

# CALL CENTER / OFFICE READY TO OCCUPY STOCKDALE INDUSTRIAL PARK

7500 DISTRICT BOULEVARD, BAKERSFIELD, CA 93313



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# STOCKDALE INDUSTRIAL PARK PROPERTY INFORMATION

7500 District Boulevard, Bakersfield, CA 93313

**7500 District Blvd** is an impeccably maintained and well managed 30,000 SF single story office building located in the Stockdale Industrial Park in Southwest Bakersfield. **7500 District Blvd** was originally designed and constructed as a call center for one of the largest tour operators in the U.S. Approximately 22,000 SF is available and ready to occupy. The building offers excellent street frontage, signage, prime visibility and access. **7500 District Blvd** is near public transportation, restaurants, coffee houses, delis, fast food, banking, and other retail services. Freeway 99 is only minutes away and provides excellent access north and south.

## AVAILABILITY & PARKING

Building Size:	Approximately 29,945 SF
Available:	Approximately 8,620 RSF TO 22,000 RSF
Land Size:	5.12 Acres
Parking:	249 stalls (8.58 stalls per 1,000 SF)

## LEASE PRICE

> \$1.55 psf per month - Modified Gross

## HIGHLIGHTS

- > Bakersfield's only available call center, offering "Plug & Play" occupancy
- > Efficient floor plan with several private offices, video conferencing center, break room, vending, training center, IT room, work/copy areas, conference rooms, large men's and women's restrooms, storage, etc.
- > Furniture included
- > Parking exceeds code plus additional parking could be developed (at additional cost)
- > Great visibility and exposure with building and monument signage
- > Zoned M-2 in the City of Bakersfield
- > Year built - 1999
- > Remodeled - 2009

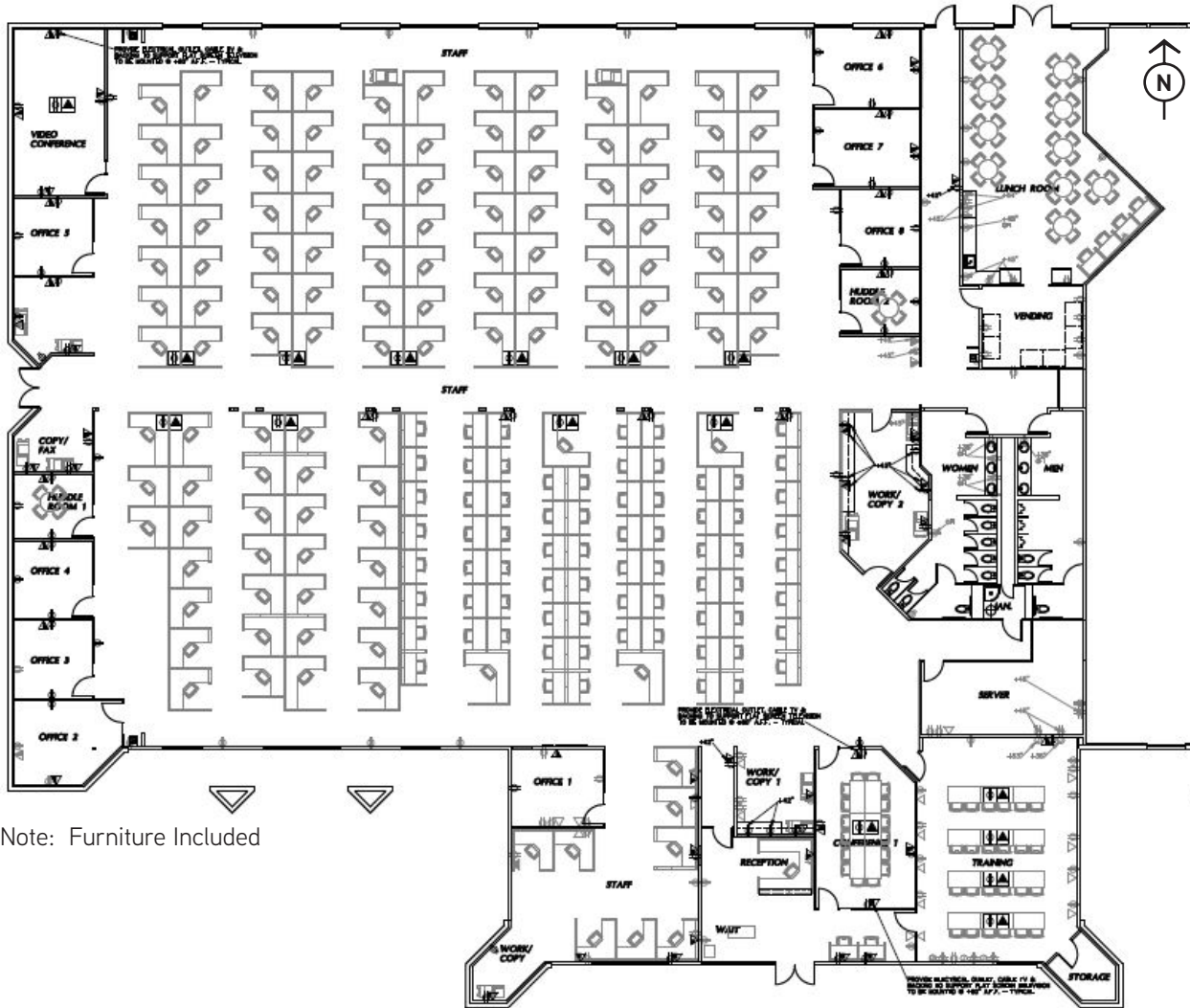
## UTILITIES

Gas & Electric:	PG&E
Water:	California Water Service
Sewer:	City of Bakersfield



# STOCKDALE INDUSTRIAL PARK SINGLE TENANT FLOOR PLAN

7500 District Boulevard, Bakersfield, CA 93313



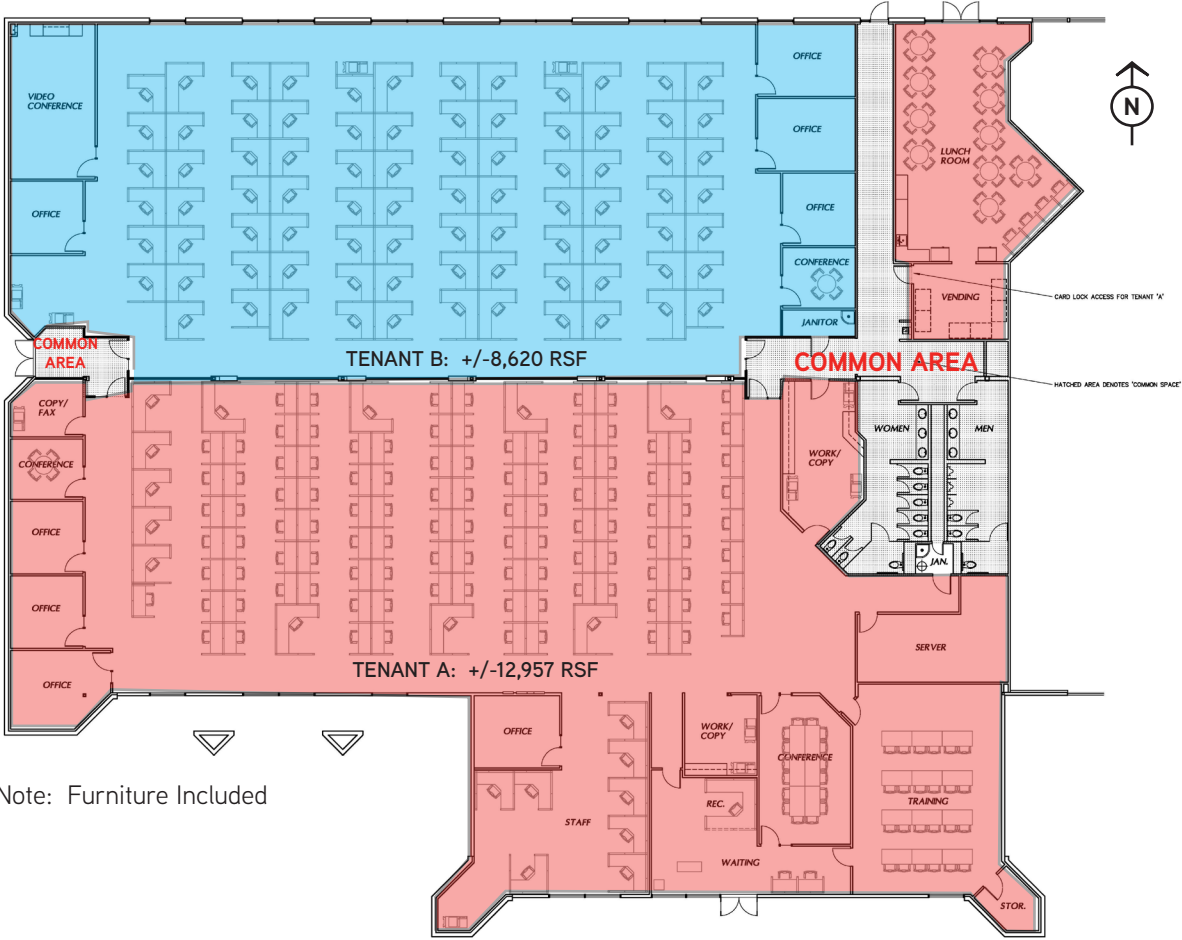
Note: Furniture Included

District Boulevard



# STOCKDALE INDUSTRIAL PARK MULTI-TENANT FLOOR PLAN

7500 District Boulevard, Bakersfield, CA 93313



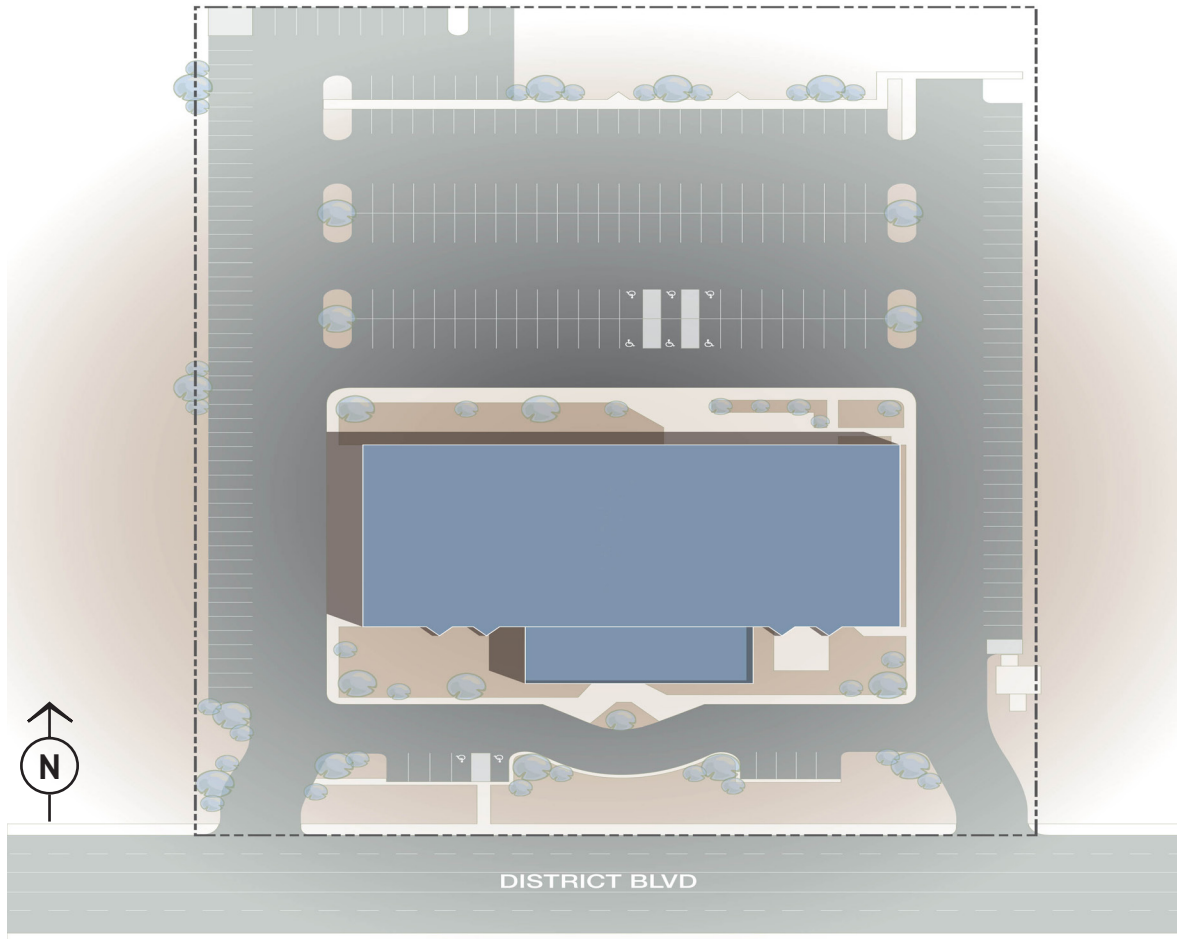
Note: Furniture Included

District Boulevard



# STOCKDALE INDUSTRIAL PARK SITE PLAN

7500 District Boulevard, Bakersfield, CA 93313



# STOCKDALE INDUSTRIAL PARK PROPERTY PICTURES

7500 District Boulevard, Bakersfield, CA 93313

PRIVATE OFFICE



BULLPEN



BREAK ROOM



TRAINING CENTER



CONFERENCE ROOM



# STOCKDALE INDUSTRIAL PARK AERIAL

7500 District Boulevard, Bakersfield, CA 93313



District Boulevard



# STOCKDALE INDUSTRIAL PARK COMPETITION AERIAL

7500 District Boulevard, Bakersfield, CA 93313



7500 District  
Boulevard



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