

FOR SALE OR LEASE
5509 YOUNG STREET, BAKERSFIELD, CALIFORNIA
GREAT OFFICE OPPORTUNITY IN GOSFORD BUSINESS PARK

NO OTHER BUILDING LIKE THIS ON THE MARKET

DAVID A. WILLIAMS, SIOR
Senior Vice President & Principal
Central California
661 631 3818
david.a.williams@colliers.com
BRE License #00855489

CAMERON MAHONEY
Associate
Central California
661 631 3814
cameron.mahoney@colliers.com
BRE License #01937802

COLLIERS INTERNATIONAL
10000 Stockdale Highway, Suite 103
Bakersfield, CA 93311
661 631 3800
www.colliers.com/bakersfield



GOSFORD BUSINESS PARK PROPERTY INFORMATION

5509 Young Street Bakersfield, CA

Located in the prestigious Gosford Business Park, this approximately 13,445 rentable square foot Class A office building is an excellent opportunity in a great Southwest Bakersfield location. The building is adjacent to Gosford Village, which includes shopping, restaurants, fast-food and banking.

AVAILABLE

Building Size: 13,445 RSF
Available: 6,156 to 13,445 RSF (Space can be demised - See floor plans)

HIGHLIGHTS

- › Class A office space approximately 13,445 RSF. Space can be demised to 6,156 SF
- › Rare office space opportunity located in Southwest Bakersfield
- › Building consists of 18 private offices, conference room, large training room, large bullpen, open break room with sink, utility room and interior multi-stall restrooms
- › Furniture included
- › 58 private on-site parking stalls with additional street parking
- › Zoned M-2
- › Solar to be added at Seller's cost

UTILITIES

Gas & Electric: PG&E
Water: California Water Service
Sewer: City of Bakersfield

SALE PRICE

- › \$3,750,000 (\$279 PSF)

LEASE PRICE

- › \$1.95 Full Service - including utilities - excluding janitorial



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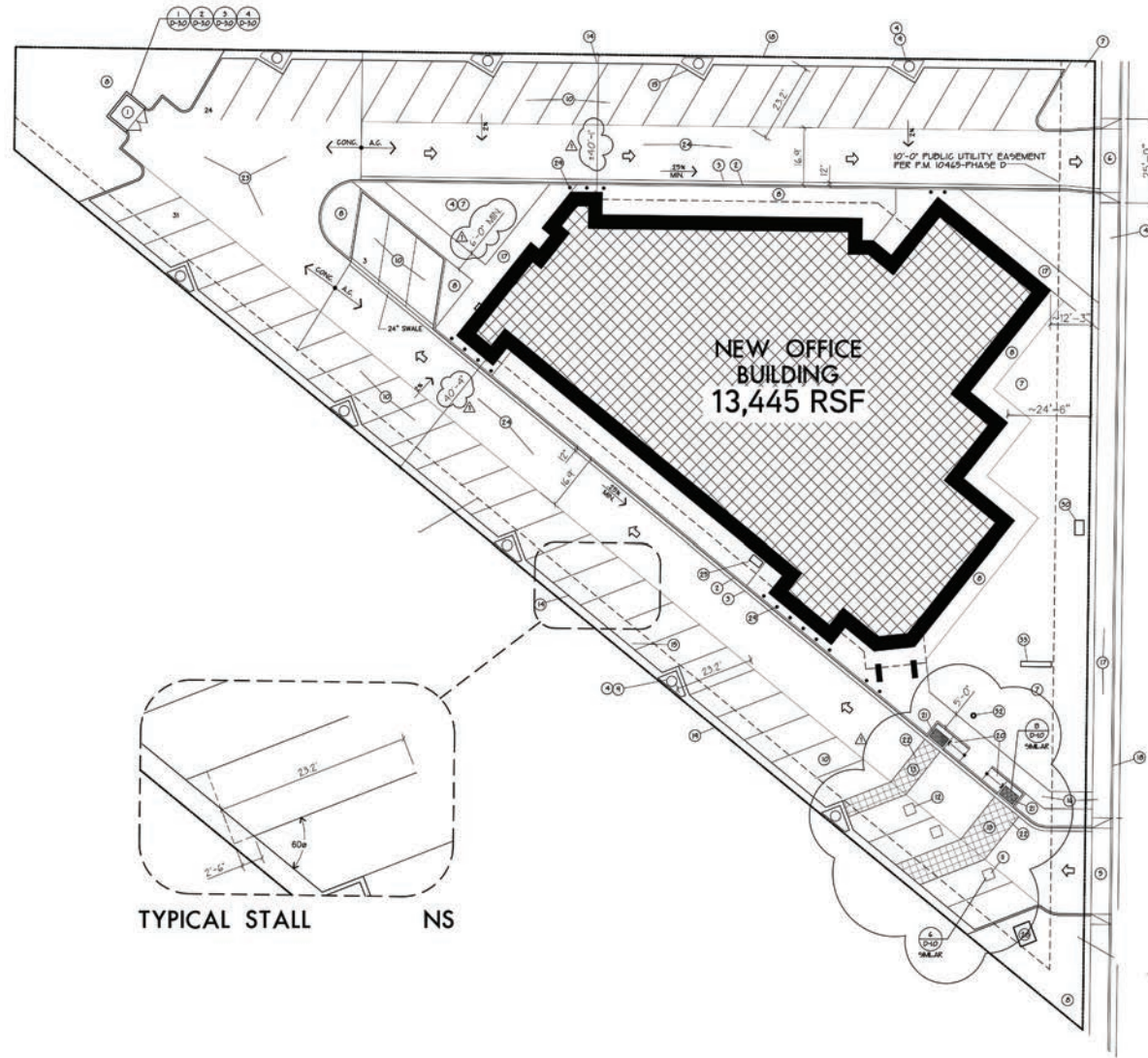
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GOSFORD BUSINESS PARK SITE PLAN

5509 Young Street Bakersfield, CA



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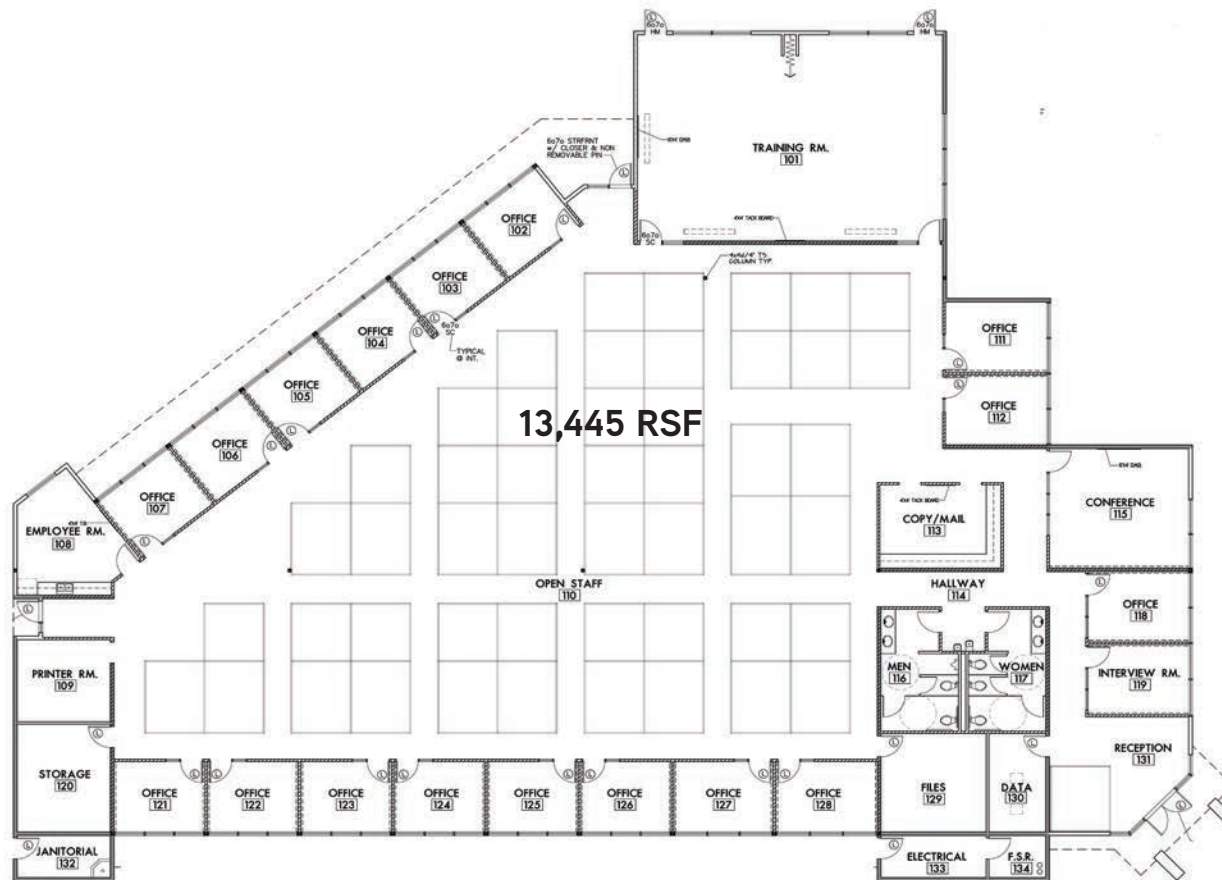
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GOSFORD BUSINESS PARK FLOOR PLAN - CURRENT CONFIGURATION

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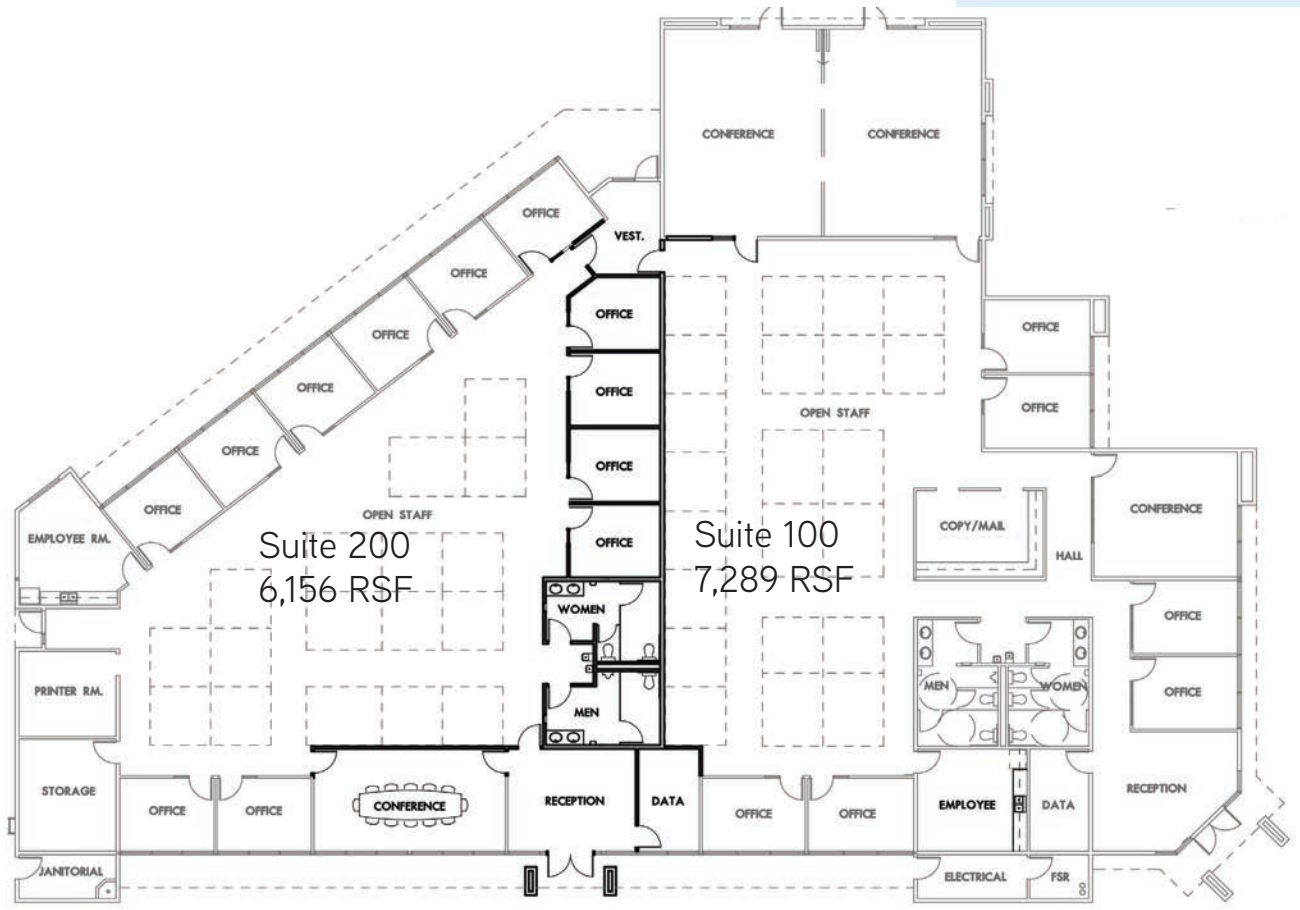
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GOSFORD BUSINESS PARK FLOOR PLAN - SPLIT CONFIGURATION

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GOSFORD BUSINESS PARK BUILDING INTERIOR PHOTOS

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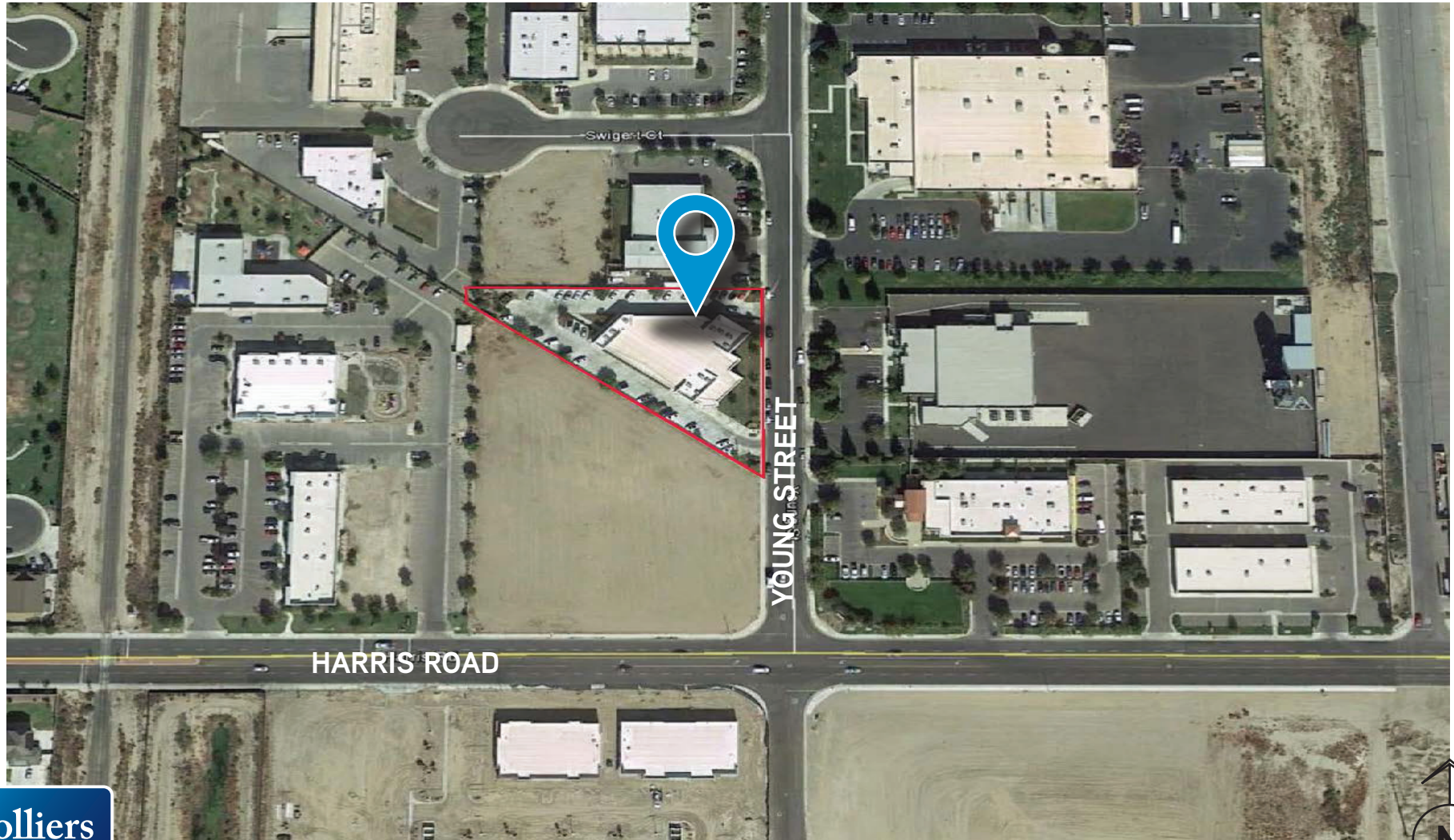
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GOSFORD BUSINESS PARK CLOSE AERIAL MAP

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GOSFORD BUSINESS PARK AERIAL MAP - SERVICES AVAILABLE

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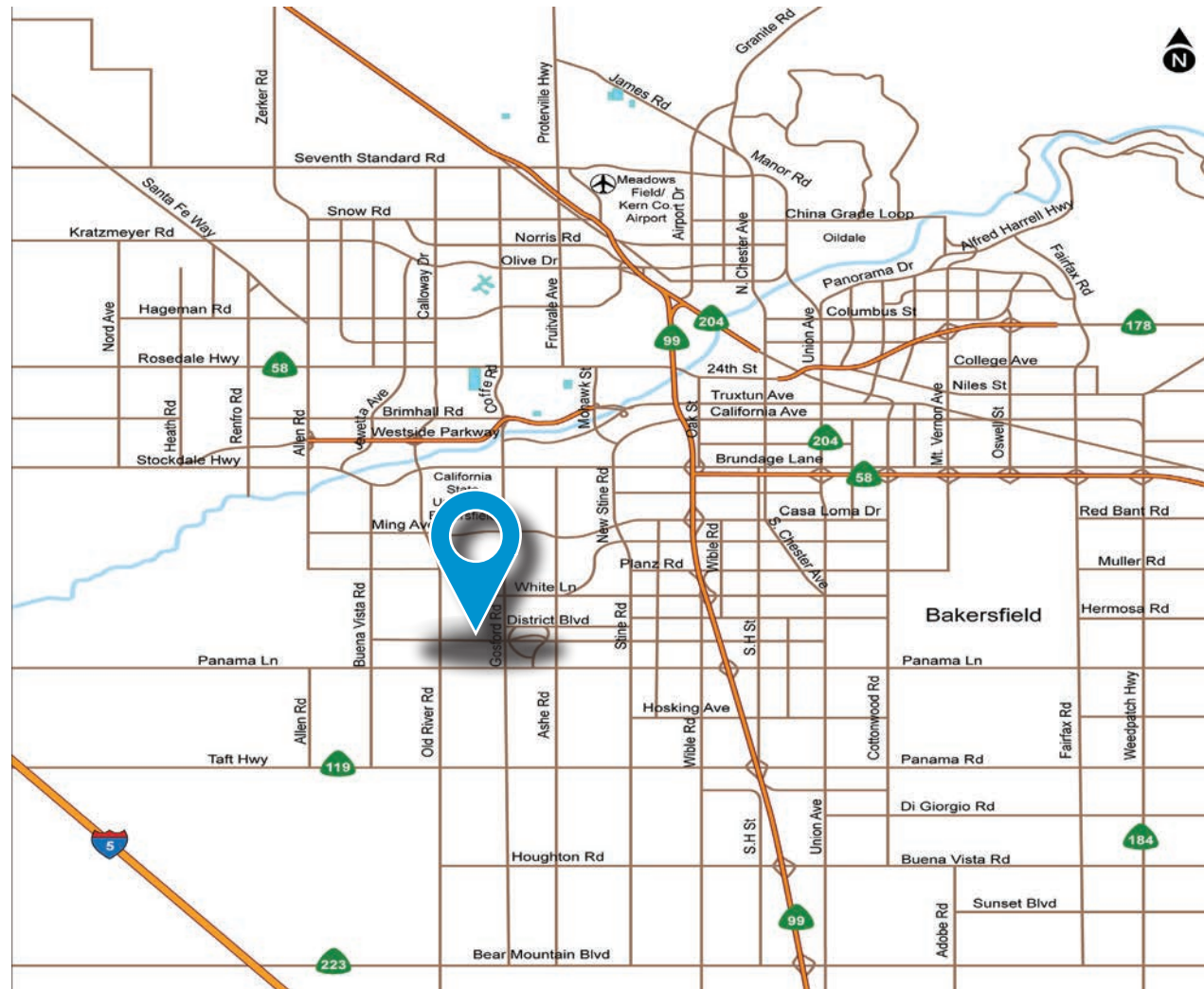
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GOSFORD BUSINESS PARK

LOCATION MAP

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