# FOR SALE OR LEASE

## 31,375 SF INDUSTRIAL FACILITY ON 4.49 ACRES

6400-6410 PRICE WAY, BAKERSFIELD, CA 93308




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# 31,375 SF INDUSTRIAL FACILITY ON 4.49 ACRES
# PROPERTY INFORMATION

6400-6410 PRICE WAY, BAKERSFIELD, CA 93308

***6400-6400 Price Way*** is located in the Rosedale "Oil Patch" submarket, which is the most desirable Industrial area in Bakersfield and is situated just west of Freeway 99 and South of Rosedale Highway, with frontage on Fruitvale Avenue.

## HIGHLIGHTS:

- Ten (10) building structures totaling 31,375 SF
- 4.49 acres of land on two (2) parcels
- Rare M-3 (Heavy Manufacturing) Zoning, County of Kern
- Yard is 90% paved with concrete and asphalt
- Building structure #7 has two (2) Ton Bridge Crane
- Multiple access points from Fruitvale Avenue and Price Way
- 1,200 and 950 Gallon Diesel Tank on property
- Property has sandblast and paint permits
- Clear Height: 14'-20'
- 2,400 SF of wash rack area
- Property has been renovated and updated over last five (5) years
- Utilities:

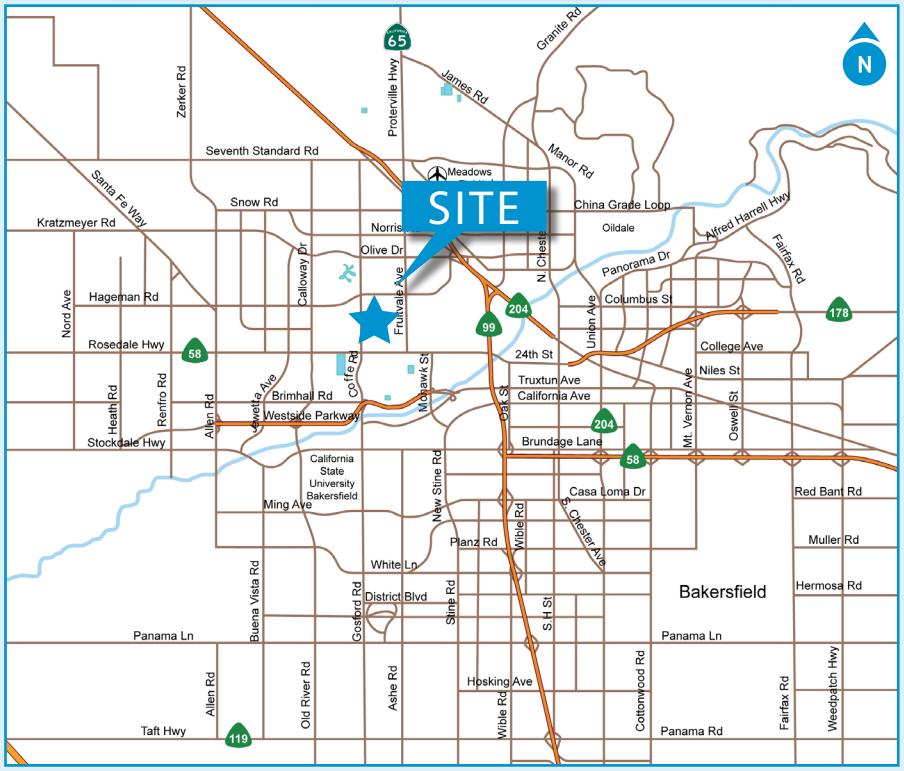
| | |
|---|---|
| Water: | California Water Service Company |
| Sewer: | County of Kern |
| Gas: | Pacific Gas & Electric Company |
| Electric: | Pacific Gas & Electric Company<br>480/277 Volt, 400 Amps |

## LEASE RATE / SALE PRICE:

**Lease Rate: $20,400 per month - Industrial Gross**

**Sale Price: $2,399,000**





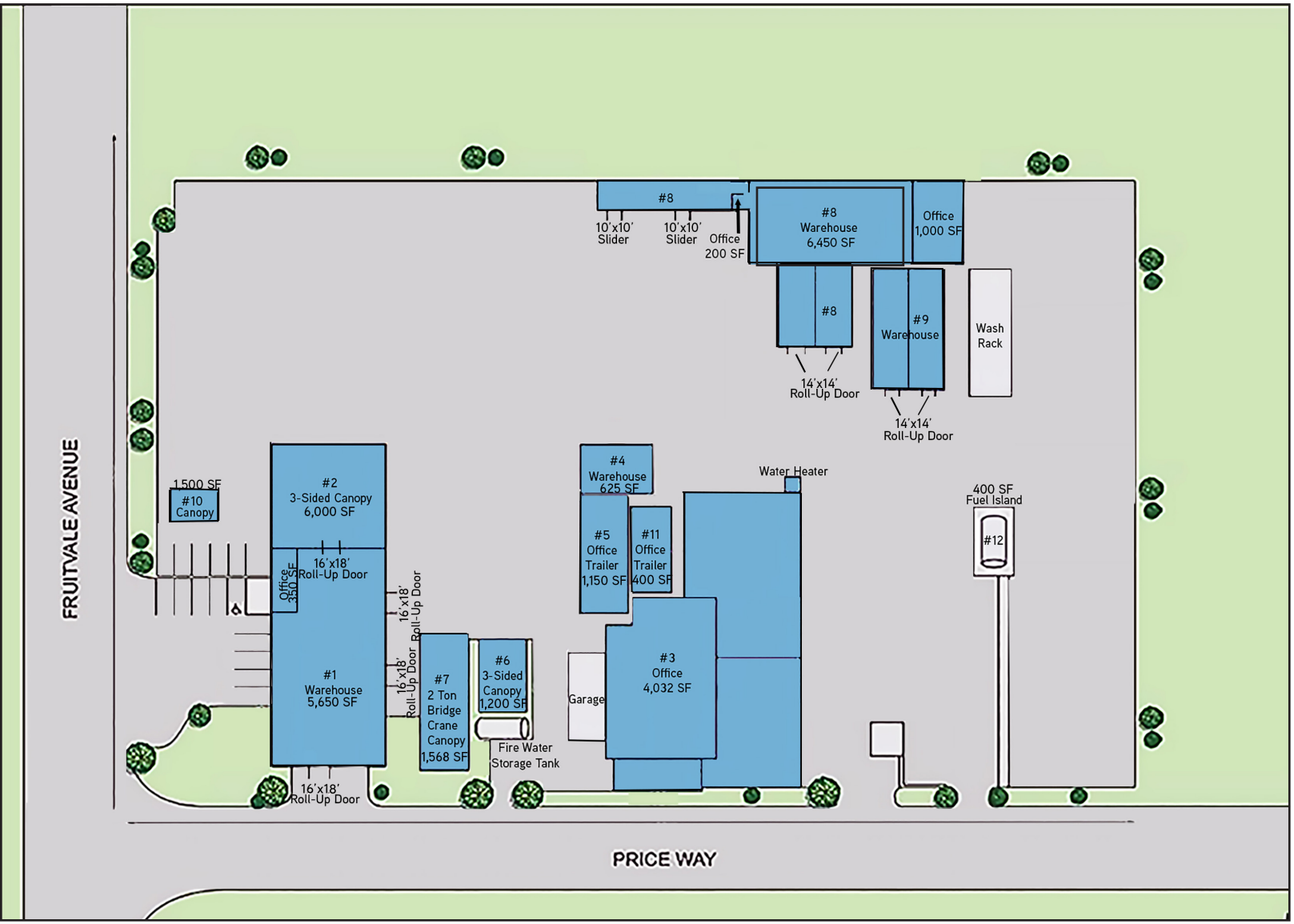


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# SITE PLAN

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## LEGEND

- TOTAL: 31,375 SF ON 4.49 ACRES
- OFFICE SPACE: 5,582 SF
- OFFICE TRAILERS: 1,550 SF*
  (*NOT INCLUDED IN SQUARE FOOTAGE )
- WAREHOUSE: 15,125 SF
- THREE SIDED CANOPY: 7,200 SF
- CANOPY: 3,468 SF
- ROLL–UP DOORS:
  FOUR (4) 16'X18'
  FOUR (4) 14'X14'
  TWO (2) 10'X10'SLIDERS

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#1 WAREHOUSE: 5,650 SF
OFFICE: 350 SF

#2 THREE (3) SIDED CANOPY: 6,000 SF

#3 OFFICE: 4,032 SF

#4 WAREHOUSE: 625 SF

#5 MOBILE OFFICE: 1,150 SF

#6 THREE (3) SIDED CANOPY: 1,200 SF

#7 CANOPY: 1,568 SF (BRIDGE CRANE)

#8 WAREHOUSE: 6,450 SF
OFFICE: 1,200 SF

#9 WAREHOUSE: 2,400 SF

#10 CANOPY: 1,500SF

#11 MOBILE OFFICES: 400 SF

#12 FUEL ISLAND CANOPY: 400 SF

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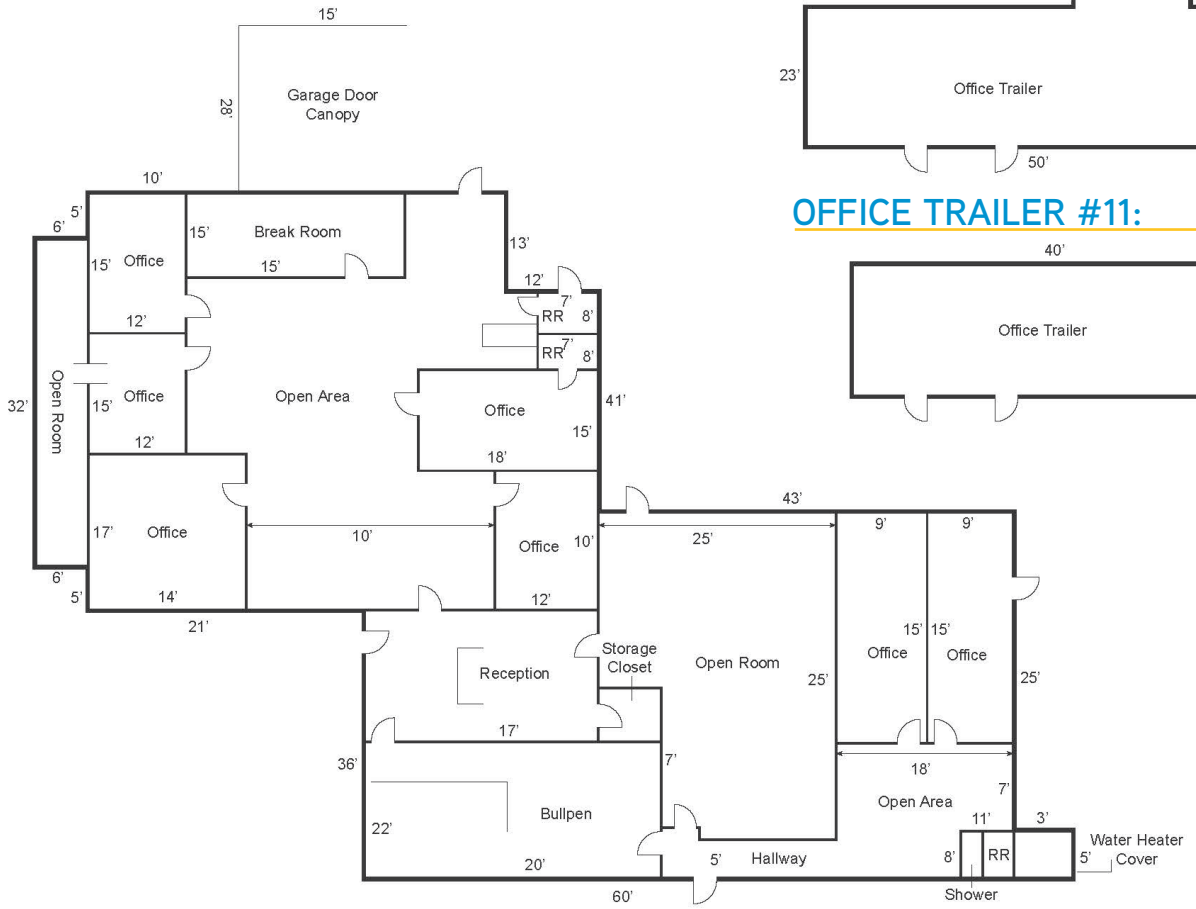
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# OFFICE FLOOR PLAN

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## OFFICE #3:




## OFFICE TRAILER #5:




## OFFICE TRAILER #11:




## CONTACT US


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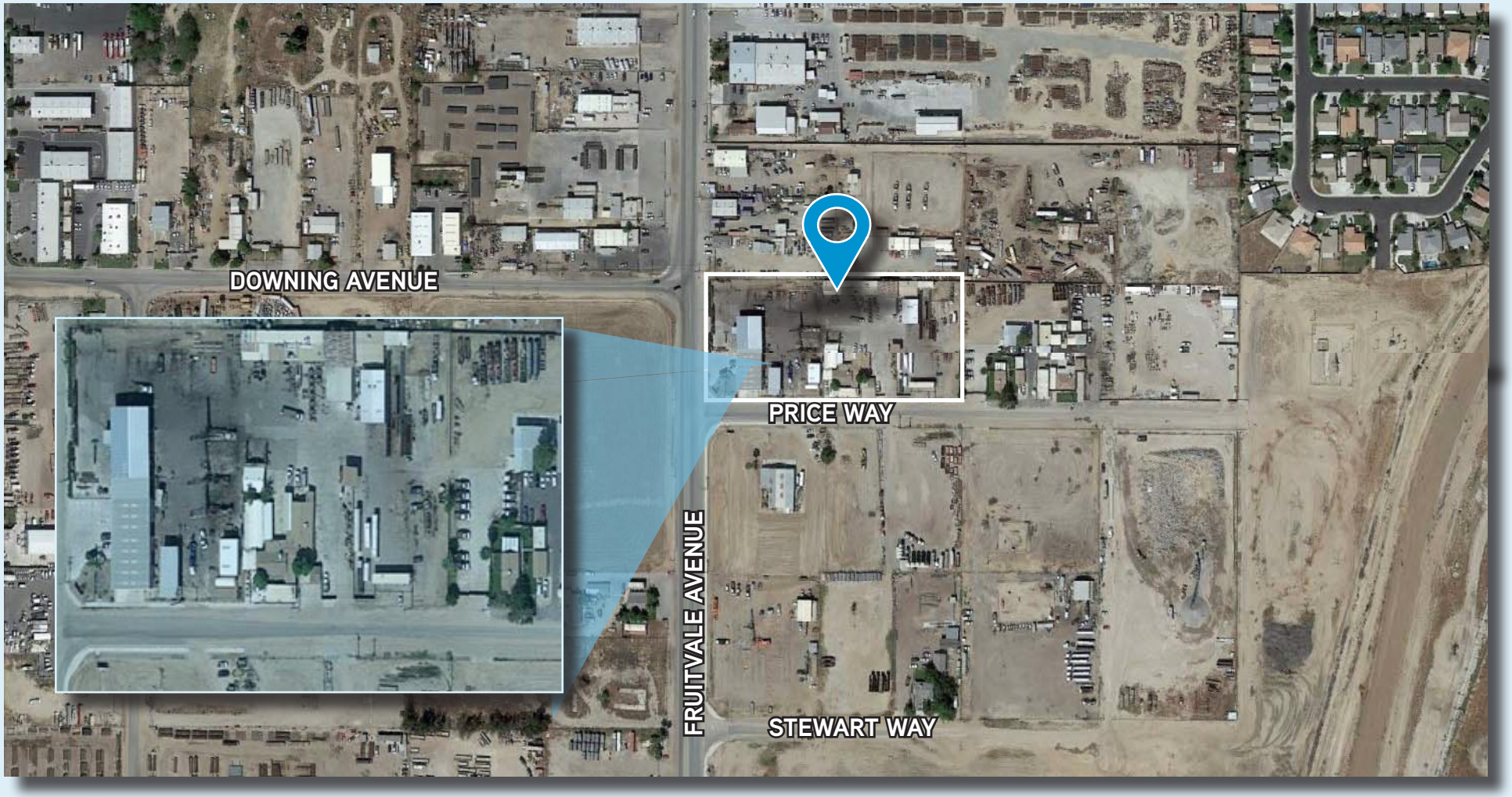
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## AERIAL

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