



For Lease

\$6,250/mo.

Industrial Gross

Contact:

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4212 Armour Ave., Bakersfield, CA

Office/Warehouse

4212 Armour Ave is located in close proximity to the major Highway 99.

Property Details:

Offered For Lease: ± 5,000 SF
Office: ± 1,000 SF
Site Size: ± 1.06 AC
Zoning M-3 (County of Kern)

Highlights:

- Fully insulated warehouse area
- Dust controlled yard area with recycled asphalt
- Metal Construction
- Fully fenced yard area
- Partially paved
- One (1) 3-ton crane in warehouse
- One (1) 2-ton crane in yard area.
- Clear height 18'-20'
- Two (2) 12'x16' overhead doors



Sewer
Septic



Water
California Water
Company



Electric
Pacific Gas &
Electric Company
400amp, 480v 3ph

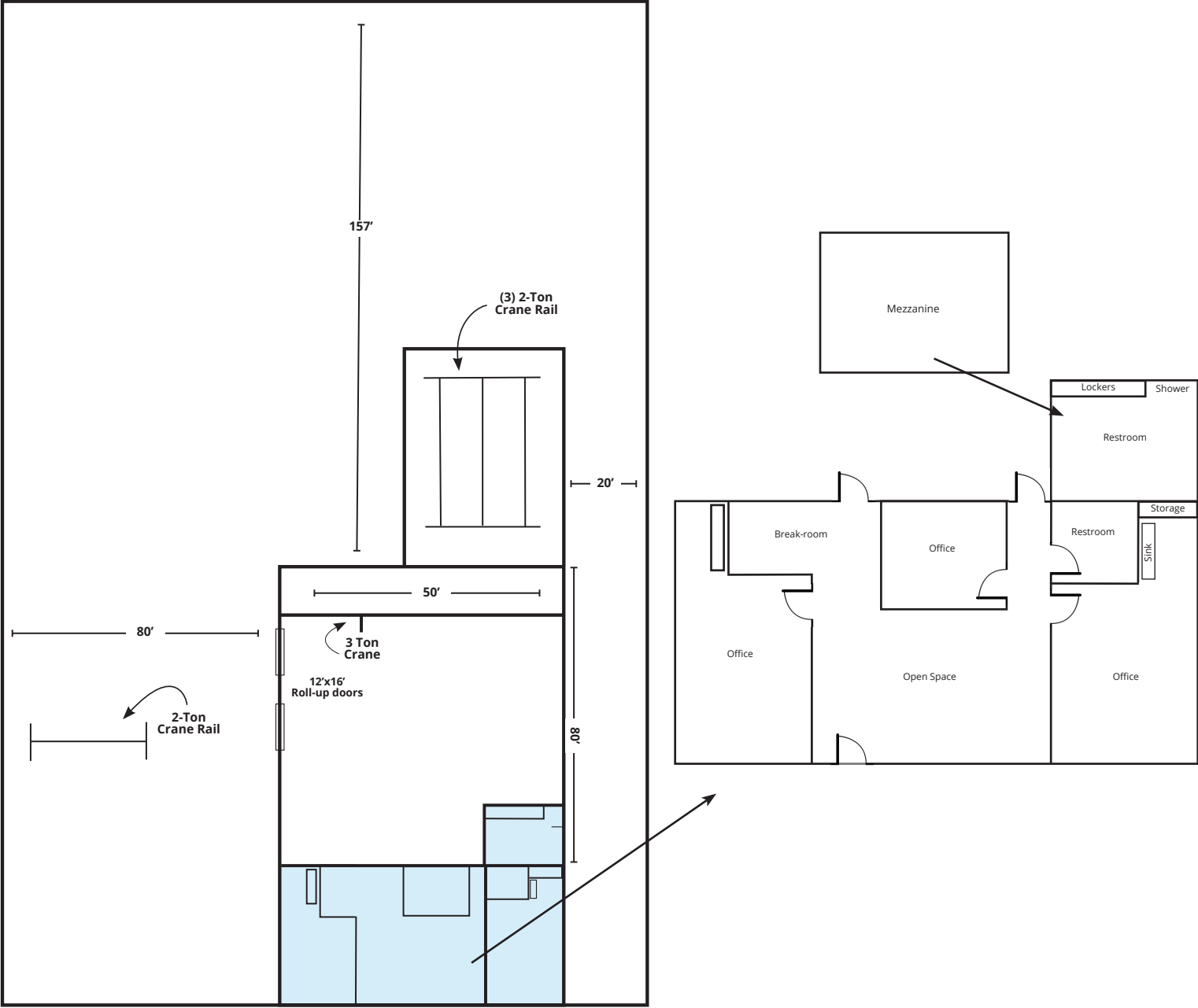


Gas
Pacific Gas &
Electric Company

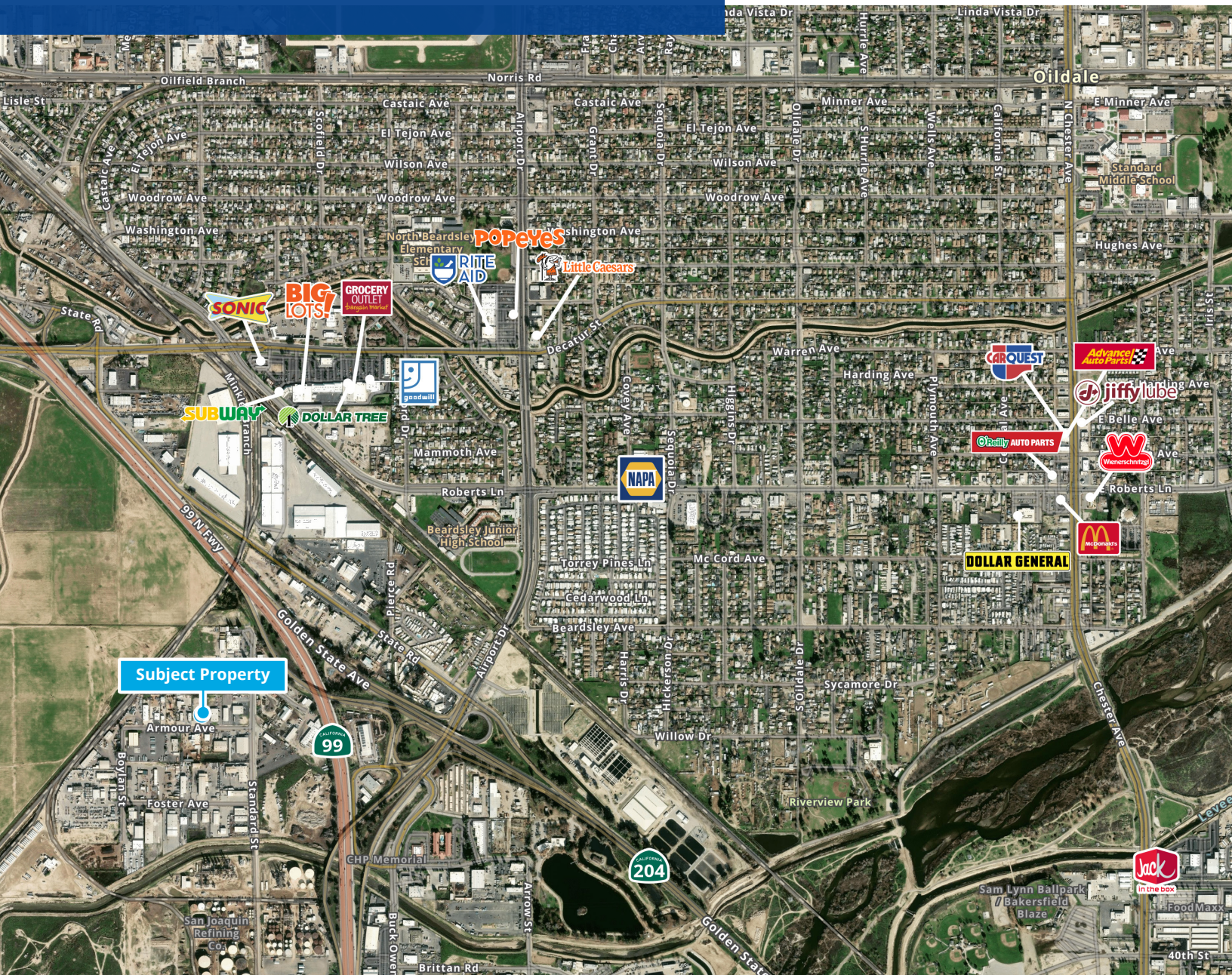
Colliers International

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Floor Plan



Aerials



Demographics



Population

1 Mile: 4,406
3 Mile: 76,607
5 Mile: 245,431



Daytime Population

1 Mile: 6,204
3 Mile: 62,812
5 Mile: 163,320



Average HH Income

1 Mile: \$86,833
3 Mile: \$93,399
5 Mile: \$100,420



Median Age

1 Mile: 37.1
3 Mile: 34.9
5 Mile: 33.9



Businesses

1 Mile: 699
3 Mile: 3,486
5 Mile: 8,886