

Colliers



For Sublease | \$22,570/mo. NNN
**Industrial Office/
Warehouse/Yard**

34967 Imperial Ave | Bakersfield, CA



Contact Us:

Stephen J. Haupt, SIOR

Senior Vice President | Principal
License No. 00838505
+1 661 631 3812
stephen.haupt@colliers.com

Marco Petrini

Associate
License No. 02167974
+1 661 631 3826
marco.petrini@colliers.com

Colliers International

10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



Property Overview

34967 Imperial Avenue was originally constructed as a corporate office with service/lube shop for semi-trucks and vacuum trucks for a major oilfield service company in 2012 and sits on a 5.19 acre parcel that is paved with asphalt grindings and a concrete drive aisle. The building has 4,000 square feet of professional office inclusive of mens and womens locker rooms. The shop has a six (6) automatic 14' x 16' ground level doors, Reznor space heaters, evaporative coolers, a five (5) ton bridge crane, service pit for the second bay, designated wash area with drain, parts room that's enclosed and an enclosed area that is home to oil, lube and washbay equipment. The shop has water, air and lube lines overhead with multiple distribution points and on the rear of the building is a 2,000 square foot wash bay with catwalk on both sides. The site has one (1) point of ingress/egress with a rolling gate entrance and keypad/remote access, the yard area has asphalt grindings throughout, concrete apron surrounding the building and a concrete drive aisle from one side of the property to the other.

The subject property is situated in the North Meadows Business Park which is just east of Freeway 99 and adjacent to Highway 65 at the Seventh Standard Road off/on ramp. This property is located in the Airport submarket in Bakersfield and within one (1) mile of the recently completed 2.6MM SF Amazon Distribution Center and just seven (7) miles from the Wonderful Industrial Park. Seventh Standard Road is an arterial with easy access to Highway 65, Freeway 99 and Interstate 5.

Sublease Rate:

\$22,570/mo., NNN

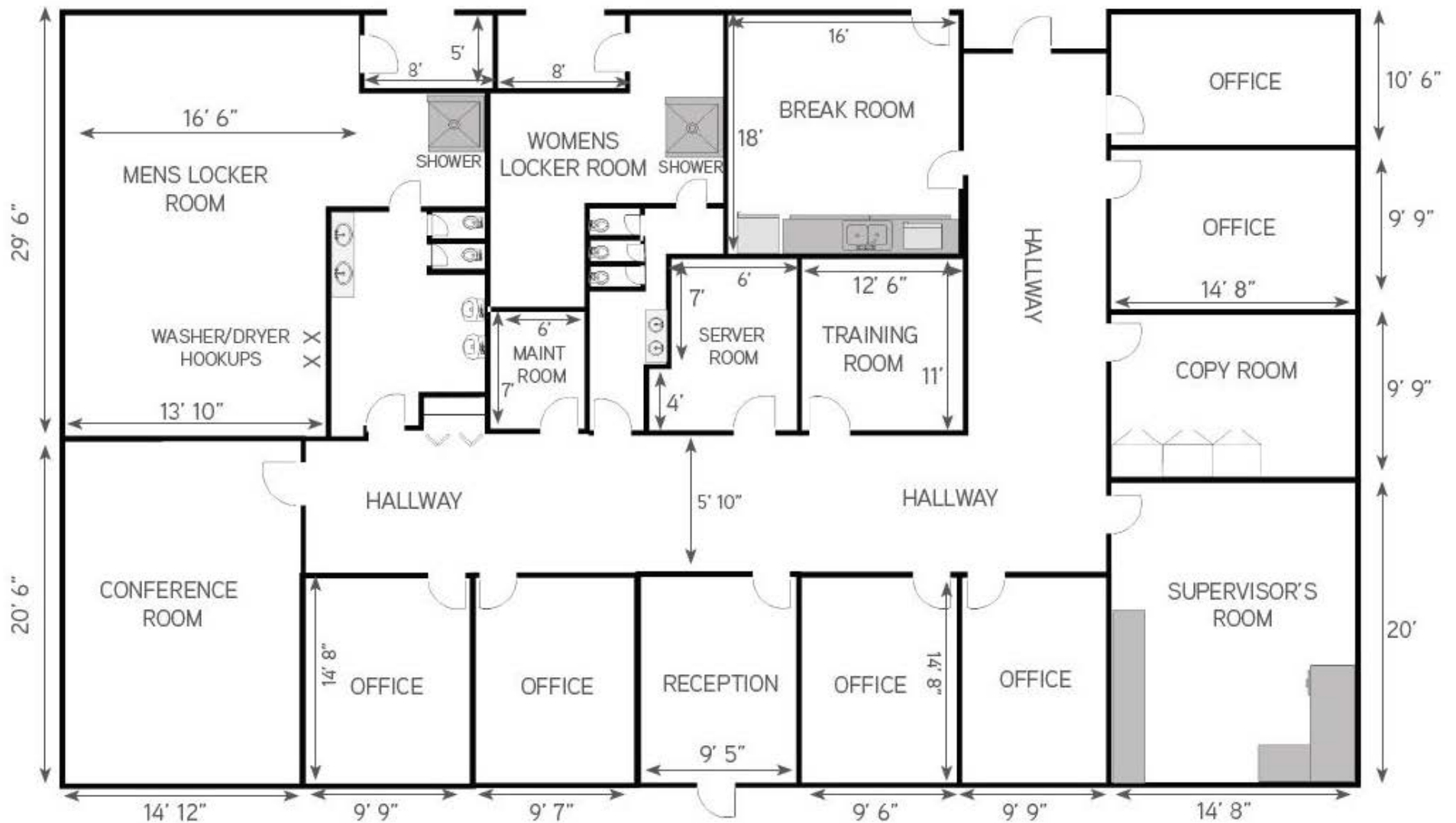
Available:

Total Available:	+/- 12,200 SF
Office Size:	+/- 4,000 SF
Warehouse Size:	+/- 8,200 SF
Canopy/Washbay:	+/- 2,000 SF (not included in overall square footage)
Land Size:	+/- 5.19 acres
Zoning:	M-1 PD

Property Highlights:

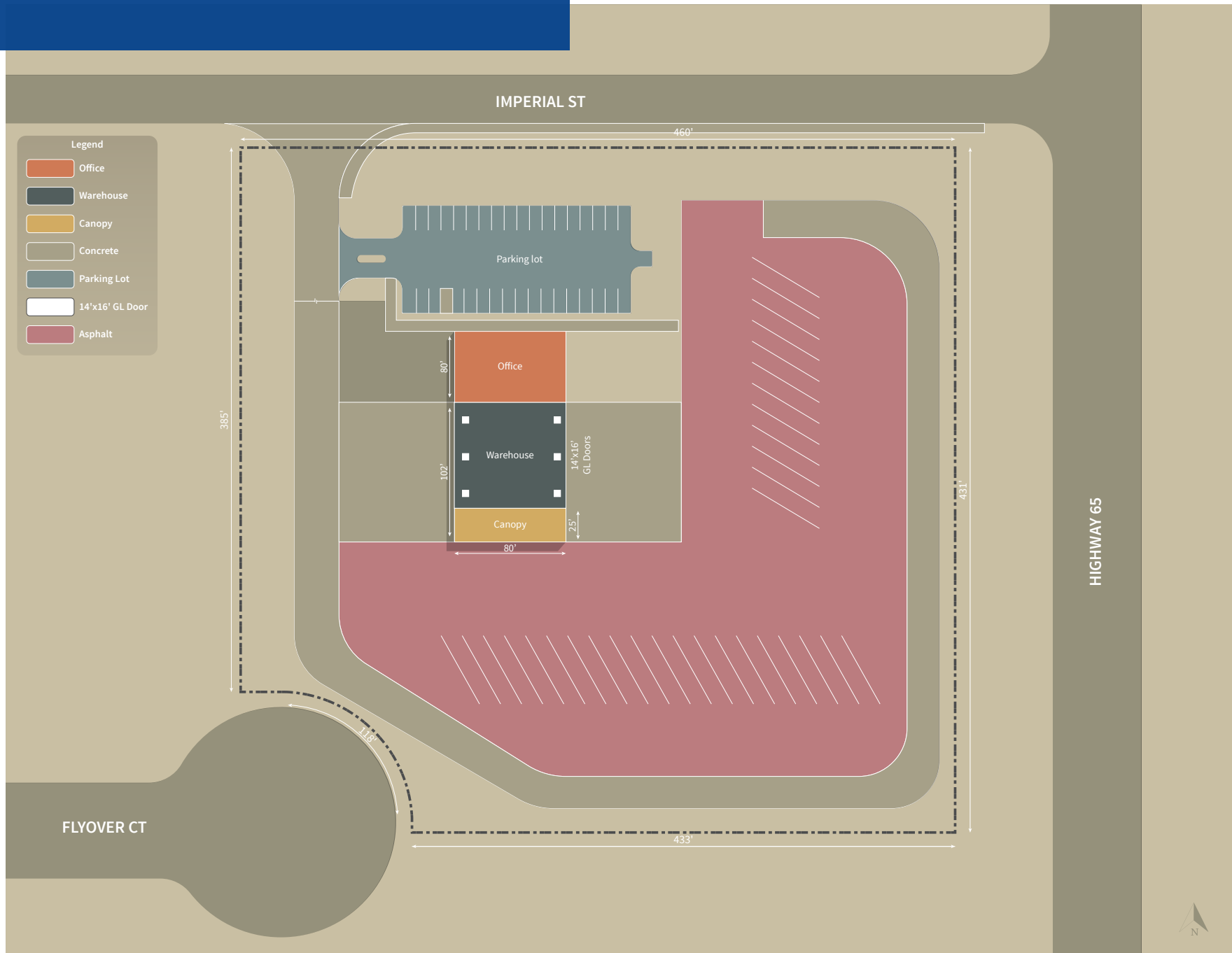
- Six (6) 14'x16' automatic ground level doors
- Clear Height: 18'-22'
- Four (4) Evaporative Coolers
- Four (4) Resnor Space Coolers
- Washbay with water treatment equipment
- Five (5) Ton Bridge Crane with 18' hook height
- Yard area is fully covered with asphalt grindings, concrete or asphalt
- Yard is enclosed with block wall
- Keypad/remote access at security gate
- Service pit in second bay of warehouse
- Mens locker room has 50 lockers
- Womens locker room has 6 lockers
- Security cameras inside and out
- Fire Sprinklers: .2gpm - 1,500 SF

Floor Plan

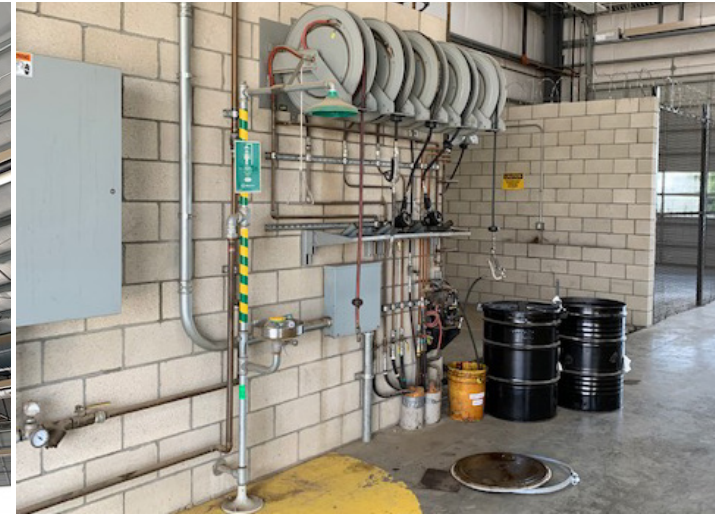
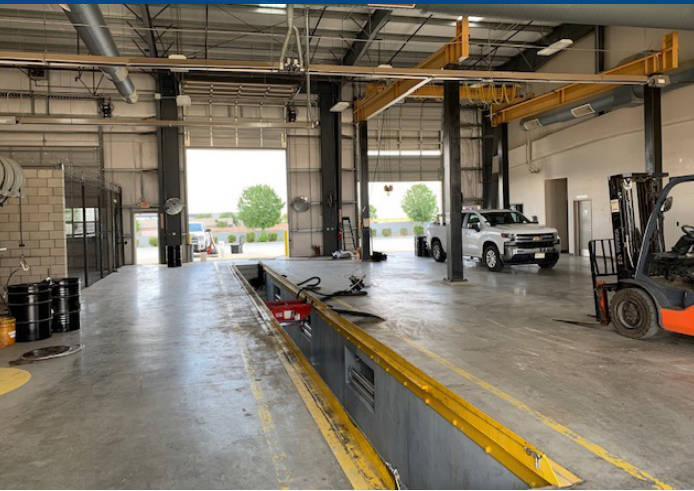


NOT TO SCALE

Site Plan



Property Photos



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Aerial



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