



Colliers

For Lease | Approx. 3,500 SF

# Patton Way Industrial Park

3300 Patton Way | Bakersfield, CA

## Contact Us:

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# Property Information

3300 Patton Way is located just north of Rosedale Highway in the well-established Patton Way Industrial Corridor. This highly desirable industrial area offers excellent accessibility throughout Northwest Bakersfield and convenient connections to major transportation routes.

The property benefits from strong surrounding tenant demand and is positioned near retail, restaurants, and residential neighborhoods, providing added convenience for employees and customers. The available +/- 3,500 SF space is ideal for warehousing, distribution, light manufacturing, and contractor or service-based businesses seeking a functional location in a proven industrial market.

## Property Highlights:

- Fully insulated warehouse finished with partial drywall
- Warehouse is temperature controlled through shop heater and evaporative cooler
- Automatic roll up door 25'x16'
- 10' reinforced concrete yard
- Built in 2014
- Fully secured yard space with automatic remote wrought iron gate
- Shop sink & two (2) drinking fountains
- Utilities:



**Sewer**  
Septic



**Water**  
California Water  
Company



**Electric**  
PG&E  
(400amps, 480/277v)



**Gas**  
Southern California  
Gas Company



## Available:

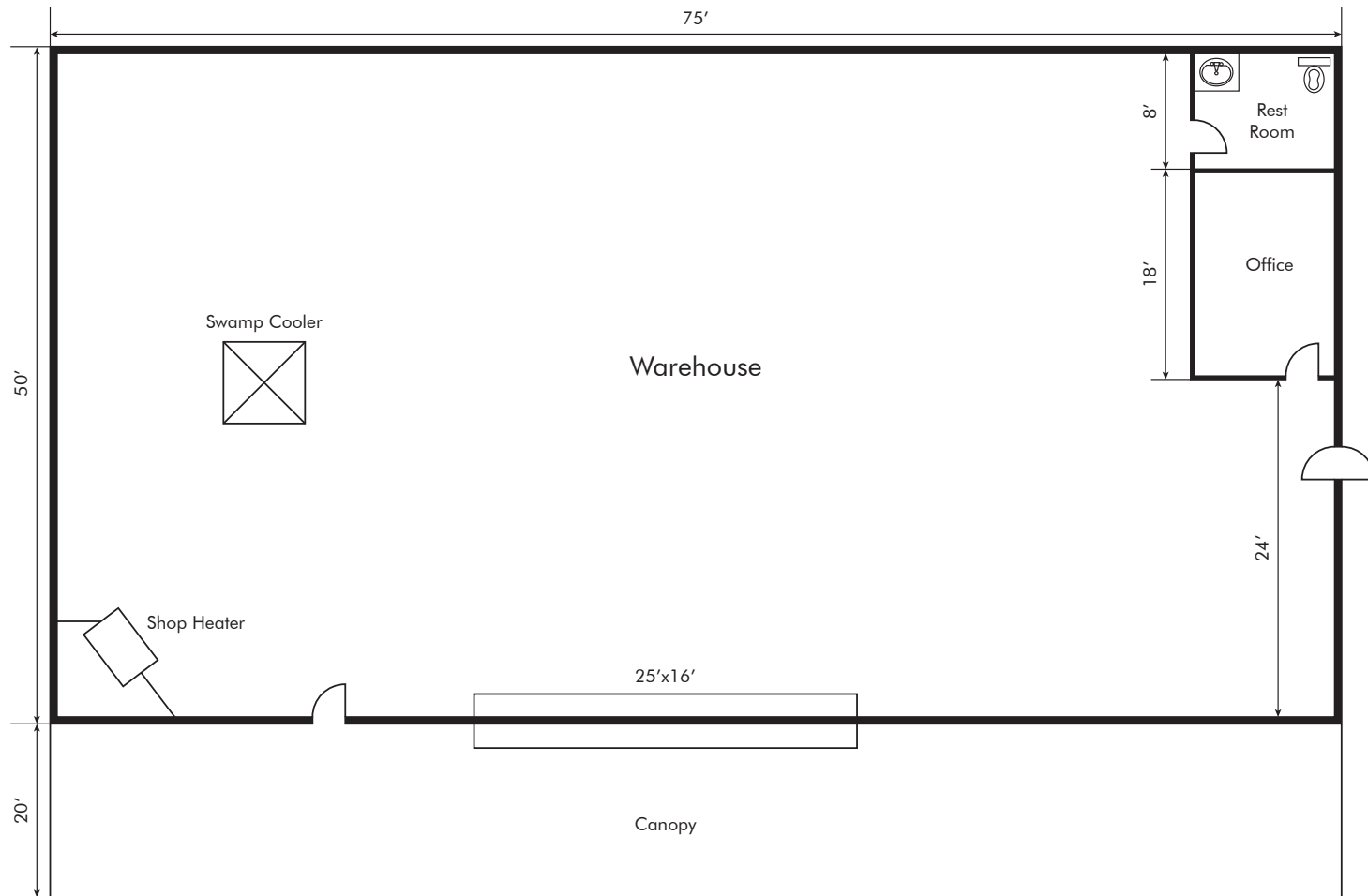
+/- 3,500 SF      \$1.40 SF NNN (NNN's - \$0.16 SF)

## Property Details:

Total Available Space	+/- 3,500 SF
Warehouse Space:	+/- 3,240 SF
Office Space:	+/- 260 SF
Building Canopy:	+/- 1,500 SF
Zoning:	M-1 Light Industrial, County of Kern
Clear Height:	21'-25'
Roll-up Door:	One (1) 25'x16' Automatic Roll-up Door
Construction Type:	Prefabricated Metal Construction

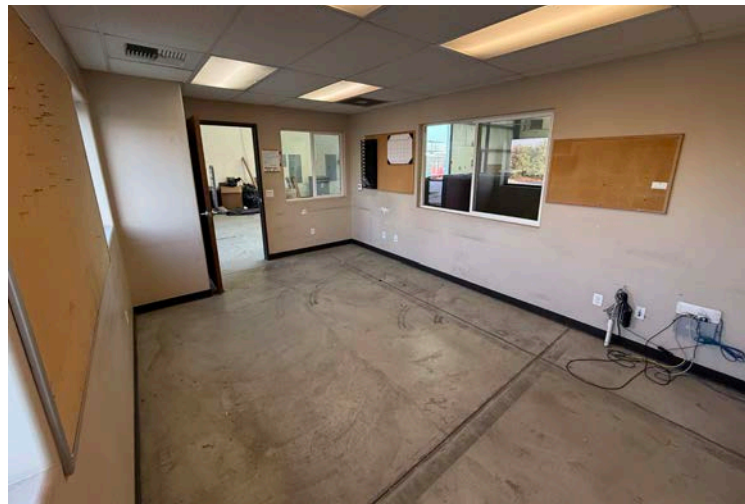
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# Floor Plan



**3300 PATTON WAY - FLOOR PLAN**

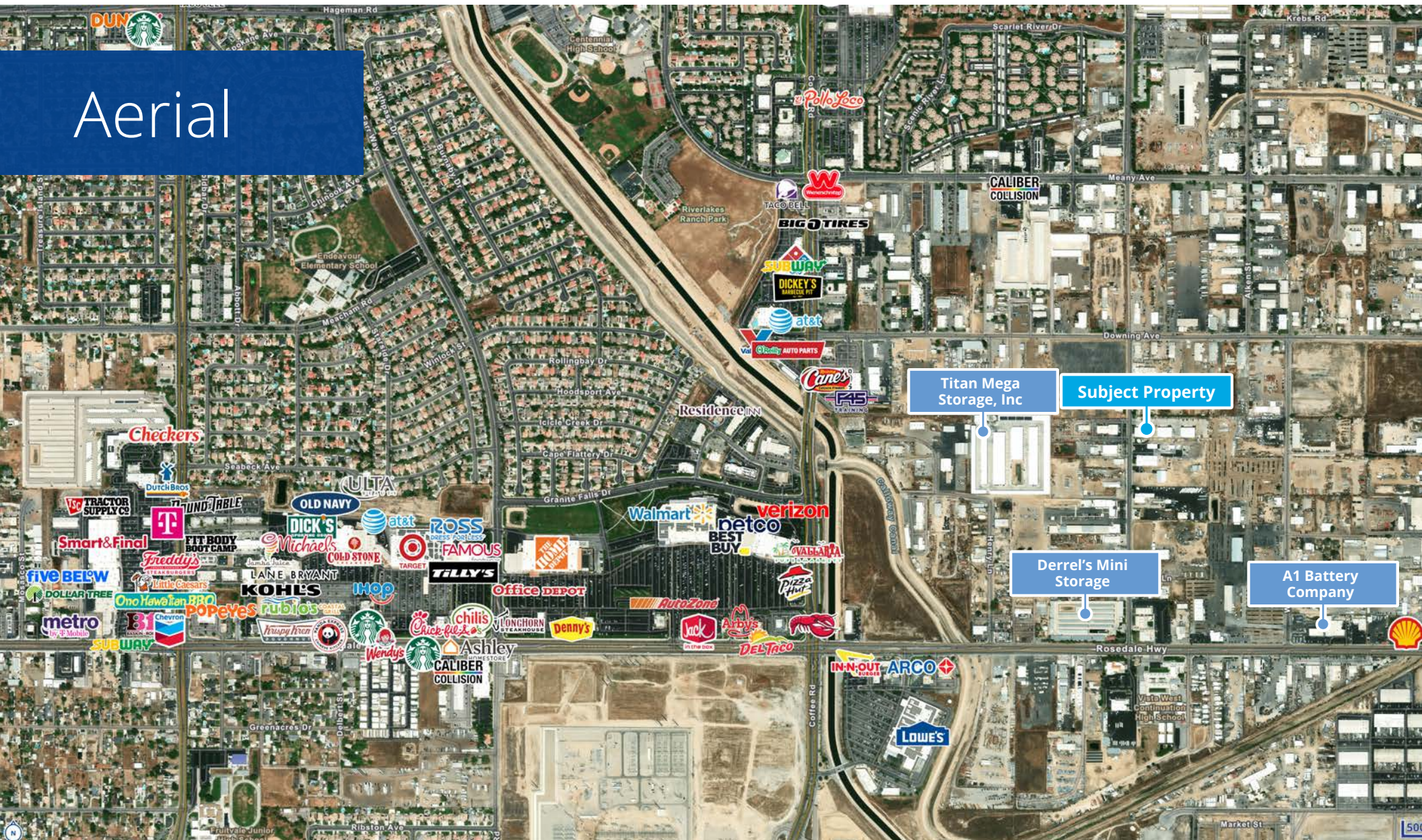
# Property Photos



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# Aerial



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