

FOR LEASE

OFFICE / SHOP / WAREHOUSE



8319 KIMBER AVENUE, BAKERSFIELD, CA 93307



PROPERTY LOCATION:

This property is located at 8319 Kimber Avenue, off Weedpatch Hwy, just south of Highway 58 in Bakersfield, California.

PROPERTY HIGHLIGHTS

- Approx. 33,000 s.f. (330' x 100')
- Office / Shop Building
- Approx. 6,000 s.f. of office space (2 story)
- Approx. 27,000 s.f. of shop/warehouse space
- Situated on 12.56 acres of land
- Construction: insulated prefabricated metal
- Clear Height: 16' - 19'
- Truck Doors: 14' x 16'
- Warehouse Lighting: LED & skylights
- Clear Span: no columns
- Zoning: M-1PD
- Highway visibility and frontage
- Located 1/4 mile from on/off ramps to Hwy 58

AVAILABLE

SHOP/WAREHOUSE SPACE:
18,000 s.f. @ \$0.55/s.f. Industrial Gross
Divisible to 9,000 s.f.

OFFICE SPACE:
3,000 s.f. @ \$0.75/s.f. Industrial Gross
Located on 2nd floor

UTILITIES:

WATER: Private well (municipal in street)
SEWER: Septic (municipal in street)
GAS: PG&E: (1) 5" line
ELECTRIC: PG&E: 800 amp, 480 volt, 3 phase

AGENT: STEPHEN J. HAAPT, SIOR
LICENSE NUMBER 00838505
661 631 3812
stephen.haupt@colliers.com

AGENT: WESLEY MCDONALD
LICENSE NUMBER 01511739
661 631 3828
wesley.mcdonald@colliers.com

COLLIERS INTERNATIONAL
10000 Stockdale Hwy. #102
Bakersfield, CA 93311
www.colliers.com

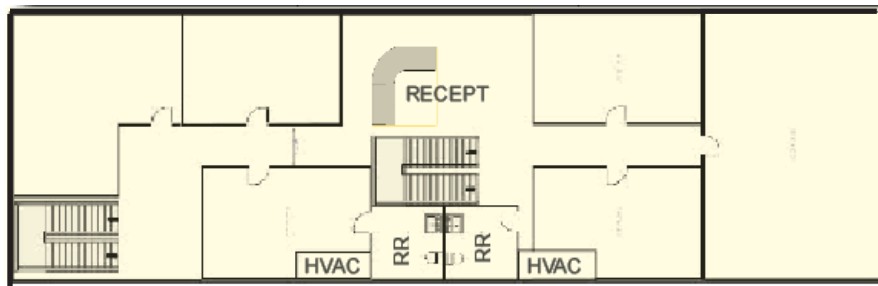
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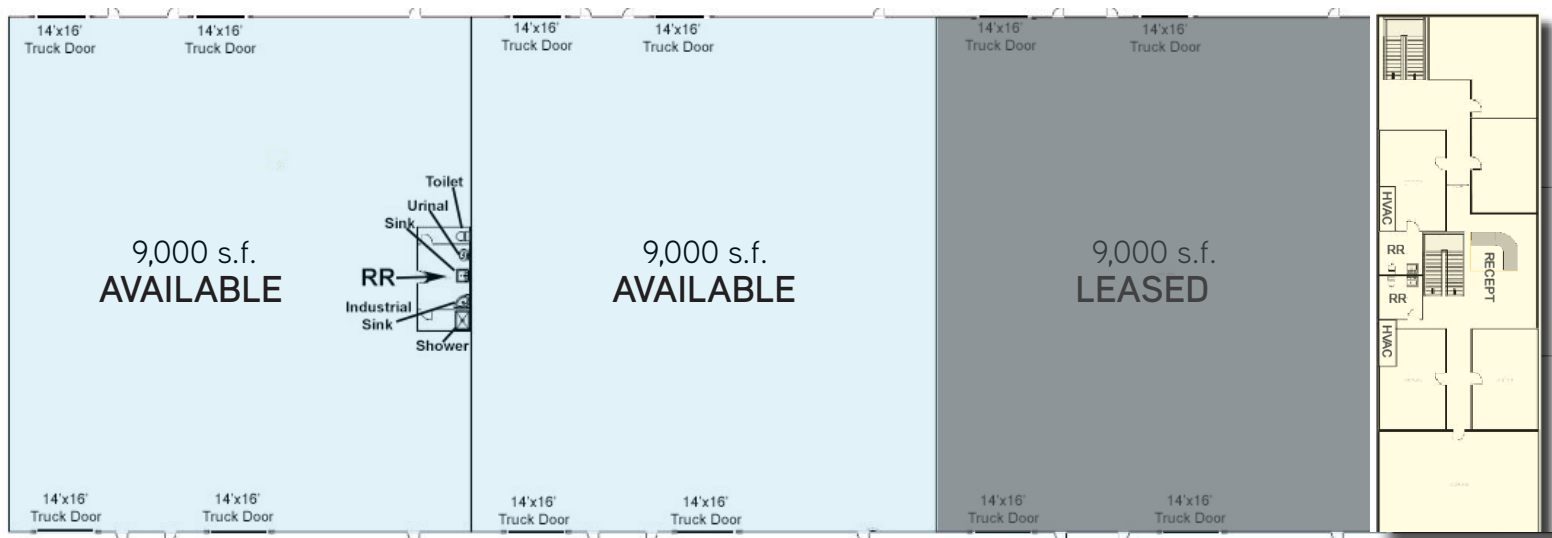
2ND FLOOR OFFICE:

Approx. 3,000 s.f.



SITE PLAN:

Approx. 33,000 s.f. (330' x 100')



Shop / Warehouse Space:

18,000 s.f. divisible to 9,000 s.f.

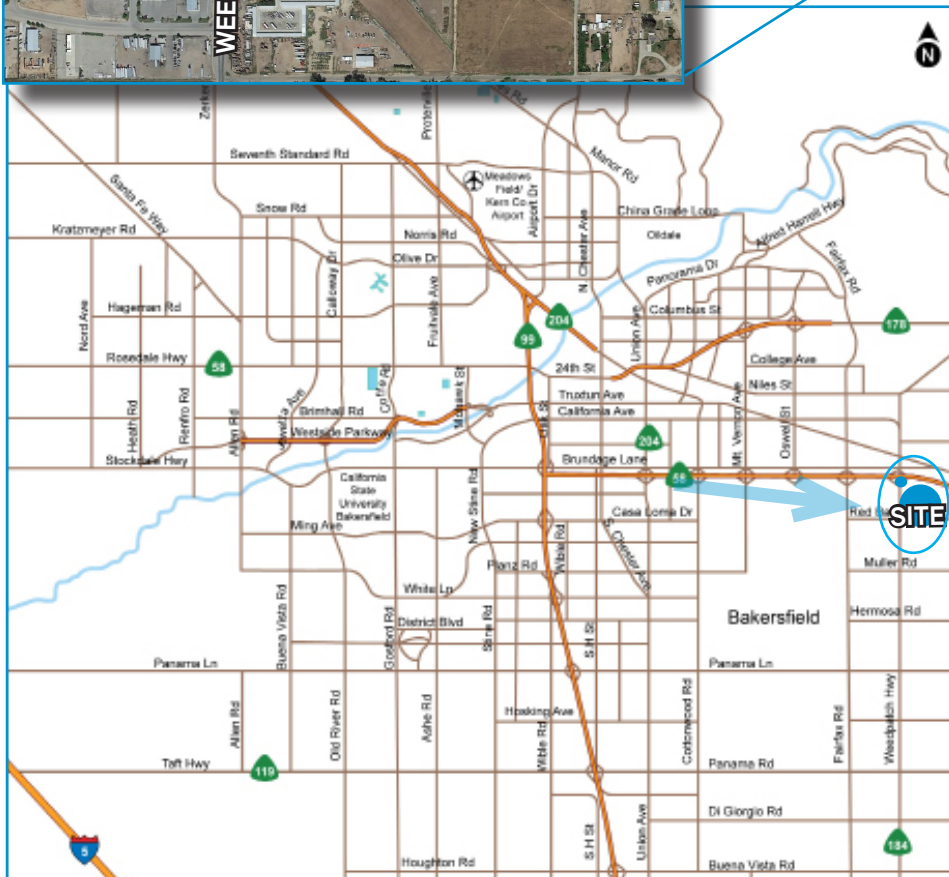
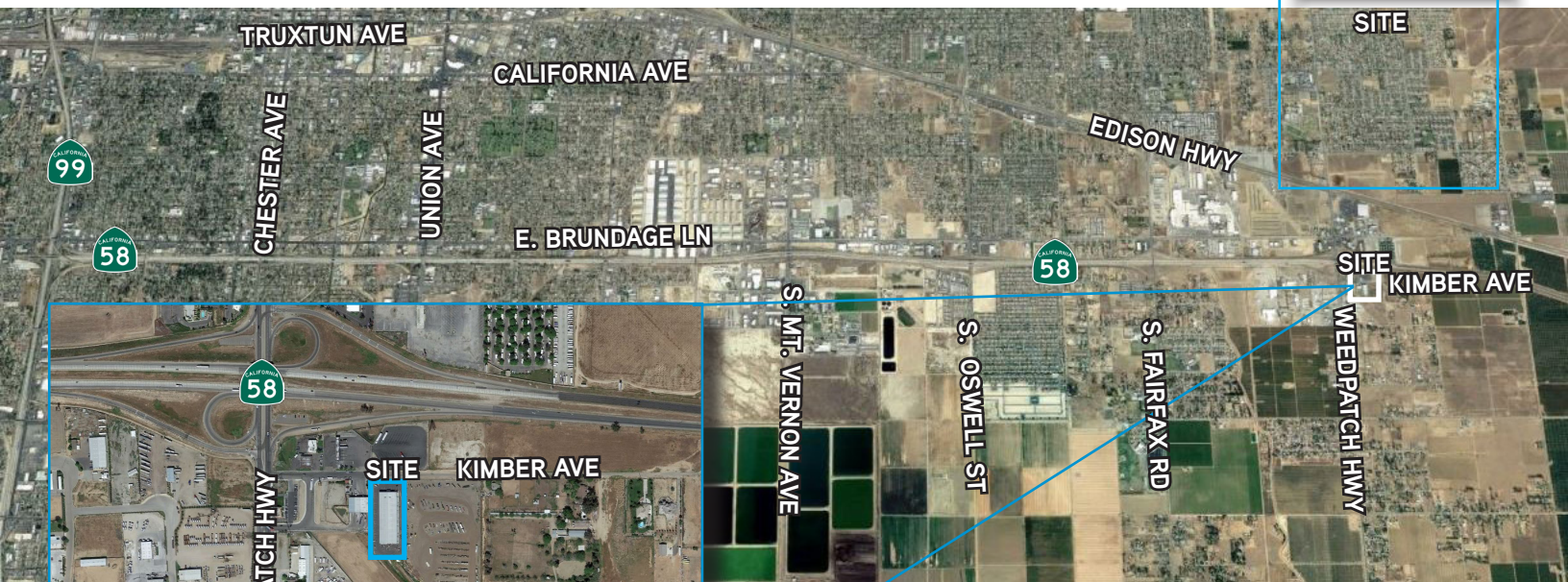
Floor Plans

Not To Scale

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Contact Us

AGENT: WESLEY MCDONALD
SENIOR VICE PRESIDENT | PRINCIPAL
CENTRAL CALIFORNIA
INDUSTRIAL PROPERTIES TEAM
LICENSE NUMBER 01511739
DIR 661.631.3828
wesley.mcdonald@colliers.com

AGENT: STEPHEN J. HAUPT, SIOR
SENIOR VICE PRESIDENT | PRINCIPAL
CENTRAL CALIFORNIA
INDUSTRIAL PROPERTIES TEAM
LICENSE NUMBER 00838505
DIR: 661.631.3812
stephen.haupt@colliers.com

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Bakersfield, CA 93311
www.colliers.com

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