

# FOR LEASE OFFICE / SHOWROOM / WAREHOUSE SPACE

3510 ALLEN ROAD, BAKERSFIELD, CA 93314



WESLEY MCDONALD  
SENIOR VICE PRESIDENT | PRINCIPAL  
CENTRAL CALIFORNIA  
INDUSTRIAL PROPERTIES TEAM  
LICENSE NUMBER 01511739  
DIR: 661 631 3828  
[wesley.mcdonald@colliers.com](mailto:wesley.mcdonald@colliers.com)

STEPHEN J. HAUPT, SIOR  
SENIOR VICE PRESIDENT | PRINCIPAL  
CENTRAL CALIFORNIA  
INDUSTRIAL PROPERTIES TEAM  
LICENSE NUMBER 0083850  
DIR: 661 631 3812  
[stephen.haupt@colliers.com](mailto:stephen.haupt@colliers.com)

COLLIERS INTERNATIONAL  
10000 Stockdale Highway,  
Suite 102  
Bakersfield, CA 93311





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### PROPERTY INFORMATION

3510 ALLEN ROAD, BAKERSFIELD, CA 93314

**3510 Allen Road** is situated in a 9,600 s.f. multi-tenant industrial building on .96 acres of land located at the southeast corner of Allen Road and Jomani Drive. The building has frontage on Allen Road with great exposure to the northbound and southbound traffic. This building is located directly across the street from a brand new, 24,000 SF, three (3) building Office Development slated for completion Fall 2018.

## HIGHLIGHTS

- > Two (2) evaporative coolers in warehouse of Suite 103
- > Insulated warehouse
- > 16' - 18' clear height
- > Monument and building signage
- > Two (2) points of ingress & egress to property
- > Zoned M-1, Light Industrial
- > Fenced yard available

## AVAILABLE - JULY 1, 2018

SUITE 102.....2,400 SF.....\$1.10/SF Industrial Gross  
All Office

SUITE 103.....3,200 SF.....\$1.10/SF Industrial Gross  
1,500 SF Office Space  
1,700 SF Warehouse Space



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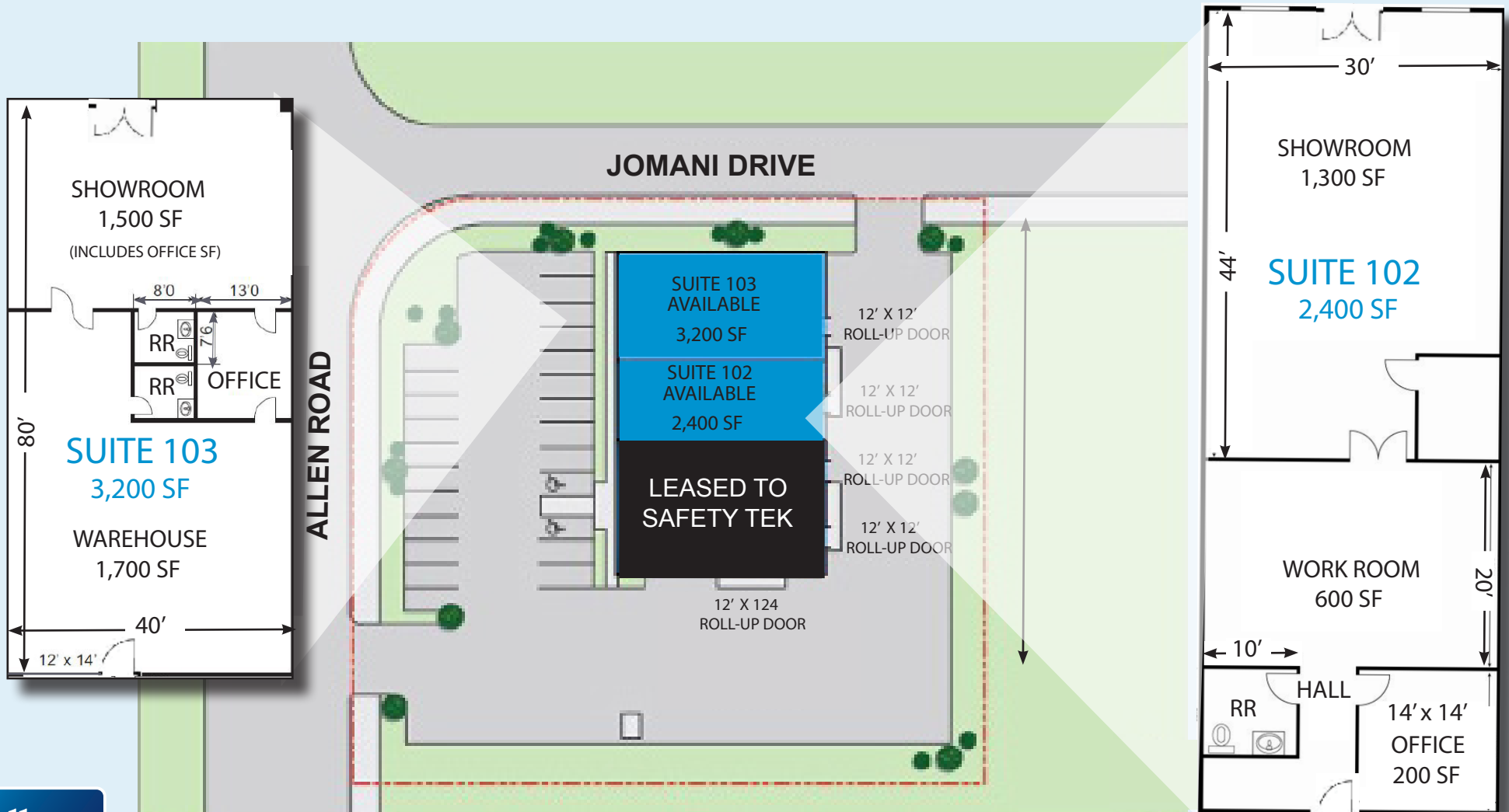


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### SITE PLAN > FLOOR PLAN

3510 ALLEN ROAD, BAKERSFIELD, CA 93314





# FOR LEASE OFFICE / SHOWROOM / WAREHOUSE SPACE AERIAL MAPS

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## CONTACT US

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