

FOR LEASE > INDUSTRIAL / OFFICE SPACE > MULTI-TENANT INDUSTRIAL COMPLEX
10010 ROSEDALE HIGHWAY, BAKERSFIELD, CA 93312



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PROPERTY INFORMATION

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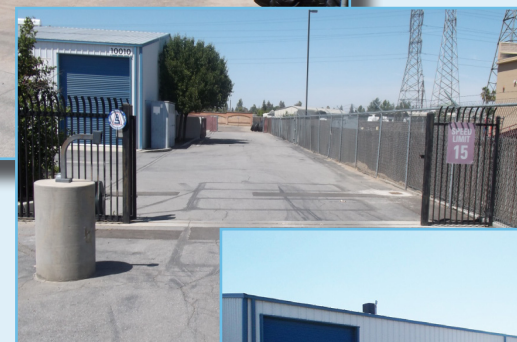
10010 Rosedale Highway is located in Northwest Bakersfield, behind the bulk yard and tractor supply, near Calloway Drive. Easy access to Highway 99 north and south route and Highway 178 east and west route.

AVAILABLE FOR LEASE

Suites 6/7.....Approx. 2,200 SF.....\$0.80/SF Industrial Gross
Suite 11.....Approx. 1,100 SF.....\$0.80/SF Industrial Gross

DESCRIPTION / HIGHLIGHTS

- > An approx. 16,800 SF multi-tenant office/warehouse building
- > Situated on 2.26 acres of land
- > Zoned M-1
- > 12' x 14' roll-up doors
- > Property is fully fenced with an electronic gate & keypad
- > Project has an approx. 0.71 acre yard with separate fence and gate, that can be leased at an additional cost.
- > Great northwest location off of Rosedale Highway, behind The Bulk Yard
- > Utilities:
 - Sewer.....Septic
 - Water.....Vaughn Water Company
 - Gas.....The Gas Company
 - Electric.....Pacific Gas & Electric Company (208 volt, 3 phase, 4 wire)



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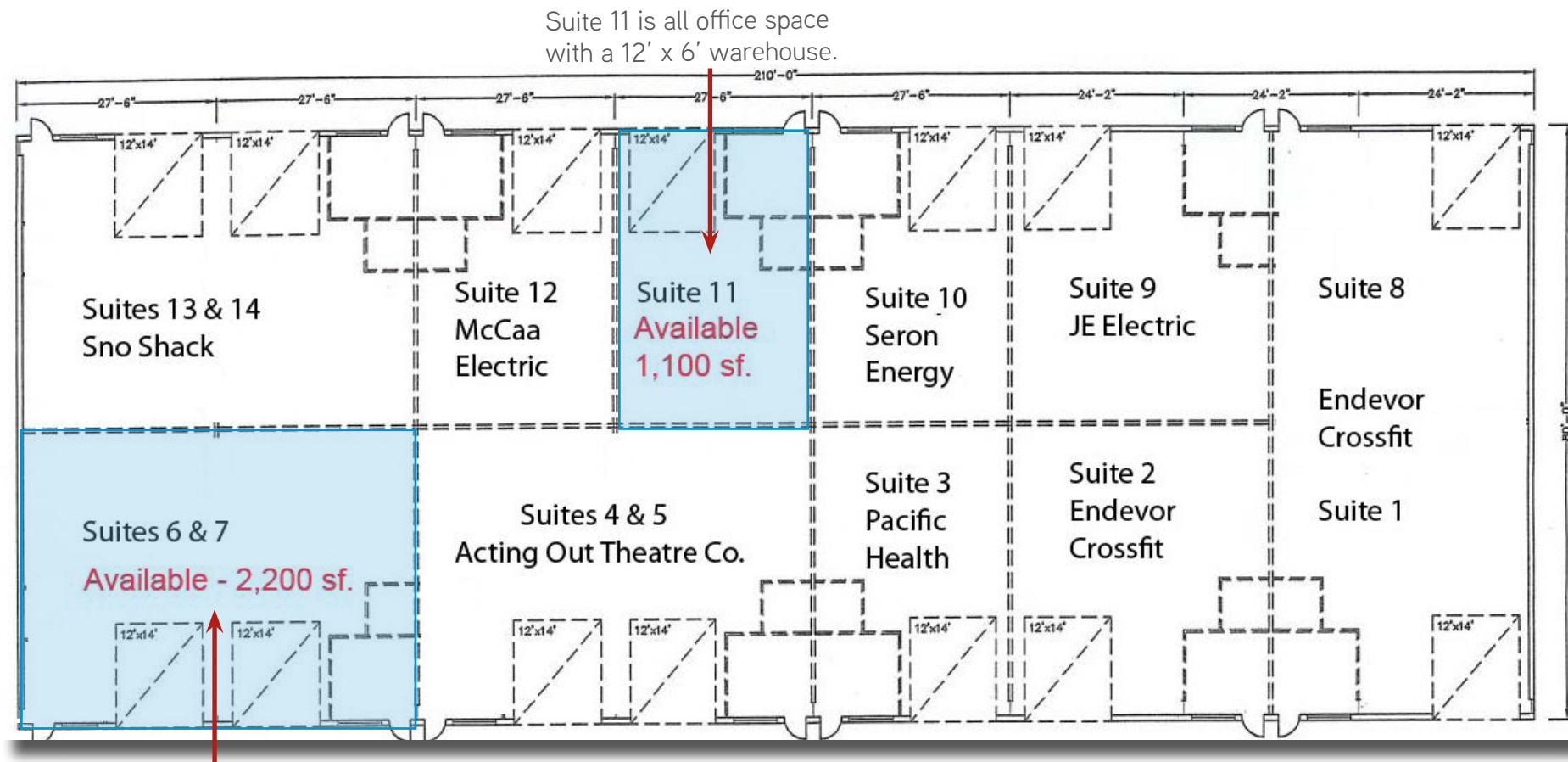
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Combined Suites 6 & 7 have three (3) offices
and the rest is warehouse.

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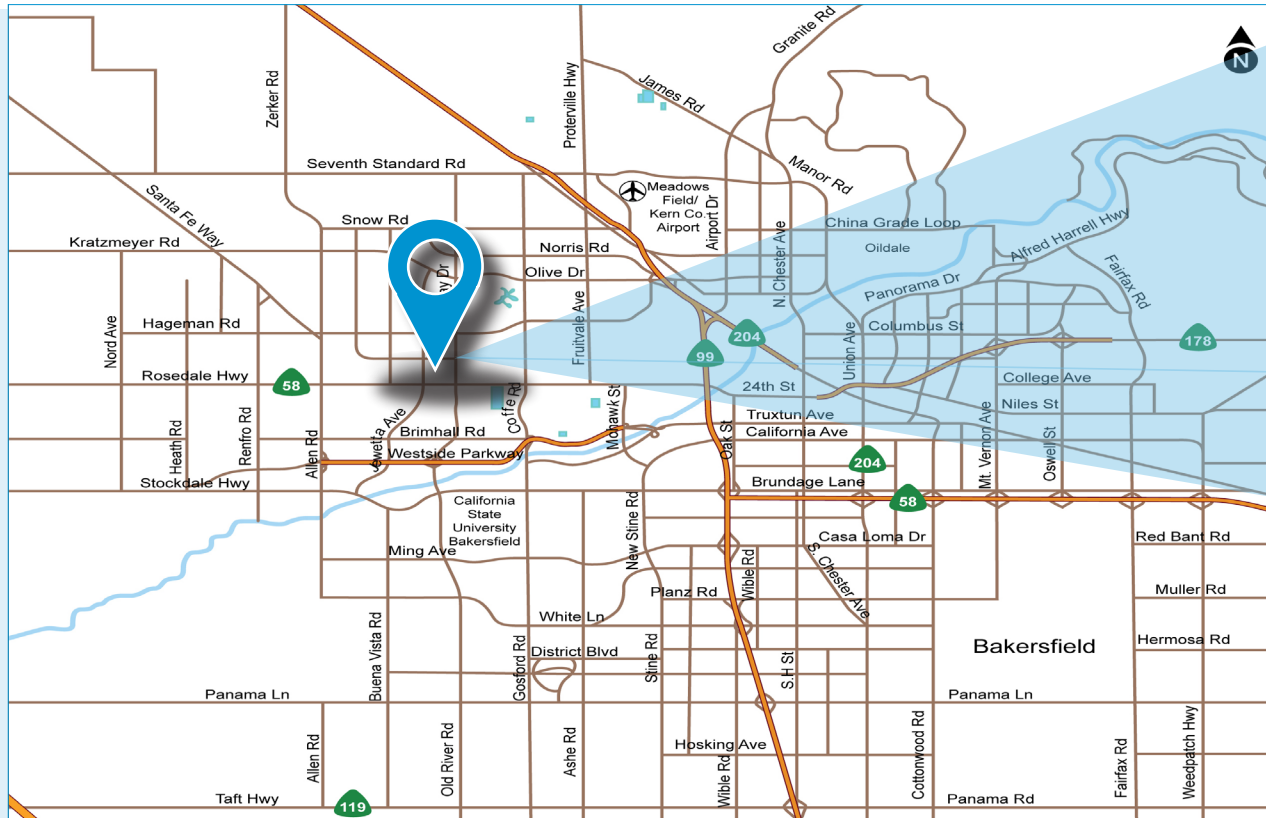
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FOR LEASE > INDUSTRIAL / OFFICE SPACE > MULTI-TENANT INDUSTRIAL COMPLEX LOCATION MAP > AERIAL

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