'
- **Bay Spacing** 42'x21'
- **Lighting** Flourescent LED
- **District Blvd**
- **Monument Signage** Available slot

Utilities

- **Water** California Water Company
- **Sewer** City of Bakersfield
- **Gas** City of Bakersfield
- **Electric** PG&E
- **Electric** The Gas Company
- **Electric** Pacific Gas & Electric
- **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

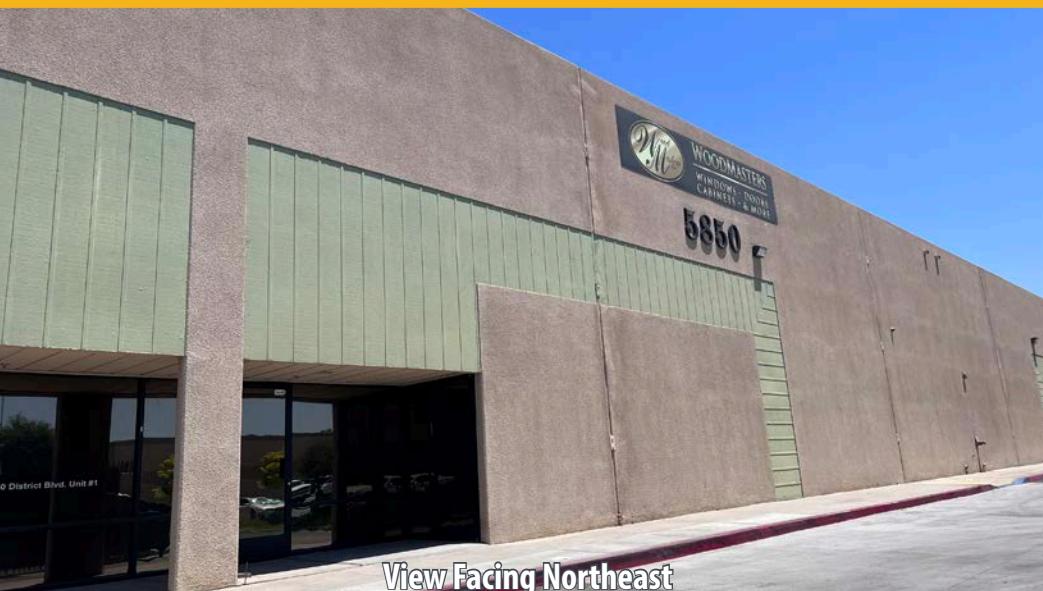
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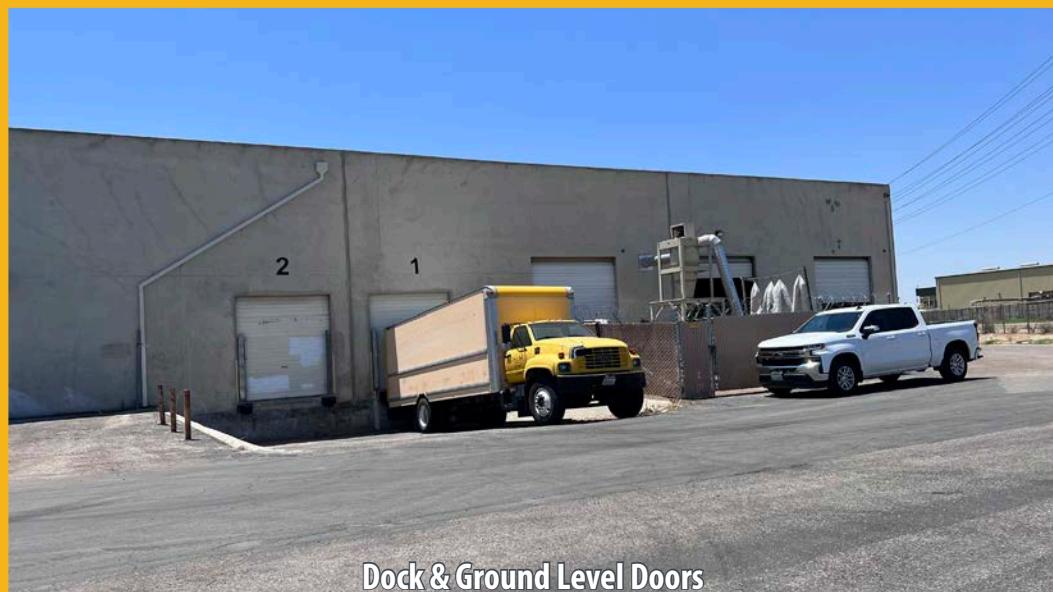
Front Entrance



View of Front Entrance Facing Northwest



View Facing Northeast



Dock & Ground Level Doors

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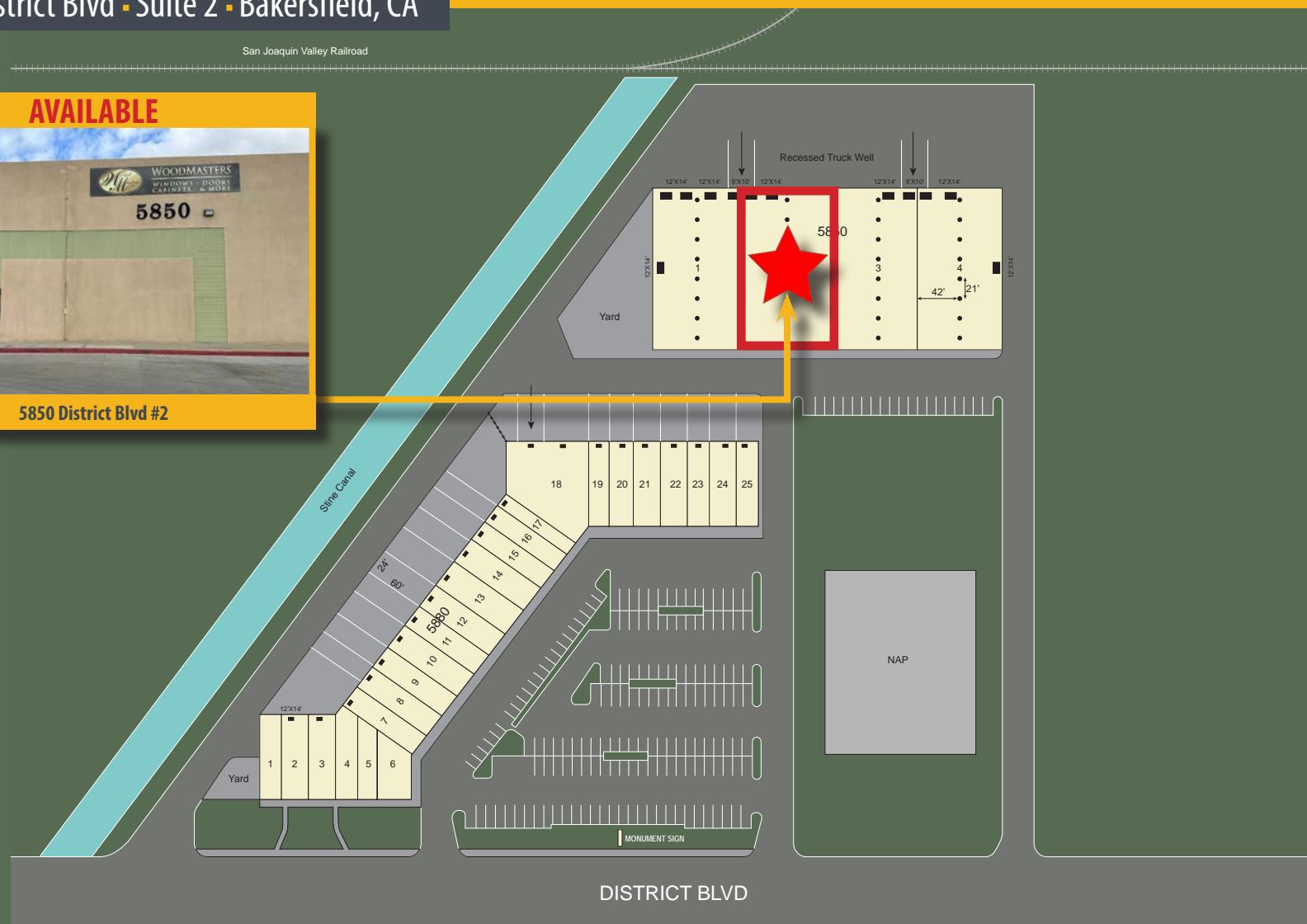
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Site Plan

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Aerial Photo

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