



Colliers

For Lease | Approx. 2,000 SF  
**Mosasco Street  
Turnkey Flex Space**

2810 Mosasco St | Bakersfield, CA

**Contact Us:**

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# Property Information

2810 Mosasco St. is located just north of Rosedale Highway in the well-established Mosasco St. Light Industrial Corridor. This highly desirable business park offers excellent accessibility throughout Bakersfield and convenient connections to major transportation routes. The property benefits from strong surrounding tenant demand and is positioned near retail, restaurants, and residential neighborhoods, providing added convenience for employees and customers. The available 2,000 SF space is ideal for warehousing, distribution, light manufacturing, and contractor or service-based businesses seeking a functional location in a proven industrial market.

## Property Highlights:

- Fully insulated warehouse finished with drywall
- One (1) roll up door 10'x12'
- Built in 2018
- LED office and warehouse lighting with skylights inside warehouse
- Office area equipped with multiple hardwired internet/data ports
- Dedicated server and storage room
- Utilities:



**Sewer**  
Septic



**Water**  
California Water Company



**Electric**  
PG&E  
(200amps, 120/208v,  
3 Phase, 4 Wire)



**Gas**  
PG&E



## Available:

+/- 2,000 SF      \$2,500/mo. (\$1.25/SF, Industrial Gross)

## Property Details:

Total Available Space +/- 2,000 SF

Warehouse Space: +/- 1,000 SF

Office Space: +/- 1,000 SF

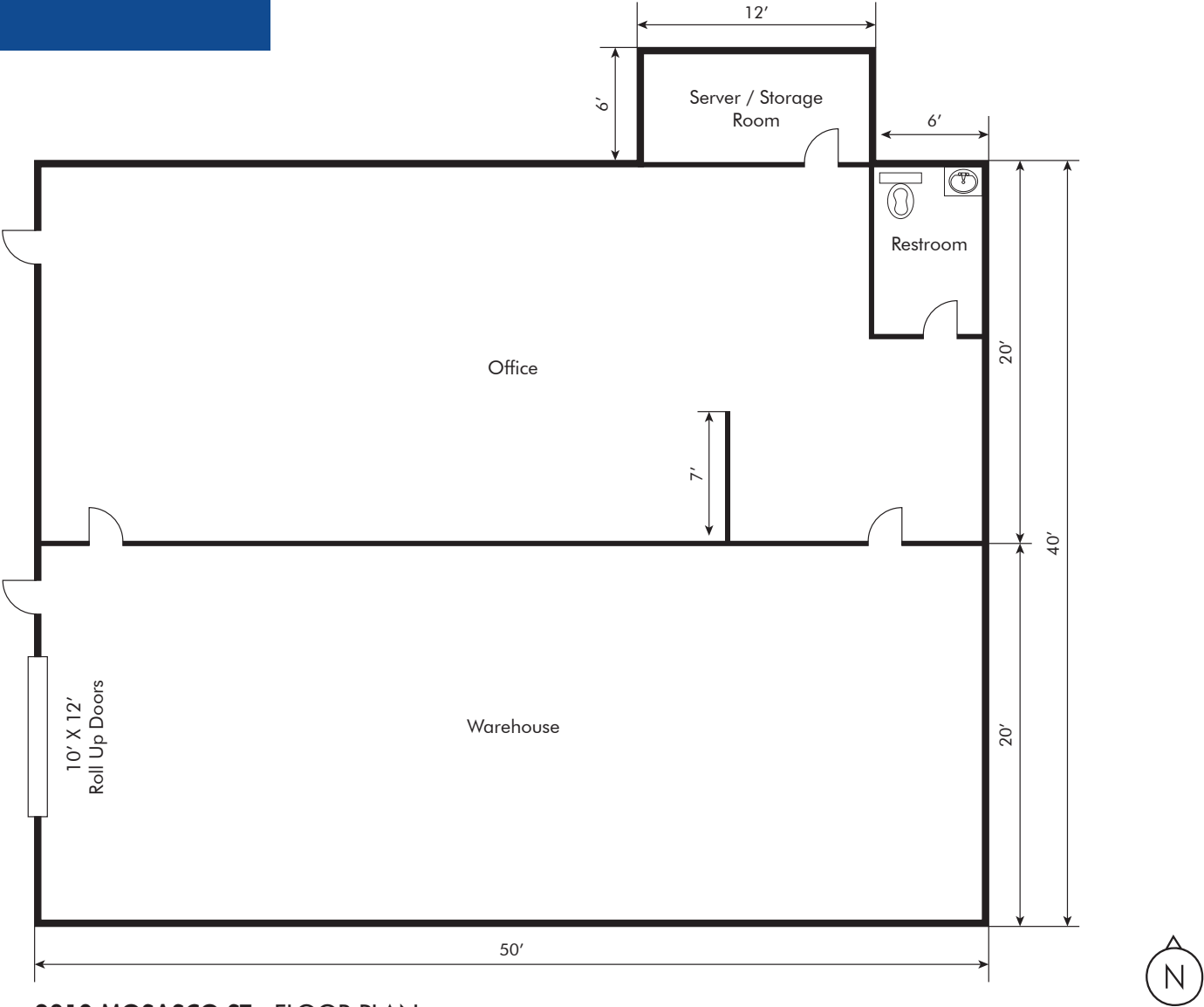
Zoning: M-1 Light Industrial,  
City of Bakersfield

Warehouse  
Clear Height: 21'

Construction Type: Prefabricated Metal  
Construction with Stucco Fascia

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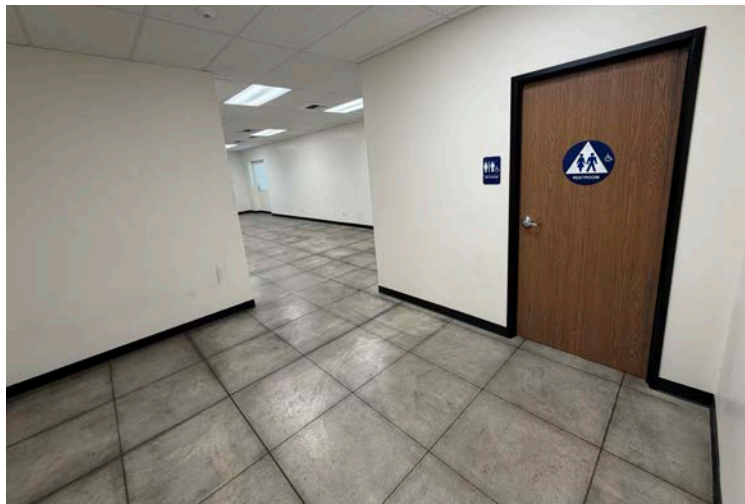
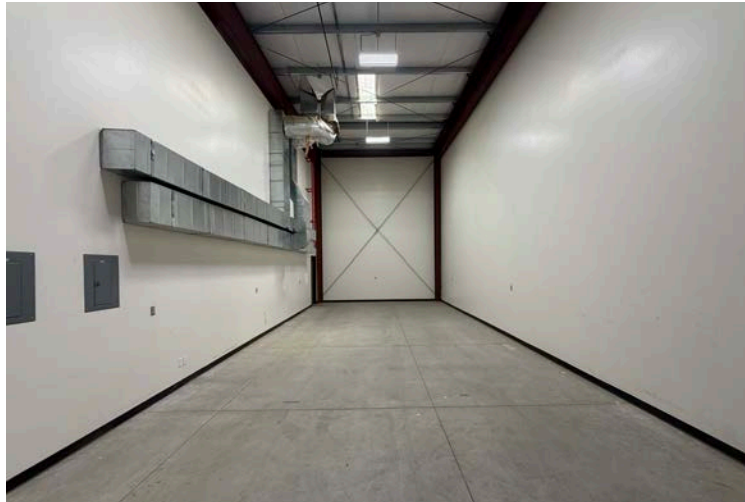
# Floor Plan



**2810 MOSASCO ST - FLOOR PLAN**

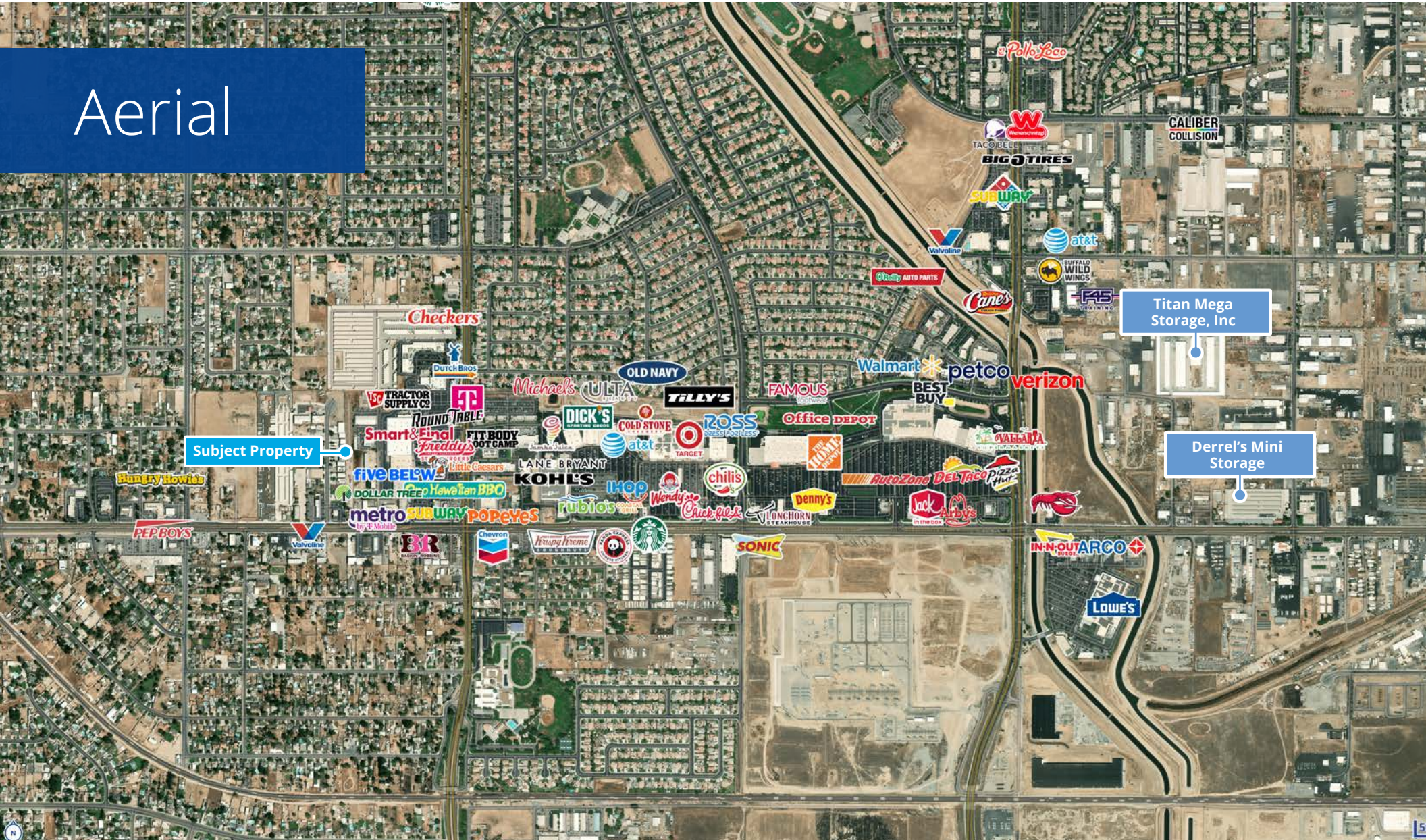
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# Property Photos



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# Aerial



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