



Colliers

For Lease | Approx. 9,900 SF

Office/Warehouse with Concrete Paved Yard

34933 Imperial Ave | Bakersfield, CA

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Colliers International

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Property Information

Lease Rate:

\$18,500/mo. NNN (\$1.87/SF)

Property Details:

Total Lot Size:	+/- 9,900 SF
Office Space:	+/- 5,926 SF
Warehouse:	+/- 3,974 SF
Mezzanine Space:	+/- 927 SF
Automatic Ground Level Doors:	Two (2) 14' x 16'
Clear Height:	18'-20'
Warehouse Lighting:	LED
Parking:	36 total parking stalls 12 covered parking stalls
Parcel Size:	2.05 AC
Zoning:	M-1 PD (Light Industrial) Per the County of Kern
Telecommunication:	AT&T Fiber Optic
Security/Alarm:	First Alert Professional Security System

This fully improved, purpose-built corporate facility features high-quality construction and finishes throughout. A fountain at the main entrance creates a strong professional first impression, and the breakroom, conference room, restrooms, and yard improvements are designed with both quality and functionality in mind.

The over one-acre, fully secured concrete yard includes three controlled access gates, full perimeter lighting, a covered 10,000-gallon diesel tank, and a built-in wash bay. The warehouse is equipped with evaporative cooling, automatic roll-up doors, a shop office with clear visibility of operations, a men's locker room with a shower, and a 927-square-foot mezzanine for additional workspace or storage.

Property Highlights:

- Located in the Airport Submarket within the prestigious North Meadows Business Park (Wonderful Real Estate development).
- Less than one mile from Highway 99 and Highway 65 with direct access to Highway 58, I-5, Highway 43, and Highway 46.
- Insulated walls and roof.
- Two evaporative coolers serving the warehouse.
- Warehouse plumbed for air lines; air compressor included.
- Fully paved concrete yard.
- Three (3) secured wrought-iron rolling gate entrances with keypad and remote access.
- CMU block wall surrounding the property.
- Security lighting and camera coverage throughout the building, yard, and perimeter.
- 10,000-gallon diesel fuel tank.
- Wash bay with underground three-chamber clarifier system
- Building and monument/pylon signage available with electrical service.
- Decorative fountain at the main office entrance.



Sewer
North of the River
Sanitation



Water
Oildale Mutual
Water Co.

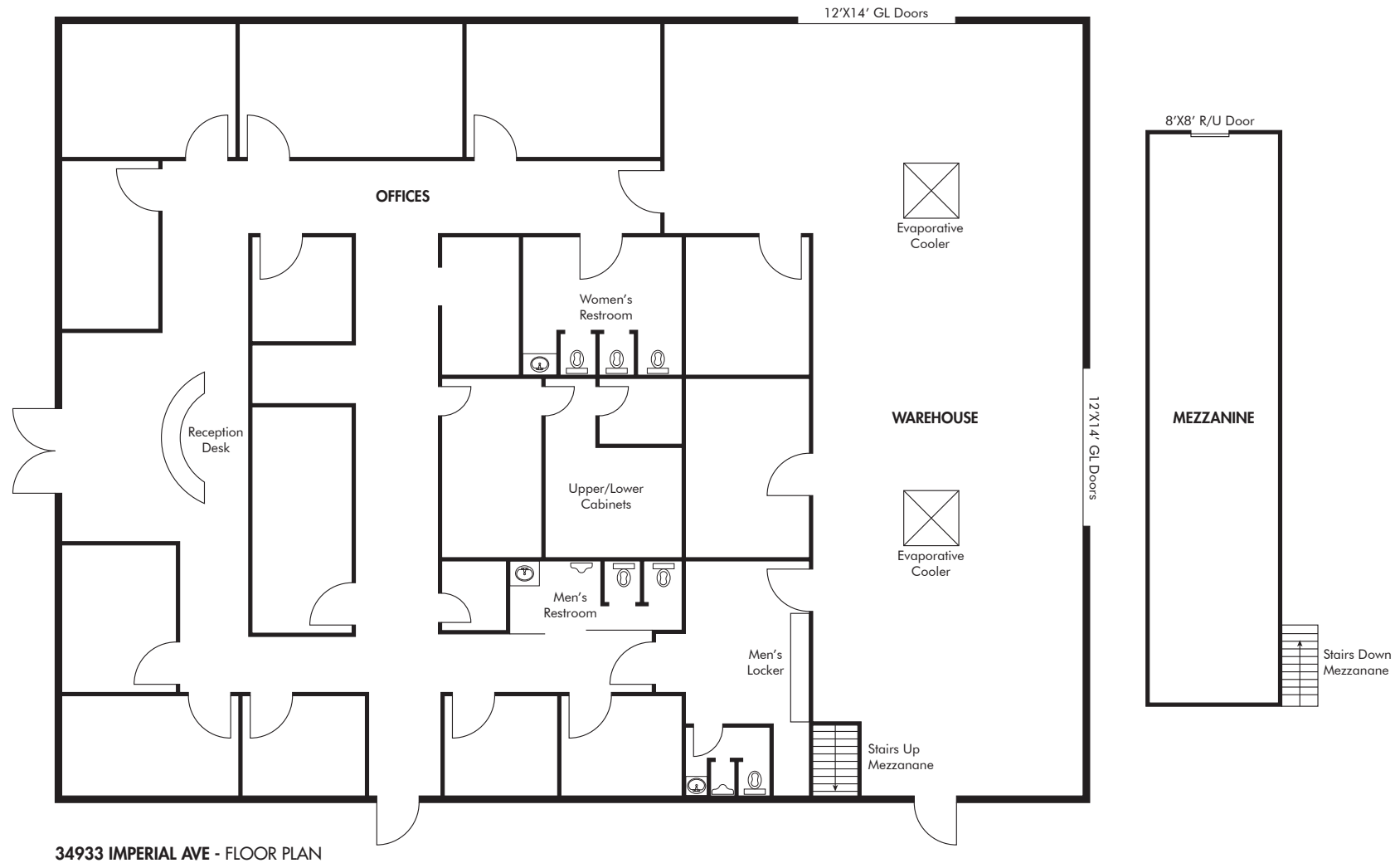


Electric
Pacific Gas & Electric
Company
600 amps, 120/208 v,
3ph, 4 wire



Gas
The Gas
Company

Floor Plan



Interior Photos



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Exterior/Warehouse Photos



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Aerial



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