FOR LEASE OFFICE / WAREHOUSE SPACE

7501 DOWNING AVENUE, BAKERSFIELD, CA 93308



INDUSTRIAL PROPERTIES TEAM LICENSE NUMBER 01511739 661 631 3828 wesley.mcdonald@colliers.com

CENTRAL CALIFORNIA
INDUSTRIAL PROPERTIES TEAM LICENSE NUMBER 0083850 661 631 3812 stephen.haupt@colliers.com

10000 Stockdale Highway, Suite 102 Bakersfield, CA 93311 www.colliers.com/bakersfield



FOR LEASE > OFFICE / WAREHOUSE SPACE PROPERTY INFORMATION

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7501 Downing Avenue is located in the Rosedale "Oil Patch" sub-market, which is the most desirable Industrial area in Bakersfield and is situated just west of Freeway 99 and north of Rosedale Highway.

AVAILABLE

Total Building Size: 2,400 SF

Office Size: 896 SF

Warehouse Building: 1,504 SF

Mezzanine: 800 SF (Not included in total square footage)

Yard Area: 3.15 acres

Lease Rate: \$5,500 per month Industrial Gross

HIGHLIGHTS

- > 2,400 SF Metal Building
- > Rare M-3 (Heavy Industrial) Zoning, County of Kern
- > Frontage and access from Downing Avenue and Henry Lane
- > 14'-16' Clear Height
- > Fluorescent lights and skylights
- > Two (2) 14'x14' ground level roll-up doors
- > Two (2) points of ingress/egress to property

UTII ITIFS

Water: Water Well

Electric: PG&E-200 amps, 120/208 volt, 3 phase/4 wire

Gas: PG&E Sewer: Septic Tank



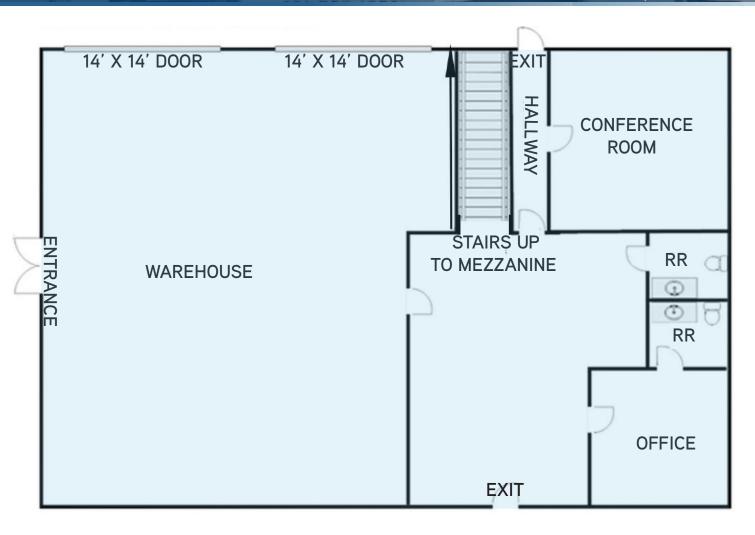


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FOR LEASE > OFFICE / WAREHOUSE SPACE FLOOR PLAN

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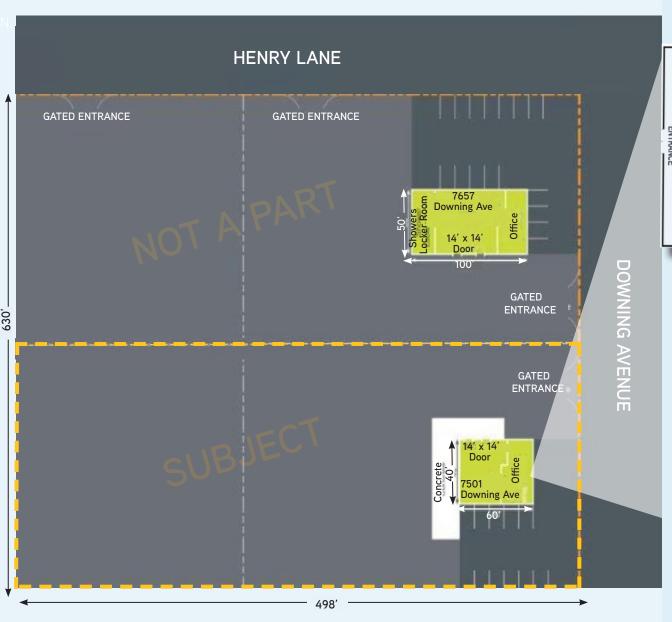
WESLEY MCDONALD SENIOR VICE PRESIDENT I PRINCIPAL CENTRAL CALIFORNIA INDUSTRIAL PROPERTIES TEAM LICENSE NUMBER 01511739 661 631 3828 wesley.mcdonald@colliers.com STEPHEN J. HAUPT, SIOR SENIOR VICE PRESIDENT | PRINCIPAL CENTRAL CALIFORNIA INDUSTRIAL PROPERTIES TEAM LICENSE NUMBER 0083850 661 631 3812 stephen.haupt@colliers.com

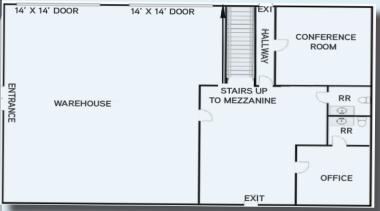
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FOR LEASE > OFFICE / WAREHOUSE SPACE SITE PLAN

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FOR LEASE > OFFICE / WAREHOUSE SPACE AERIAL MAP > LOCATION MAP

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CONTACT US

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