



For Sale | +/- 9,300 SF on +/- .53 AC  
Office/Warehouse with Secured  
Lot in Southwest Bakersfield

4551 Grissom St | Bakersfield, CA

**Jason Alexander**

Senior Vice President | Principal  
License No. 01360995  
+1 661 631 3818  
[jason.alexander@colliers.com](mailto:jason.alexander@colliers.com)

**Cameron Mahoney**

Senior Vice President | Principal  
License No. 01937802  
+1 661 631 3814  
[cameron.mahoney@colliers.com](mailto:cameron.mahoney@colliers.com)

**Colliers International**

10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
+1 661 631 3800  
[www.colliers.com/bakersfield](http://www.colliers.com/bakersfield)



## Property Information

4551 Grissom Street is an approximately 9,300 square foot office/warehouse building situated on .53 acres of M-1 zoned land. Building consists of four (4) suites and each suite is approx. 2,325 square feet. Unique opportunity for an owner/user to occupy up to approx. 6,975 SF while collecting rental income. The project is located in Southwest Bakersfield just south of White Lane, between Ashe Road and Stine Road, on the west side of Grissom Street.

### Sales Price:

\$2,095,000

### Building Size:

+/- 9,300 SF

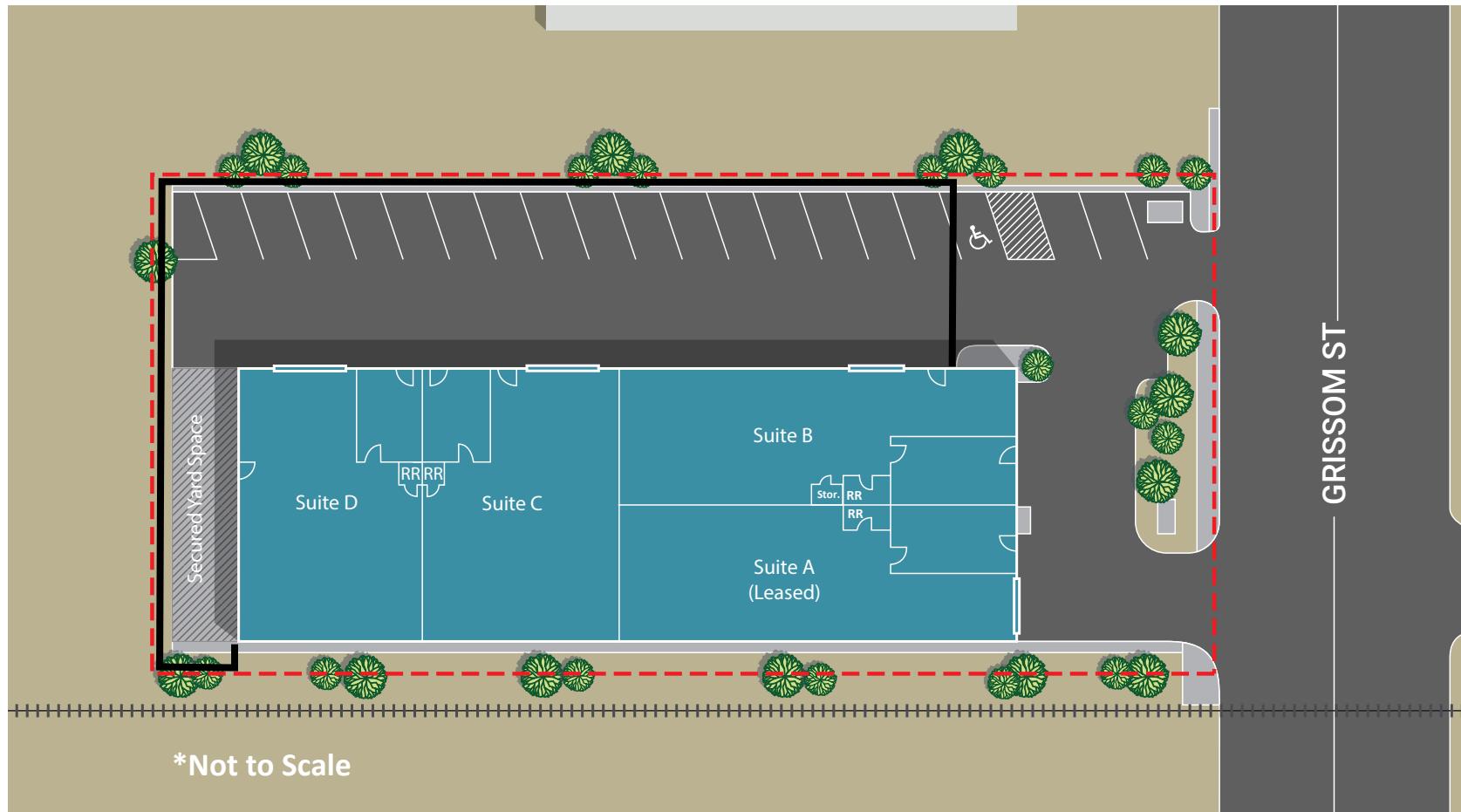
### Lot Size:

+/- 0.53 Acres

## Property Highlights:

- Rare owner/user opportunity to purchase in Southwest Bakersfield.
- An approximately 9,300 square foot office/warehouse building with secured lot.
- Building consists of four (4) suites. Each suite is approximately 2,325 sf.
- Suite A is leased through May 31, 2027.
- Suites B, C, & D are vacant which allows an owner/user to immediately occupy 6,975 sf.
- Each suite has an approximately 15' x 20' office and one restroom.
- Each suite has a 12' x 14' ground level roll-up door.
- Originally constructed in 1980 and renovated in 2021.
- 14' - 16' clear height.
- Suites are separately metered for gas and electric.
- Building is parked per City Parking Code with 25 total parking spaces plus street parking.
- Project is fully fenced and gated for additional security.
- Close & easy access to Freeway 99 (approx 1.5 miles).
- Great southwest location.
- Property is zoned M-1 (light industrial) – City of Bakersfield.
- APN # 384-331-19.
- Utilities:
  - Water: California Water Co.
  - Gas: PG&E
  - Elec: PG&E - 200 Amps, 120/180 Volt, 3 Phase
  - Sewer: City of Bakersfield

# Site Plan



# Interior Photos



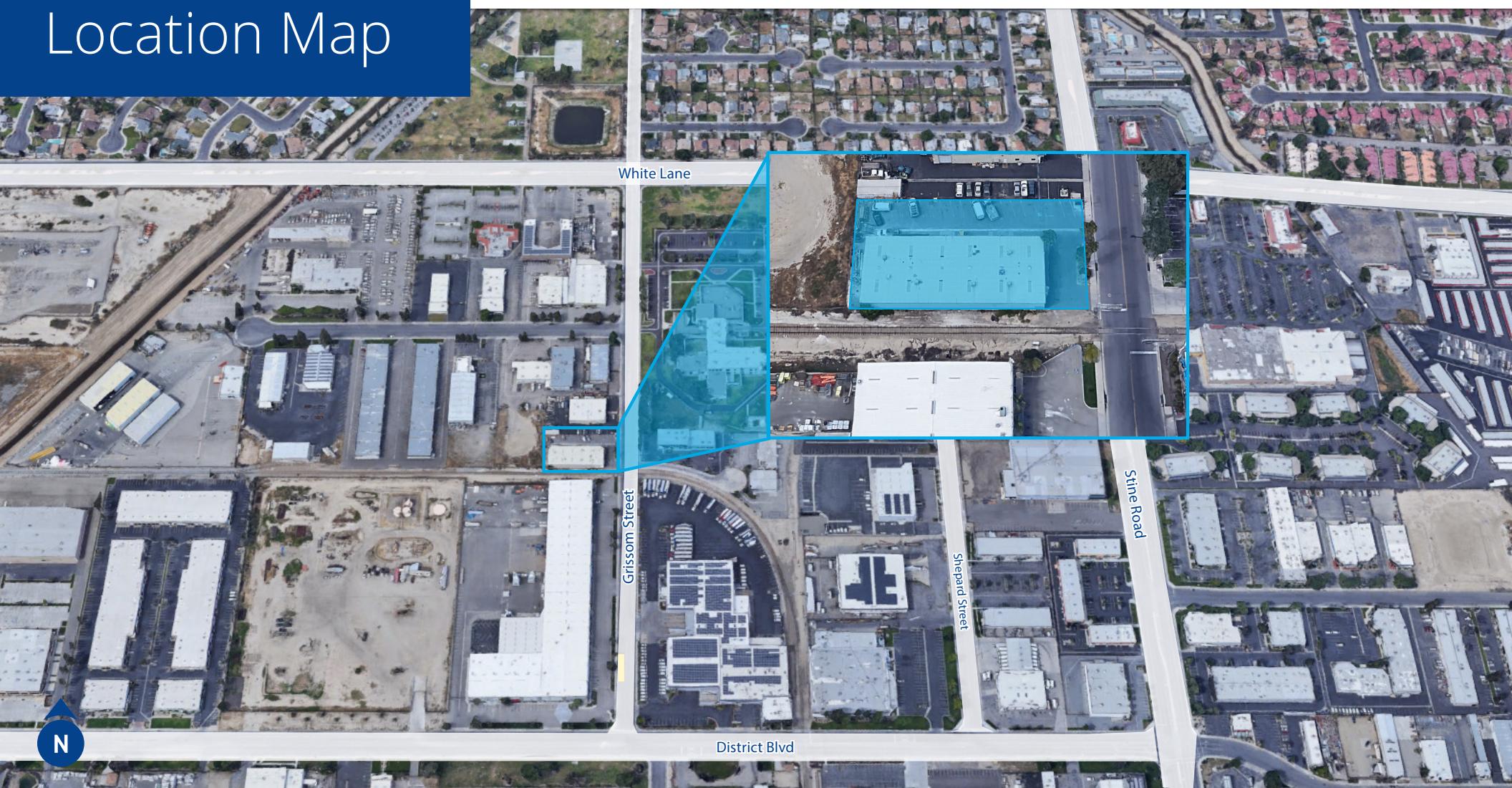
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# Exterior Photos



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# Location Map



## Demographics



**Population**  
1 Mile: 15,491  
3 Mile: 163,420  
5 Mile: 297,295



**Total Employees**  
1 Mile: 6,896  
3 Mile: 40,694  
5 Mile: 105,778



**Average HH Income**  
1 Mile: \$86,627  
3 Mile: \$105,310  
5 Mile: \$110,780



**Median Age**  
1 Mile: 33.1  
3 Mile: 33.4  
5 Mile: 33.0



**Households**  
1 Mile: 5,058  
3 Mile: 52,880  
5 Mile: 94,047



**Businesses**  
1 Mile: 840  
3 Mile: 4,250  
5 Mile: 10,526