



YOUR NAME
HERE

For Lease Office/Warehouse Space

Stephen Haupt, SIOR

Senior Vice President | Principal

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colliers.com/bakersfield

201 Mount Vernon Ave Bakersfield, CA

201 Mount Vernon Ave is located on 3.06 acre of M-2 (Medium Industrial) zoned land in Bakersfield, CA. This property is conveniently located near Highway 58, Freeway 99 and Highway 178.

Available:

Total Improvements:	15,250 sf
Warehouse:	9,250 sf
Canopy:	2,000 sf
Office:	4,000 sf
Parcel Size:	3.06 Acres

Lease Rate:

\$10,000.00/Month Industrial Gross

For Sale/Lease

Highlights

- Asphalt paved yard with security lighting
- 2007 building expansion
- Prefabricated metal building/insulated roof
- Fluorescent lights and skylights
- Clear Height: 14' - 16'
- 500 gallon propane tank available
- Private fenced staff parking
- Evaporative cooler in warehouse
- Doors: Six (6) 20' x14' and One (1) 12'x12'
- Building signage available
- Zoning: M-2 (Medium Manufacturing) City of Bakersfield

Site Plan



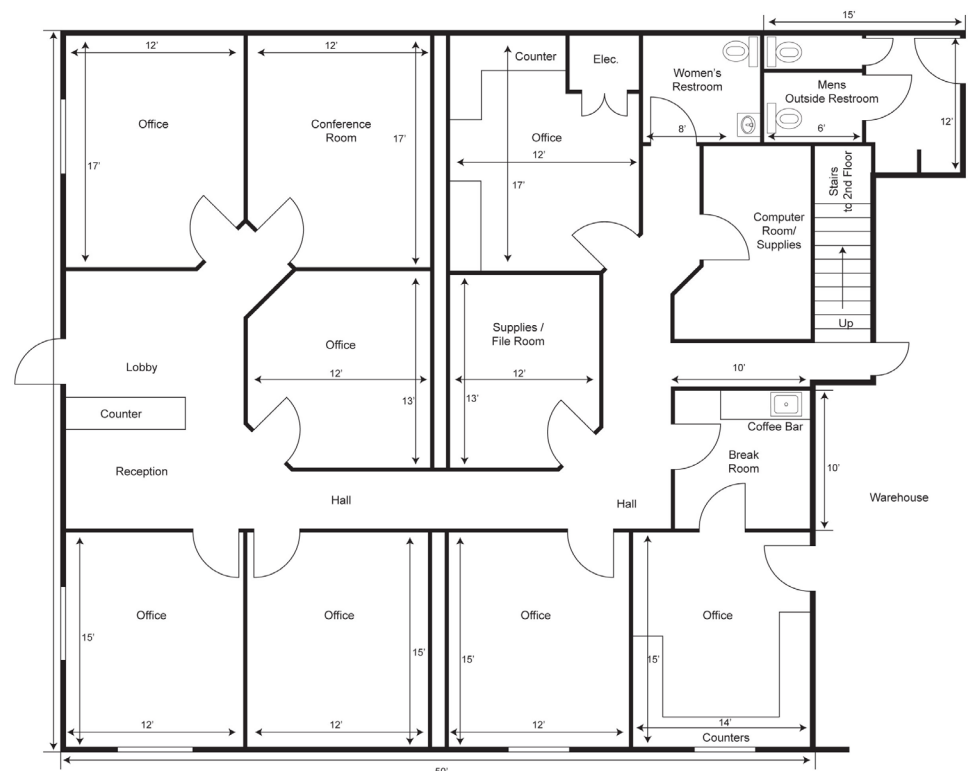
Contact us:

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Floor Plan



1st Floor Office



Mt Vernon
2nd Floor

Aerial

