

FOR SALE

MULTI-TENANT INDUSTRIAL PROJECT



3510 STANDARD STREET, BAKERSFIELD, CA 93308



PROPERTY LOCATION:

Subject property is located at 3510 Standard Street north of Rosedale Highway. It fronts Standard Street and backs up to Freeway 99 with Gilmore Avenue to the south and Getty Street to the north.

PROPERTY HIGHLIGHTS:

- Project consists of 4 separate buildings
- Situated on 3.17 acres of fully paved yard
- Located just north of Rosedale Highway, which offers easy access to Freeway 99 and Highway 178
- Zoning: M-3 (Heavy Industrial)
- Construction: Metal building
- Lighting: Skylights and fluorescent
- Clear Height: 12' - 16'
- Excellent for a manufacturing/distribution facility owner/user

AVAILABLE:

Total Space:	18,000 s.f.
Shop/Warehouse:	14,420 s.f.
Office Space:	3,580 s.f.
Parcel Size:	3.17 acres

SALE PRICE:

\$1,400,000.00

AGENT: WESLEY MCDONALD
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AGENT: STEPHEN J. HAUPT, SIOR
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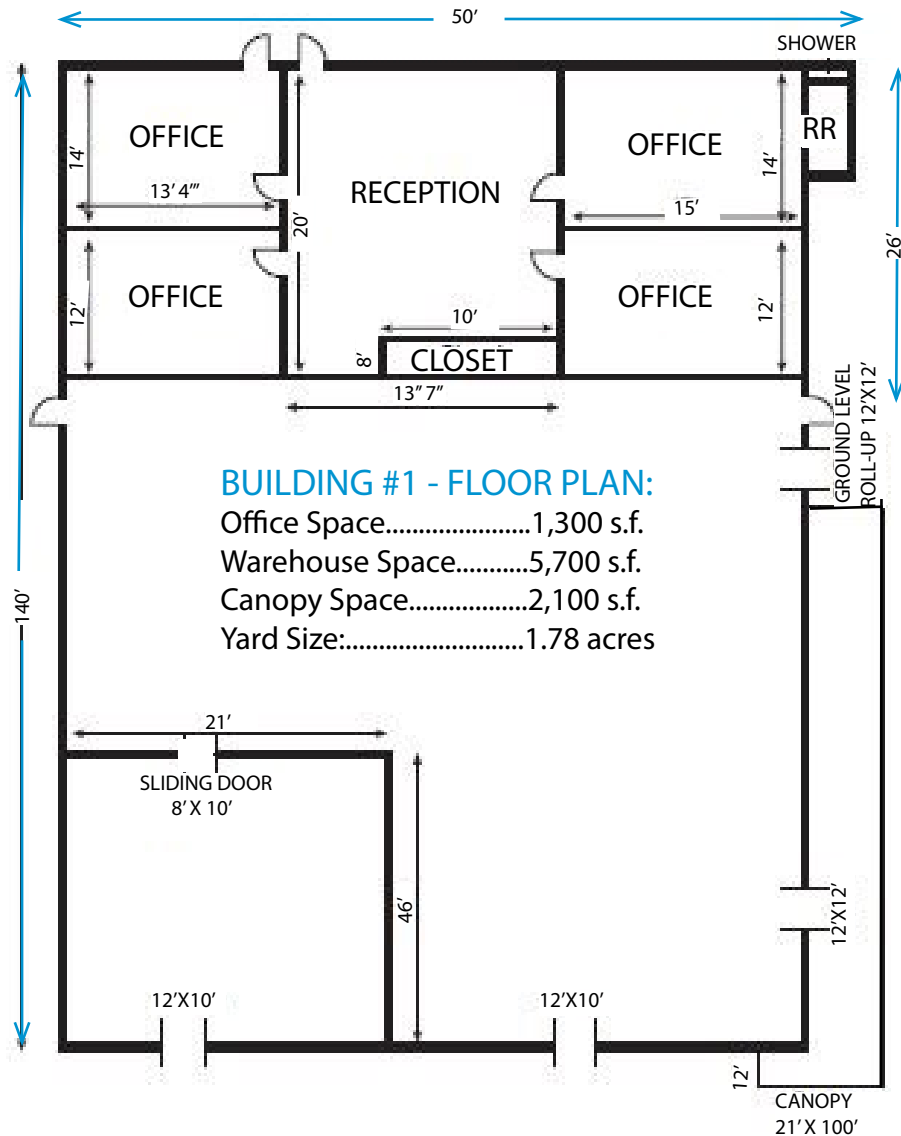
SITE PLAN:



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Description: 4 offices, large reception area, restroom, closet, warehouse, and 3 sided canopy on north side of building.

Clear Height: 12' - 14'

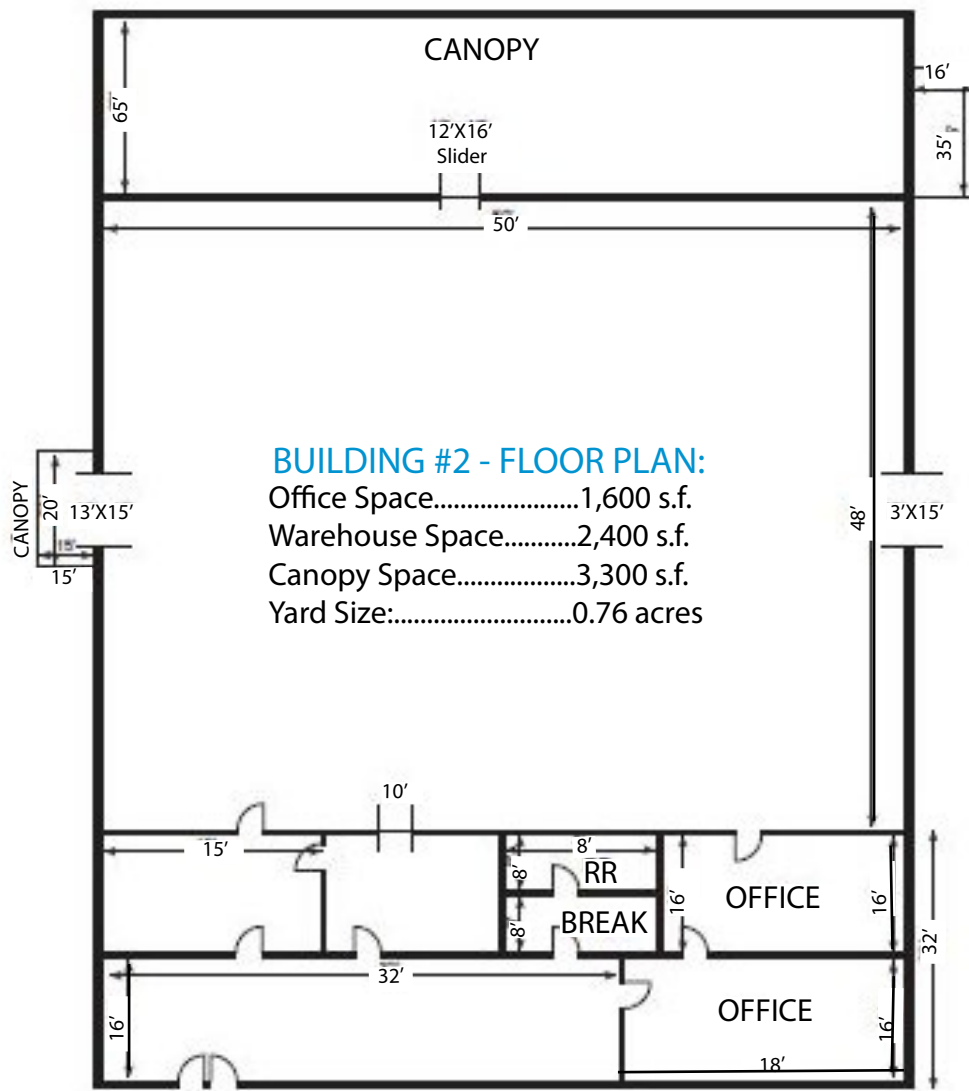
Power: Pacific Gas & Electric Co. 400 amp / 480/277volt / 3 phase

Lighting: Skylights / Fluorescent

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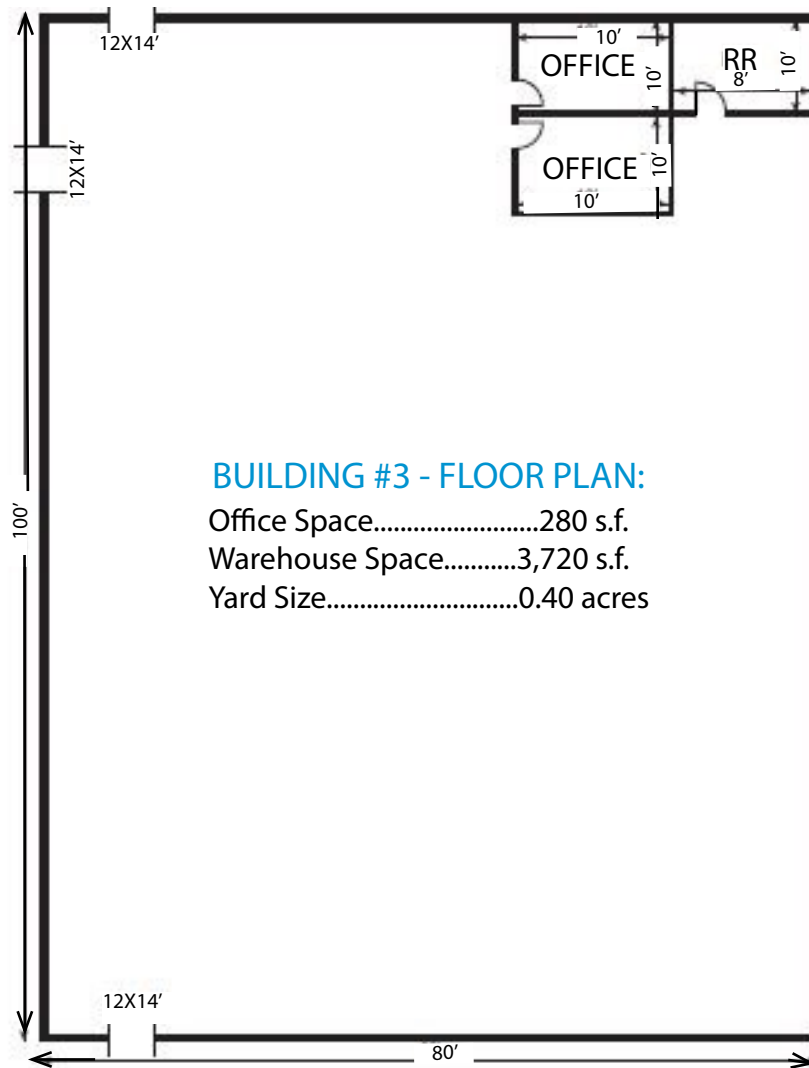


Description: 2 - 4 offices, reception area, break room, restroom, warehouse and canopy.
Clear Height: 12' - 16'
Power: Pacific Gas & Electric Co. 400 amp / 480/277 volt / 3 phase

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Description: 2 offices, restroom and large warehouse.

Clear Height: 12' - 16'

Power: Pacific Gas & Electric Co. 200 amp / 120/240 volt / 3 phase

Lighting: Skylights / Fluorescent

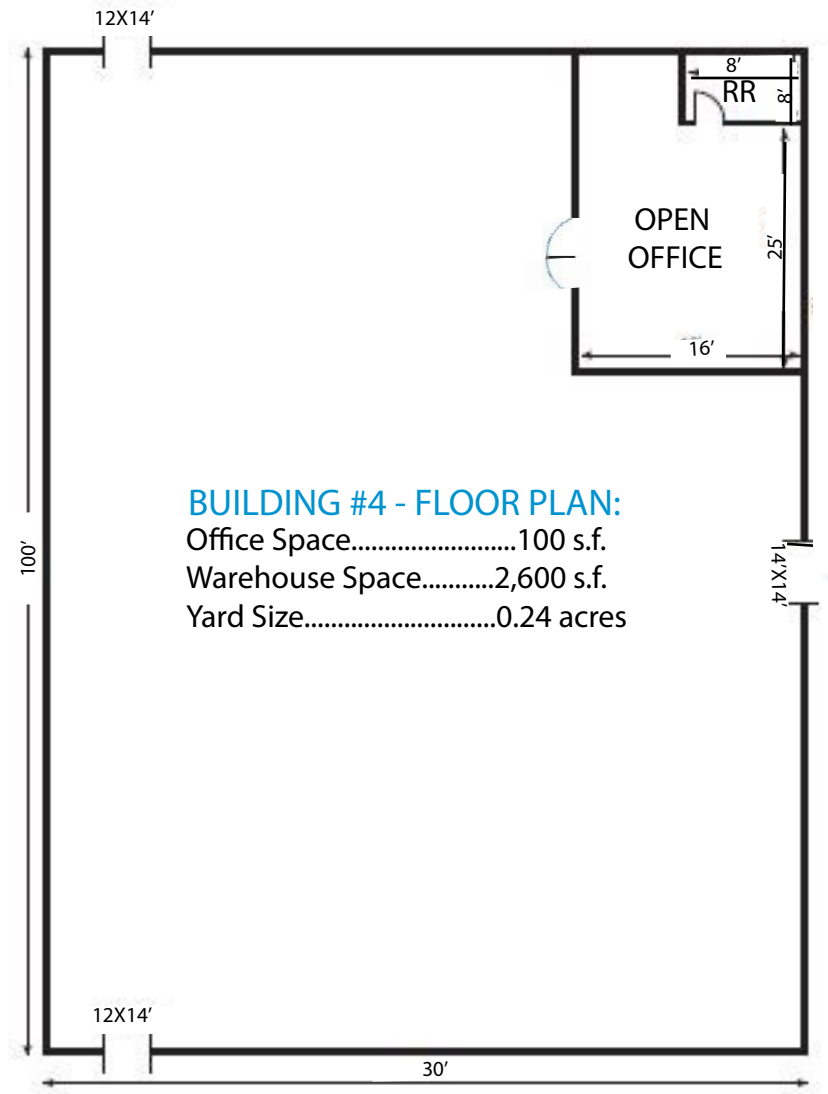
2 Reznor heaters

No insulation

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Description: 1 large open area, restroom and large warehouse.

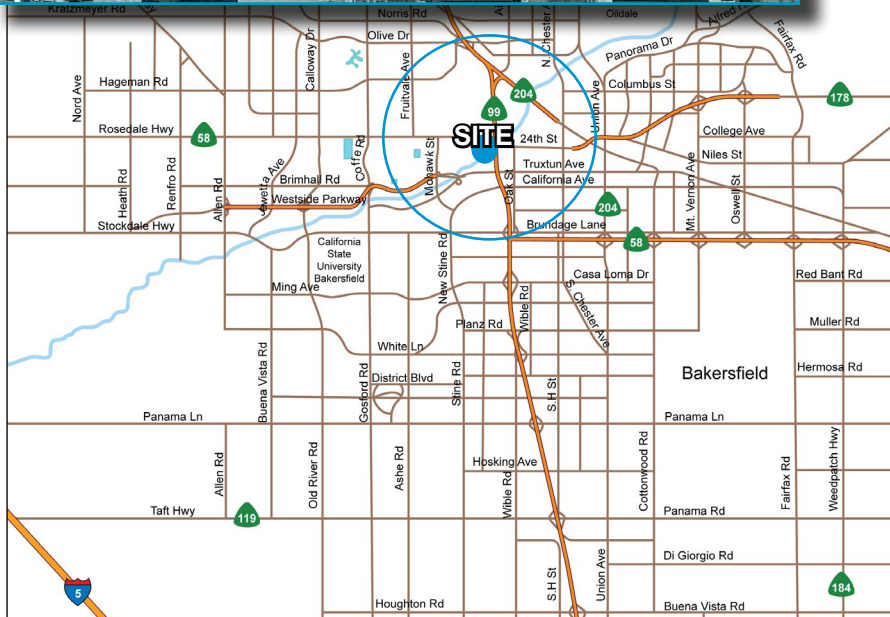
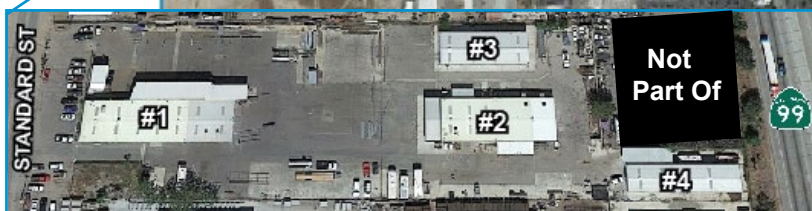
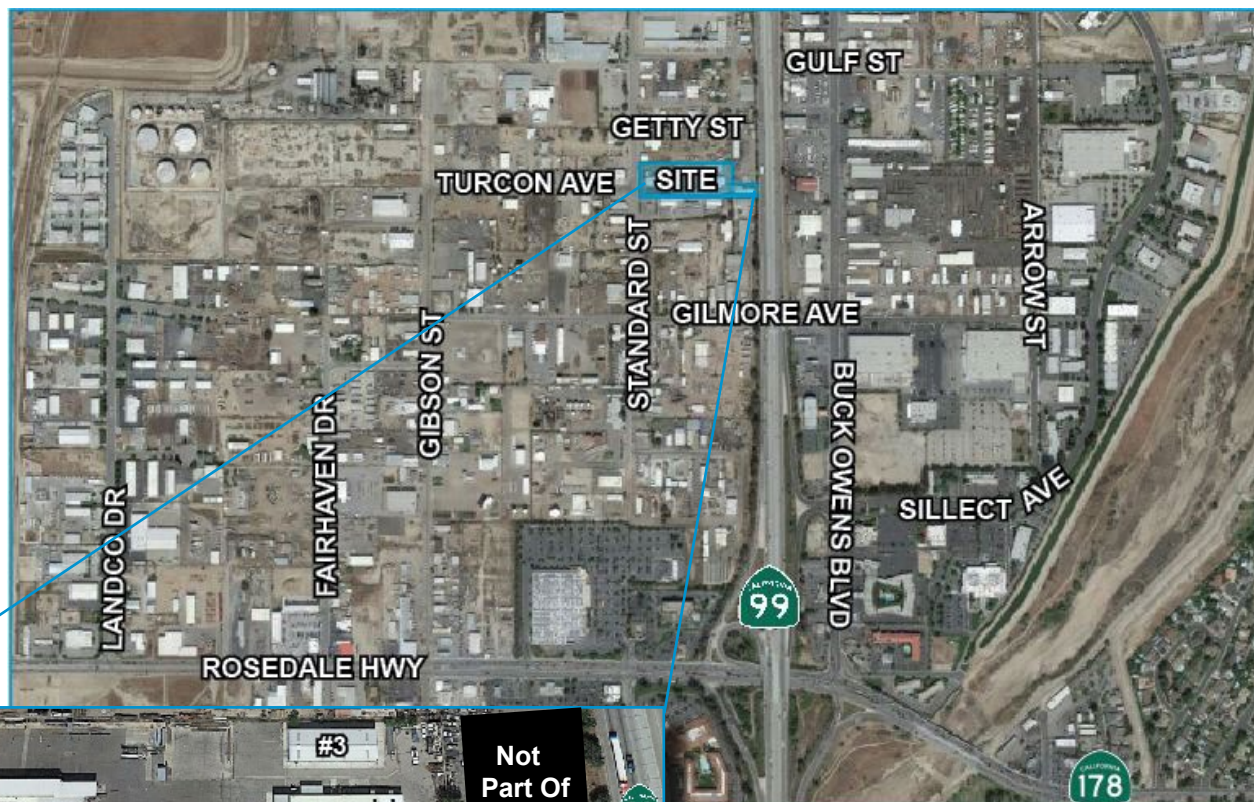
Clear Height: 14 - 16'

Power: Pacific Gas & Electric Co. 200 amp / 120/240 volt / 3 phase

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Contact Us:

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