

FOR LEASE

# WAREHOUSE / DISTRIBUTION / DOCKS



6600 MCDIVITT DRIVE, SUITE A, BAKERSFIELD, CA 93313



## PROPERTY LOCATION:

Subject property is located in the Stockdale Industrial Park, which is between White Lane and District Boulevard in Southwest Bakersfield. This property is conveniently located 2 miles from Highway 99 and 4.5 miles from Highway 58.

## PROPERTY FEATURES:

- Total Building Size: 21,803 SF
- Zoned M-2 - City of Bakersfield
- Building is situated on 1.25 Acres
- APN #385-411-02
- Clear Height: 16' - 20'
- Fully insulated warehouse
- Suite A has HVAC ducting into the warehouse
- Recessed dock with 48" dock height and dock levelers on each dock door
- Fully paved and fenced yard area
- Hi-Bay lighting
- Lower warehouse walls are protected with plywood
- Dock and ground level door access to warehouse
- One (1) 16' x 14' ground level door
- Two (2) 10' x 10' dock doors

## SUITE A:

- Total space: 7,803 SF
- Office: 1,224 SF
- Warehouse: 6,579 SF
- Mezzanine: \*576 SF\* **Not included in total SF.**
- Yard: 3,000 SF

## ASKING LEASE RATE:

\$ 0.80/s.f. Industrial Gross

STEVE HAUPT, SIOR  
SENIOR VICE PRESIDENT | PRINCIPAL  
INDUSTRIAL PROPERTIES TEAM  
CENTRAL CALIFORNIA  
LICENSE NUMBER 00838505  
661 631 3812  
stephen.haupt@colliers.com

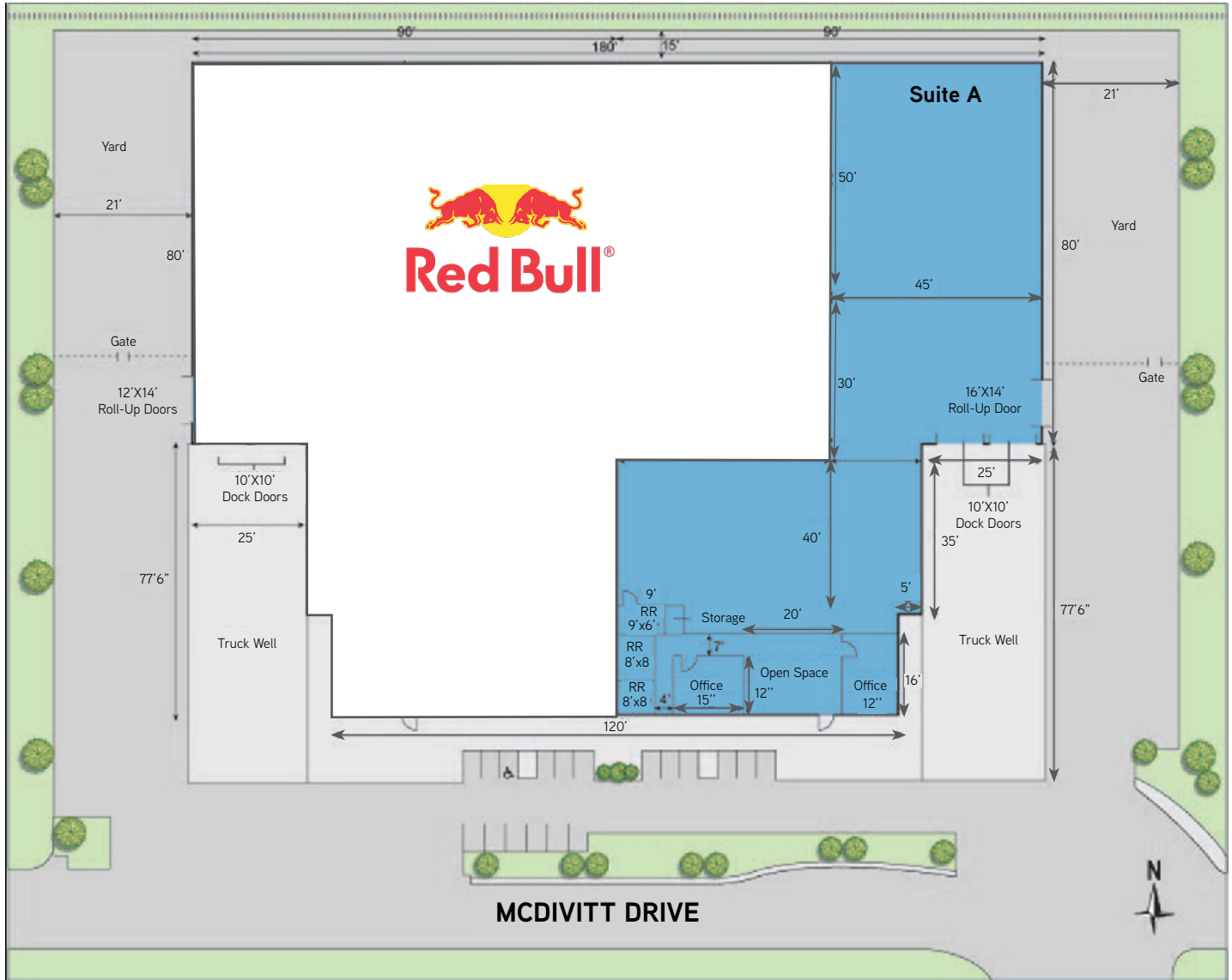
COLLIERS INTERNATIONAL  
CENTRAL CALIFORNIA  
LICENSE NUMBER 00452468  
10000 Stockdale Hwy., Suite 102  
Bakersfield, CA 93311  
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SITE PLAN:



## UTILITIES:

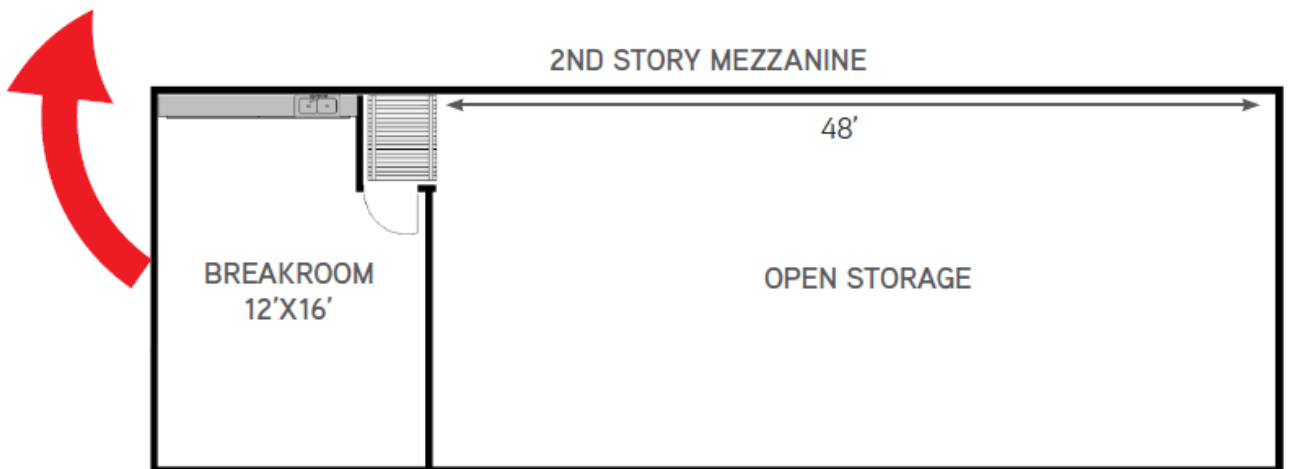
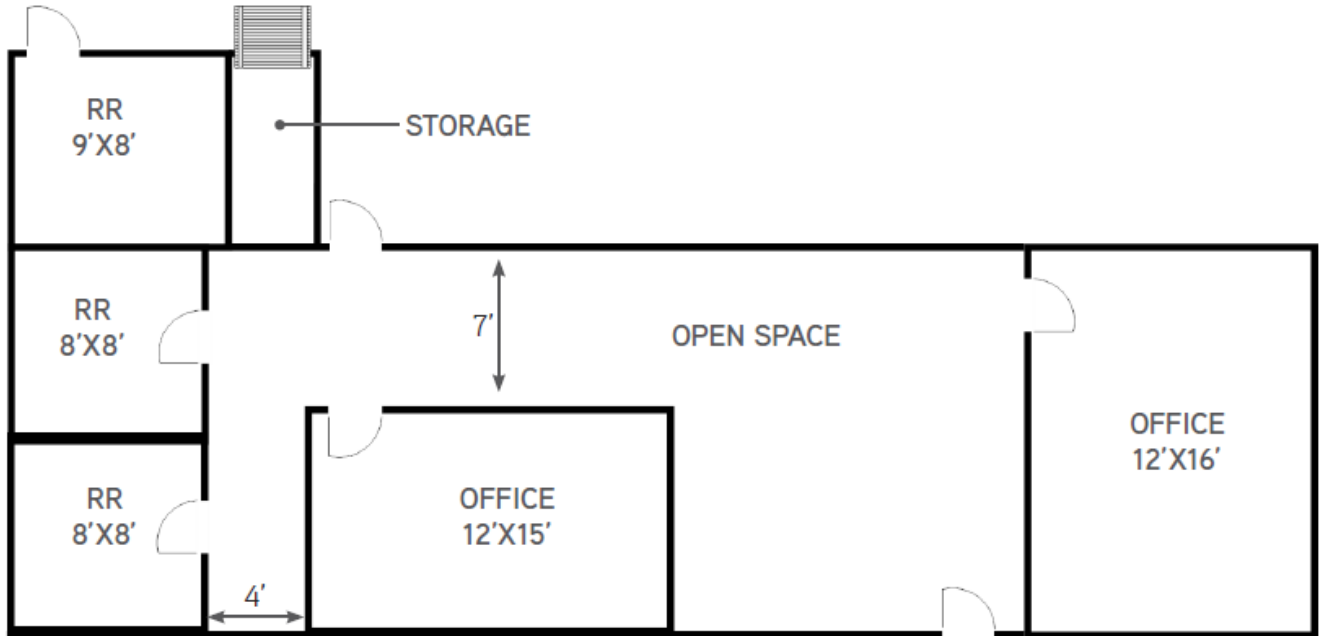
WATER:	California Water Service
SEWER:	City of Bakersfield
ELECTRIC:	Pacific Gas & Electric 120/208 Volts, 3 Phase 4 Wire, 800 Amps Total (400 Amps per suite)
GAS:	The Gas Company
FIRE SPRINKLERS:	.21 gpm / 1,500 s.f.

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## SUITE A: OFFICE FLOOR PLAN



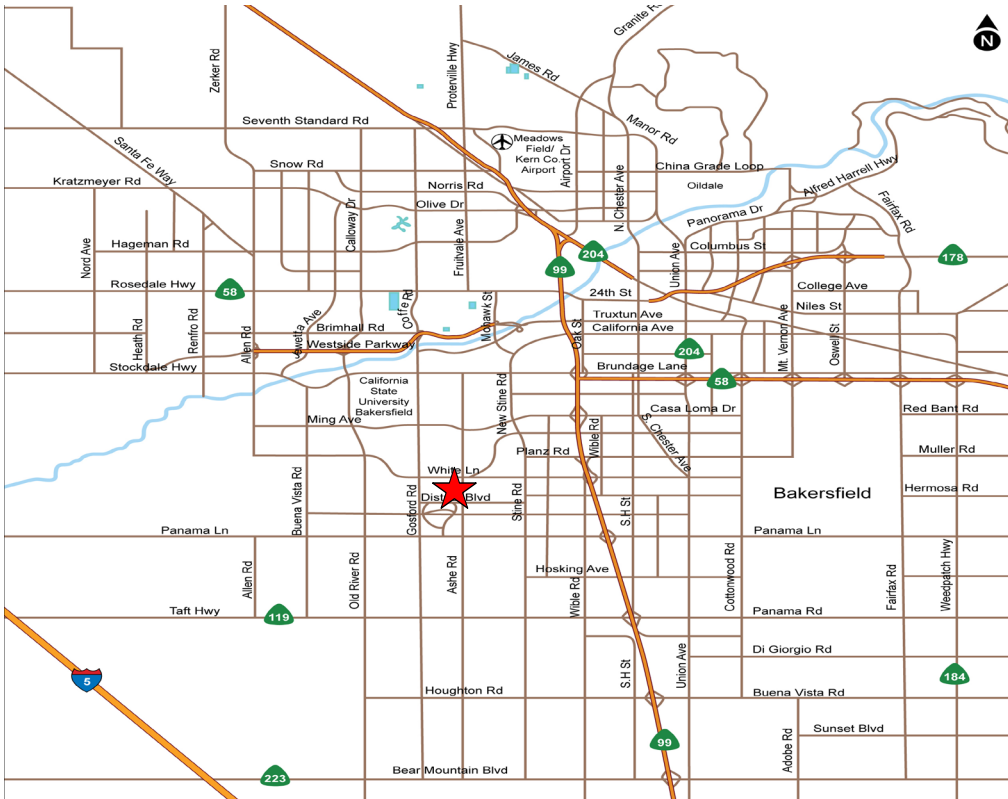
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## Contact Us

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