

**AVAILABLE**  
For Sale or Lease

Office | Warehouse | Yard

**6224**  
**Price Way**

Bakersfield, CA 93308



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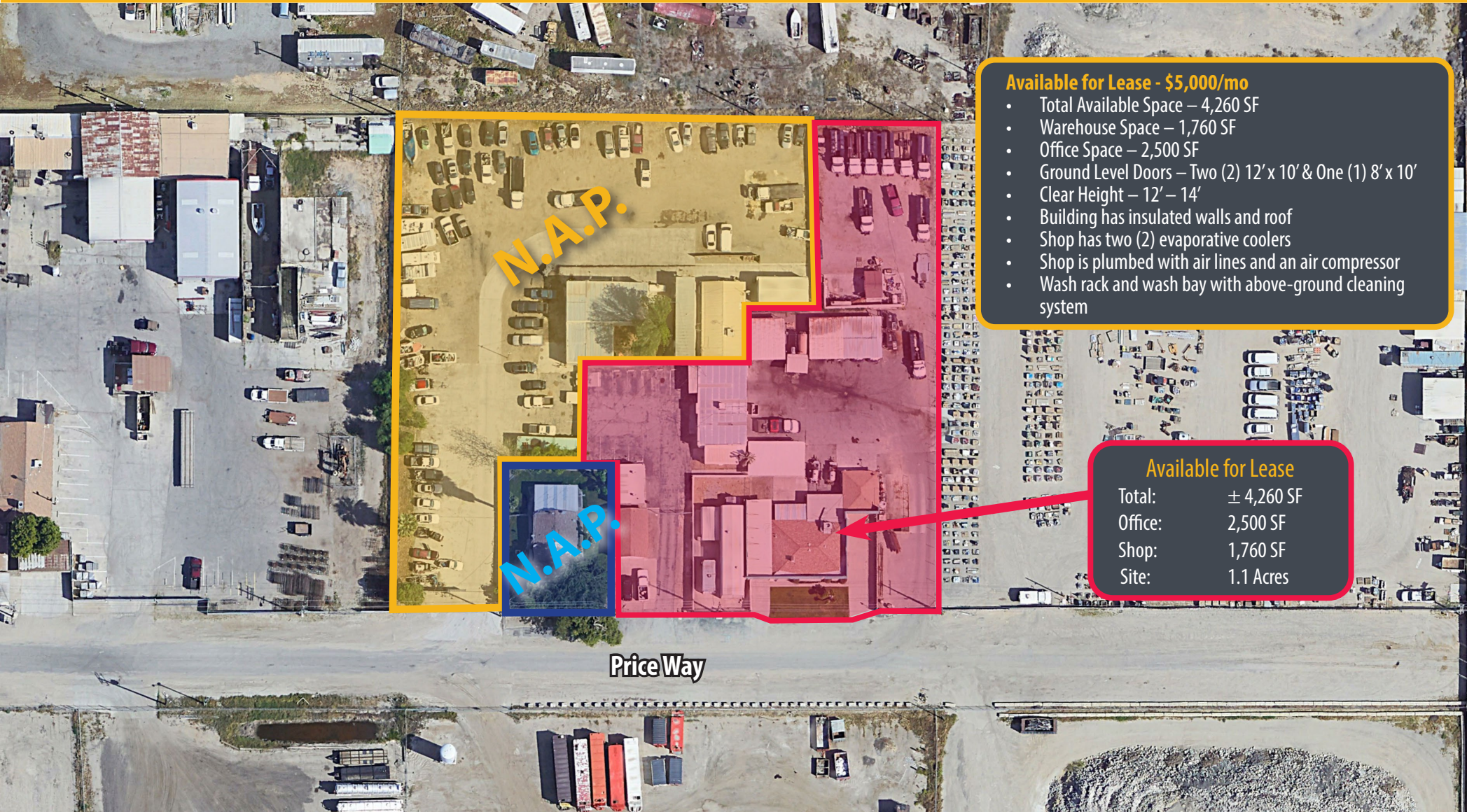
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\*Rendering Not Final, Subject To Change.

# Available for Sale or Lease Office | Warehouse | Yard

## Aerial Description of Project (Lease)

6224 Price Way  
Bakersfield, CA 93308



### Available for Lease - \$5,000/mo

- Total Available Space – 4,260 SF
- Warehouse Space – 1,760 SF
- Office Space – 2,500 SF
- Ground Level Doors – Two (2) 12' x 10' & One (1) 8' x 10'
- Clear Height – 12' – 14'
- Building has insulated walls and roof
- Shop has two (2) evaporative coolers
- Shop is plumbed with air lines and an air compressor
- Wash rack and wash bay with above-ground cleaning system

### Available for Lease

Total: ± 4,260 SF  
Office: 2,500 SF  
Shop: 1,760 SF  
Site: 1.1 Acres

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## Aerial Description of Project - (Sale)

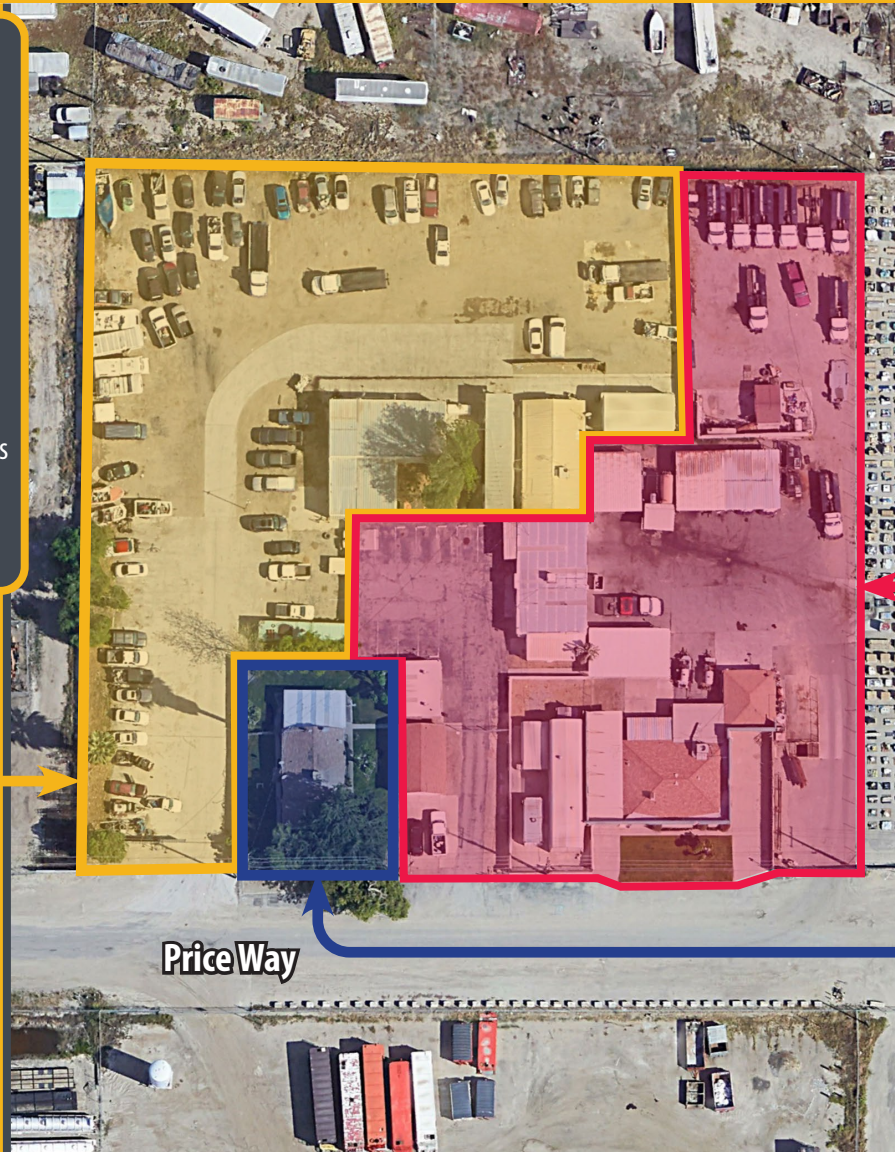
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### Property Highlights

- Parcel Size – 2.35 acres zoned M-3 (Heavy Industrial) per the County of Kern
- APN #332-030-03
- Part of yard paved with Asphalt or Concrete
- Two (2) points of ingress/egress to property
- Six-foot-tall chain link fence surrounding property
- Wash rack and wash bay with above-ground cleaning system
- Located in the Oilpatch submarket
- Easy access to Highway 99 (N/S), Highway 58 (East & West) & Westside Parkway
- Value-Add Opportunity - Lease with Cal State Towing is approximately 40% under market and Buyer has opportunity to increase rents immediately upon acquisition.

### Leased to Cal State Towing

Total: ±4,222 SF  
Office: 1,800 SF  
Shop: 1,922 SF  
Storage: 500 SF  
Site: 1.2 Acres  
Rent: \$2,835/Month, Gross  
Term: Month-to-Month



### Available for Sale - \$1,250,000.00

- Eight (8) Total Buildings & Multiple Canopies
- Total Available Space – 10,382 SF
- Warehouse/Shop/Storage Space – 6,082 SF
- Office Space – 4,300 SF
- Canopy Space – 3,468 SF (not included in overall square footage of project)
- Ground Level Doors
  - Three (3) 12' x 10'
  - Two (2) 17' x 10'
  - One (1) 10' x 10'
  - One (1) 8' x 10'
- Lighting – Hi-bay & Fluorescent

### Available for Immediate Occupancy

Total: ± 4,260 SF  
Office: 2,500 SF  
Shop: 1,760 SF  
Site: 1.1 Acres

### Residential House

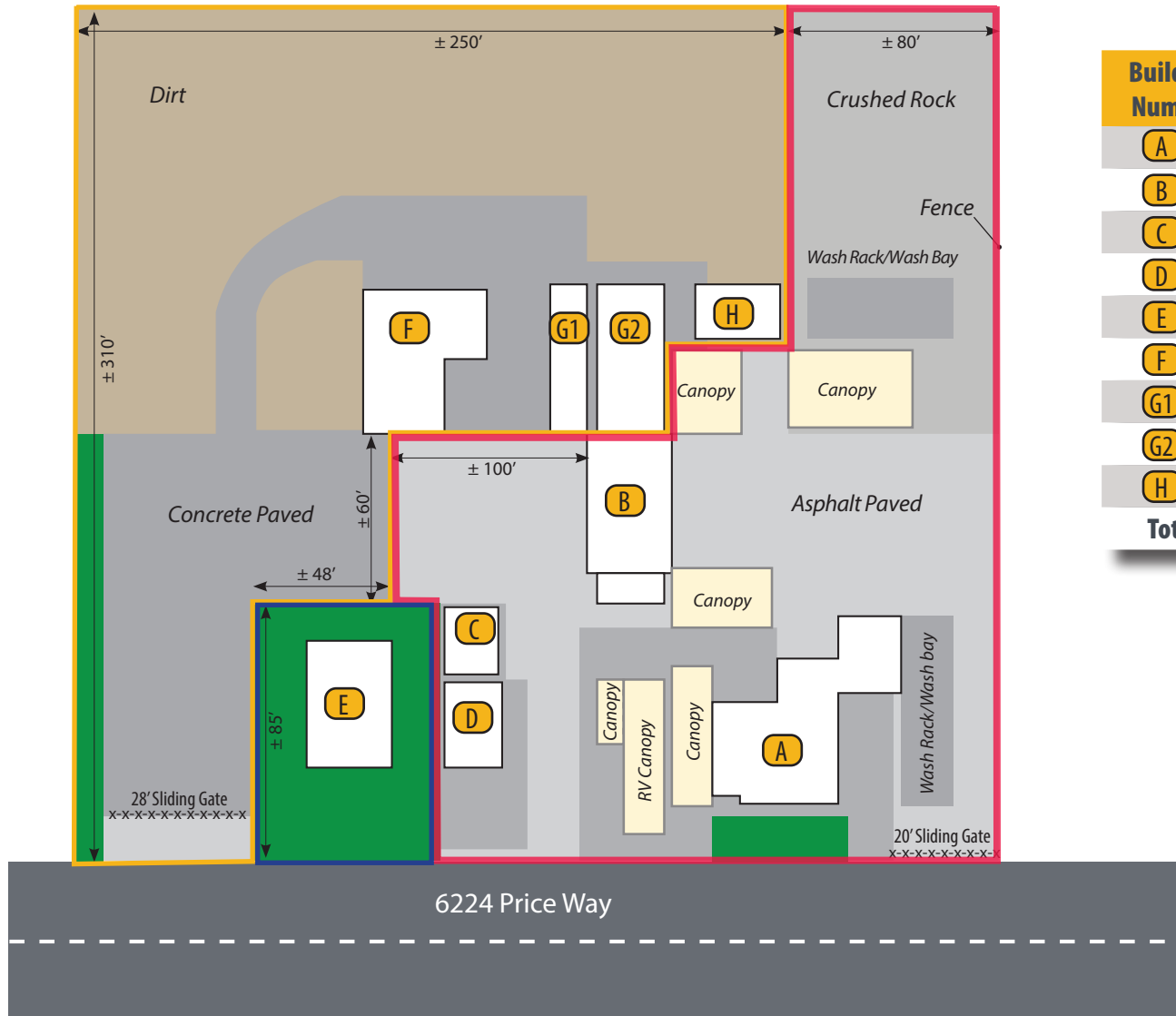
2 Bedroom/2 Bath  
Site: 0.05 Acres  
Rent: \$900/Month  
Term: Month to Month  
± 15 Year Occupancy



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## Site Plan

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Building Number	Current Use	Square Feet
A	Office	±2,500 SF
B	Shop	±1,760 SF
C	Storage	±400 SF
D	Garage	±500 SF
E	House	±1,000 SF
F	Tow Shop	±1,922 SF
G1	Office Shop	±600 SF
G2	Office	±1,200 SF
H	Storage	±500 SF
<b>Total</b>		<b>±10,382 SF</b>

**LEGEND**

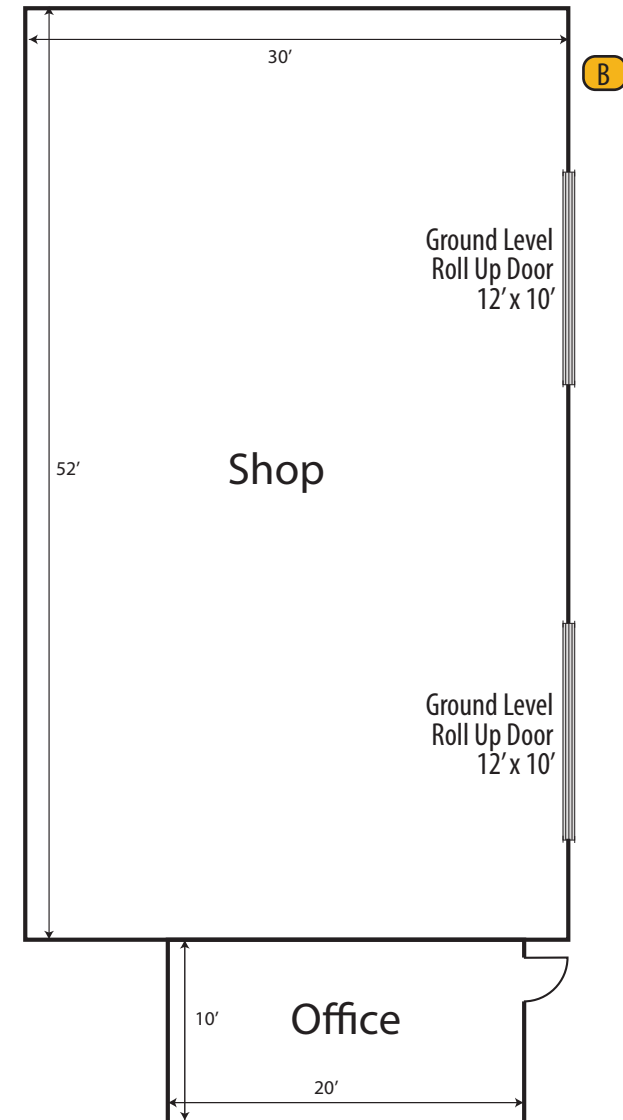
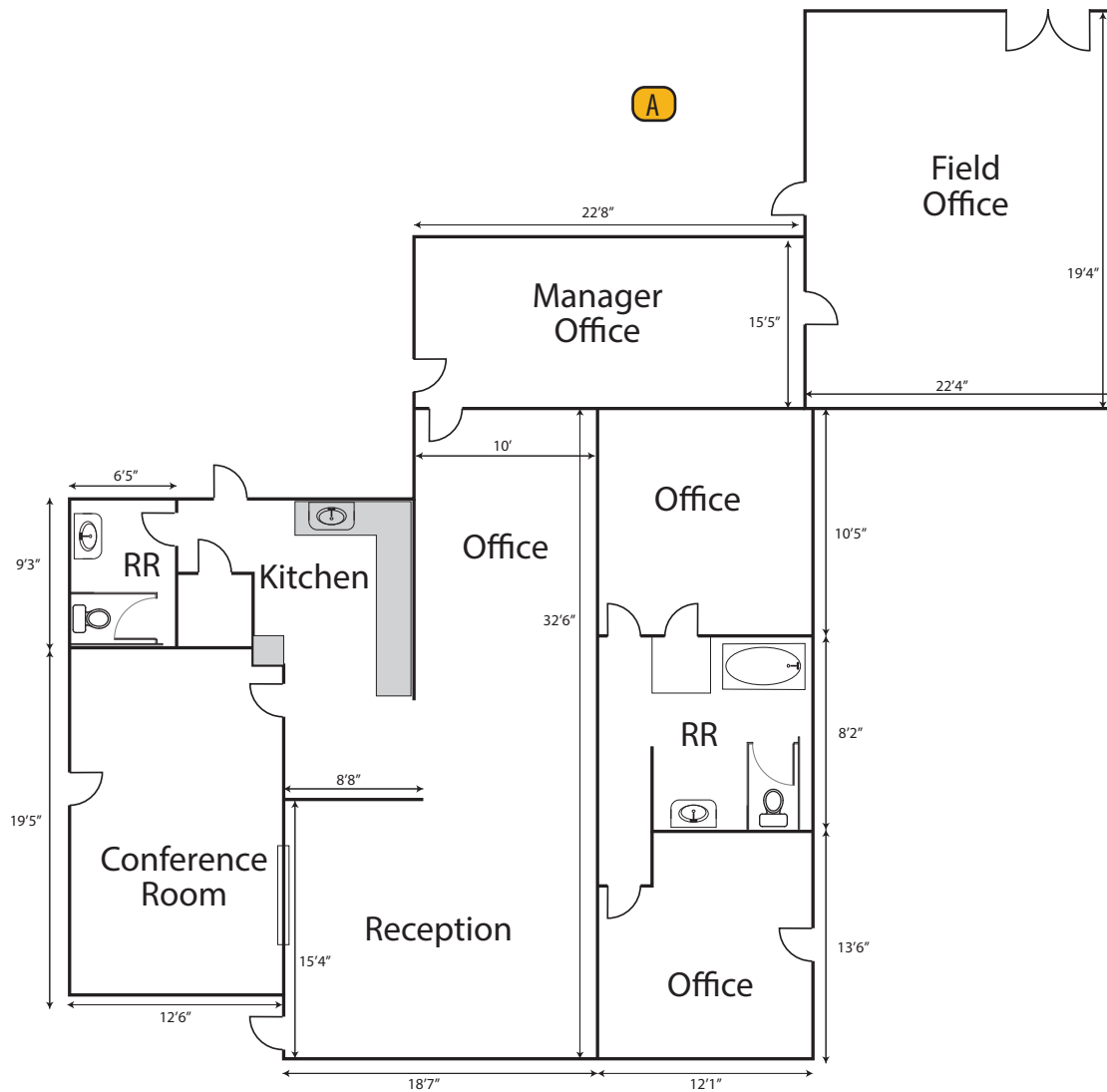
- Concrete Paved
- Asphalt Pavement
- Crushed Rock
- Grass
- Dirt



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## Office Floor Plan - Building A & B

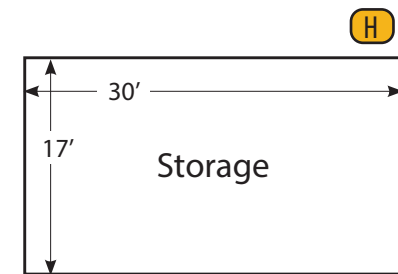
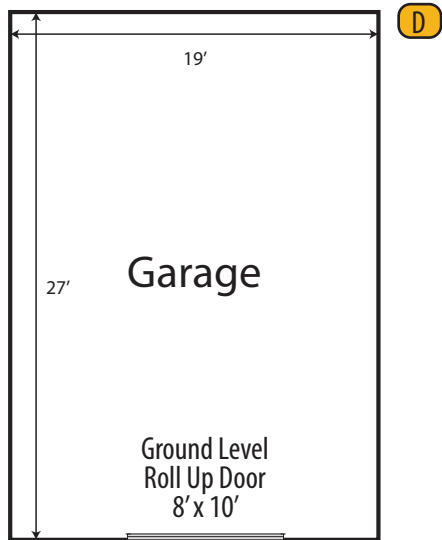
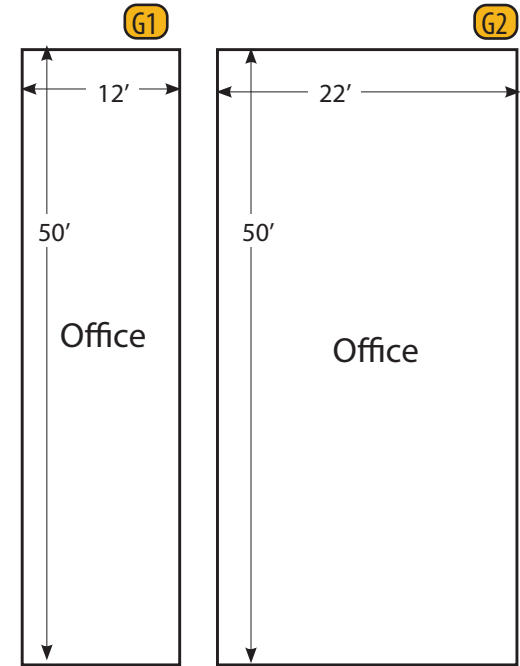
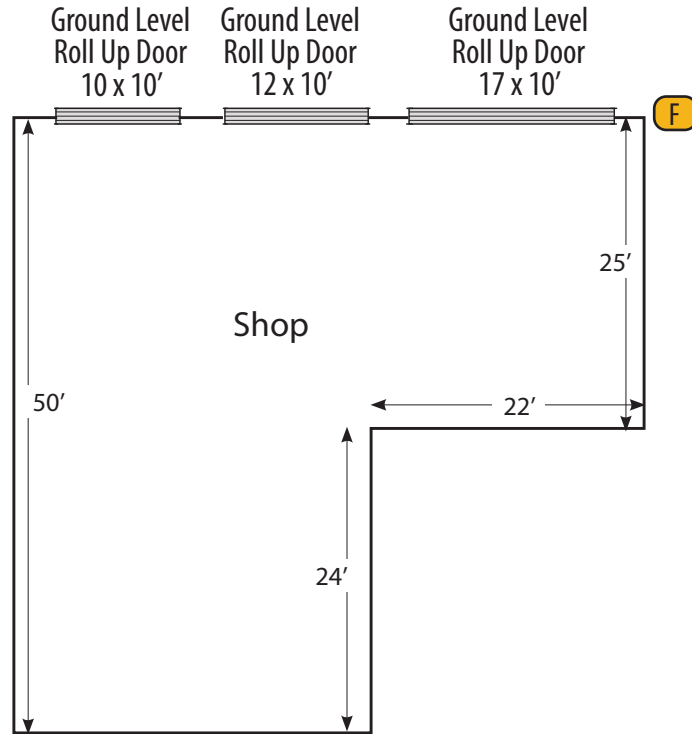
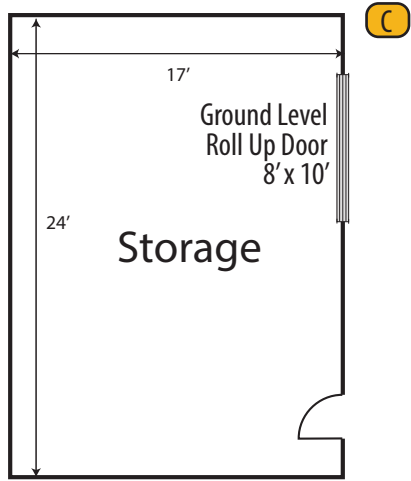
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**Floor Plan - Building C, D, F, G & H**

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### Location Map

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