

**FOR LEASE CALL CENTER / OFFICE / READY TO OCCUPY**

**STOCKDALE INDUSTRIAL PARK**

**7500 DISTRICT BOULEVARD, BAKERSFIELD, CA 93313**



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# STOCKDALE INDUSTRIAL PARK

## Property Information

7500 District Boulevard, Bakersfield, CA

**7500 District** is an impeccably maintained and well managed 30,000 SF single story office building located in the Stockdale Industrial Park in Southwest Bakersfield. **7500 District** was originally designed and constructed as a call center for one of the largest tour operators in the U.S. Approximately 22,000 SF is available and ready to occupy (furniture not included). The building offers excellent street frontage, signage, prime visibility and access. **7500 District** is near public transportation, restaurants, coffee houses, delis, fast food, banking, and other retail services. Freeway 99 is only minutes away and provides excellent access north and south.

### AVAILABILITY & PARKING

<b>Building Size:</b>	Approximately 29,945 SF
<b>Available:</b>	Approximately 22,000 SF
<b>Parking:</b>	249 stalls (8.58 stalls per 1,000 SF)

### LEASE PRICE

> \$1.75 psf per month - Modified Gross

### HIGHLIGHTS

- > Bakersfield's only available call center, offering "Plug & Play" occupancy
- > Efficient floor plan with several private offices, video conferencing center, break room, vending, training center, IT room, work/copy areas, conference rooms, large men's and women's restrooms, storage, etc.
- > Parking exceeds code plus additional parking could be developed (at additional cost)
- > Great visibility and exposure with building and monument signage
- > Zoned M-2 in the City of Bakersfield
- > Year built - 1999
- > Remodeled - 2009

### UTILITIES

Gas & Electric:	PG&E
Water:	California Water Service
Sewer:	City of Bakersfield



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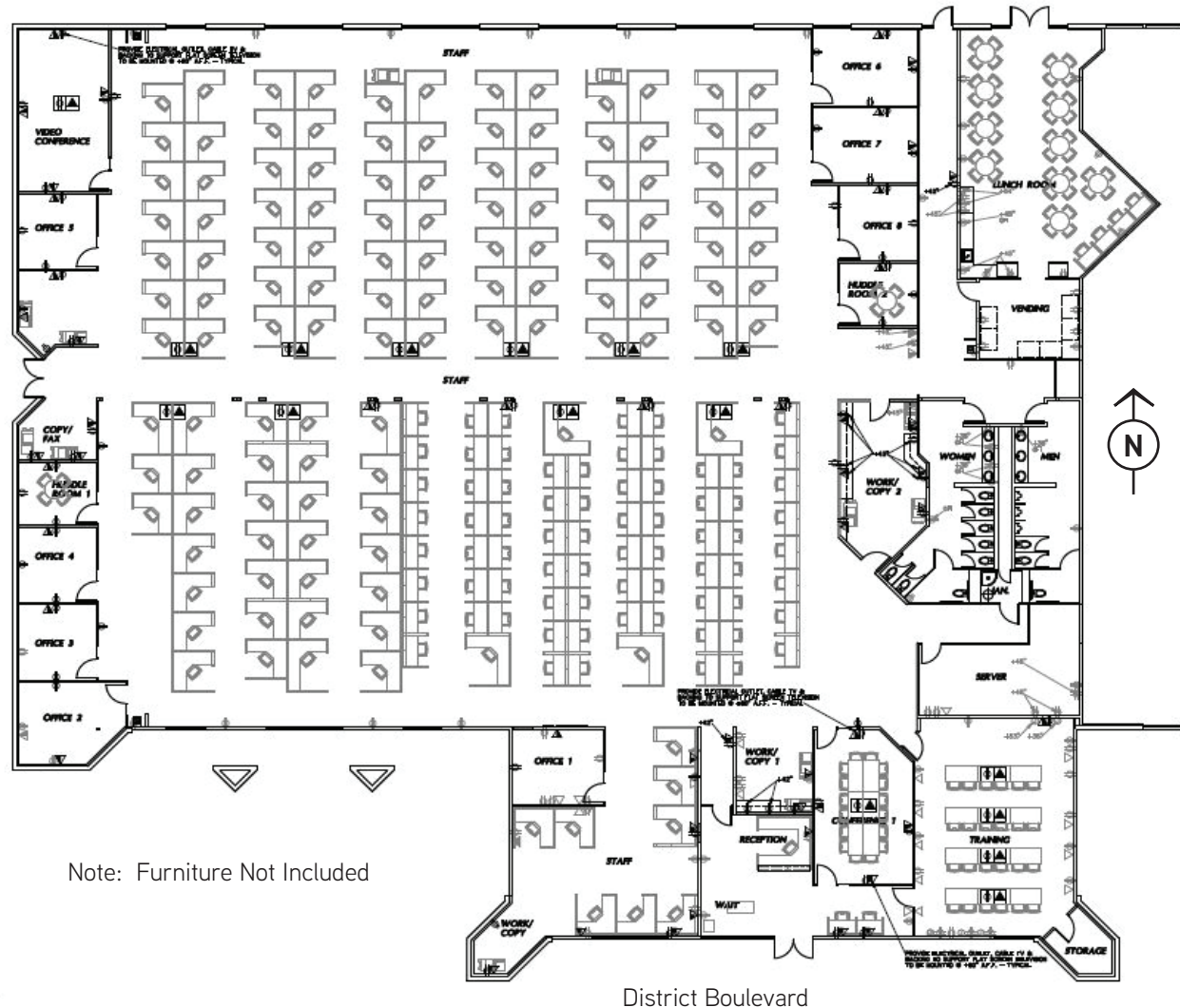
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# STOCKDALE INDUSTRIAL PARK

## Floor Plan

7500 District Boulevard, Bakersfield, CA



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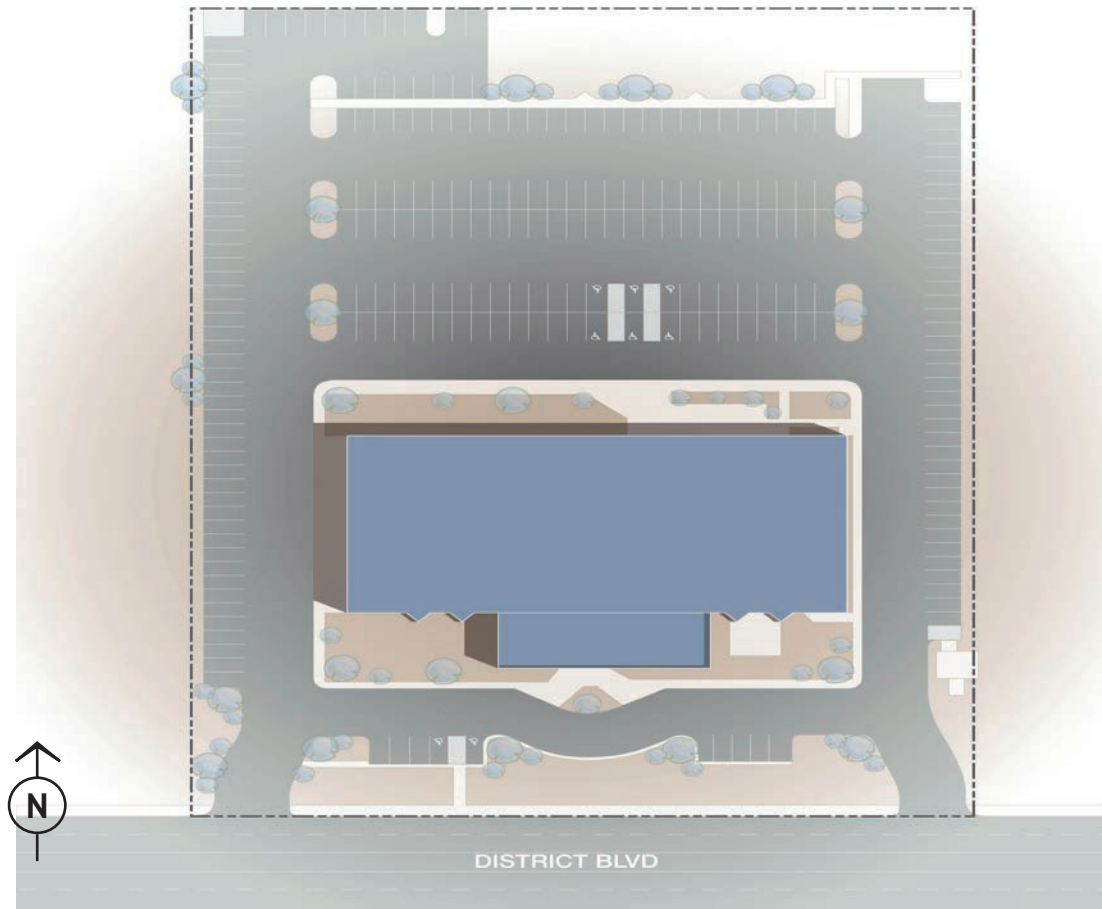




# STOCKDALE INDUSTRIAL PARK

## Site Plan

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# STOCKDALE INDUSTRIAL PARK

## Photos

7500 District Boulevard, Bakersfield, CA



Conference Room

Bullpen



Private Office



Break Room



Training Center



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# STOCKDALE INDUSTRIAL PARK

## Building Aerial

7500 District Boulevard, Bakersfield, CA



District Boulevard



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# STOCKDALE INDUSTRIAL PARK

## Vicinity Aerial with Amenities

7500 District Boulevard, Bakersfield, CA



7500 District  
Boulevard

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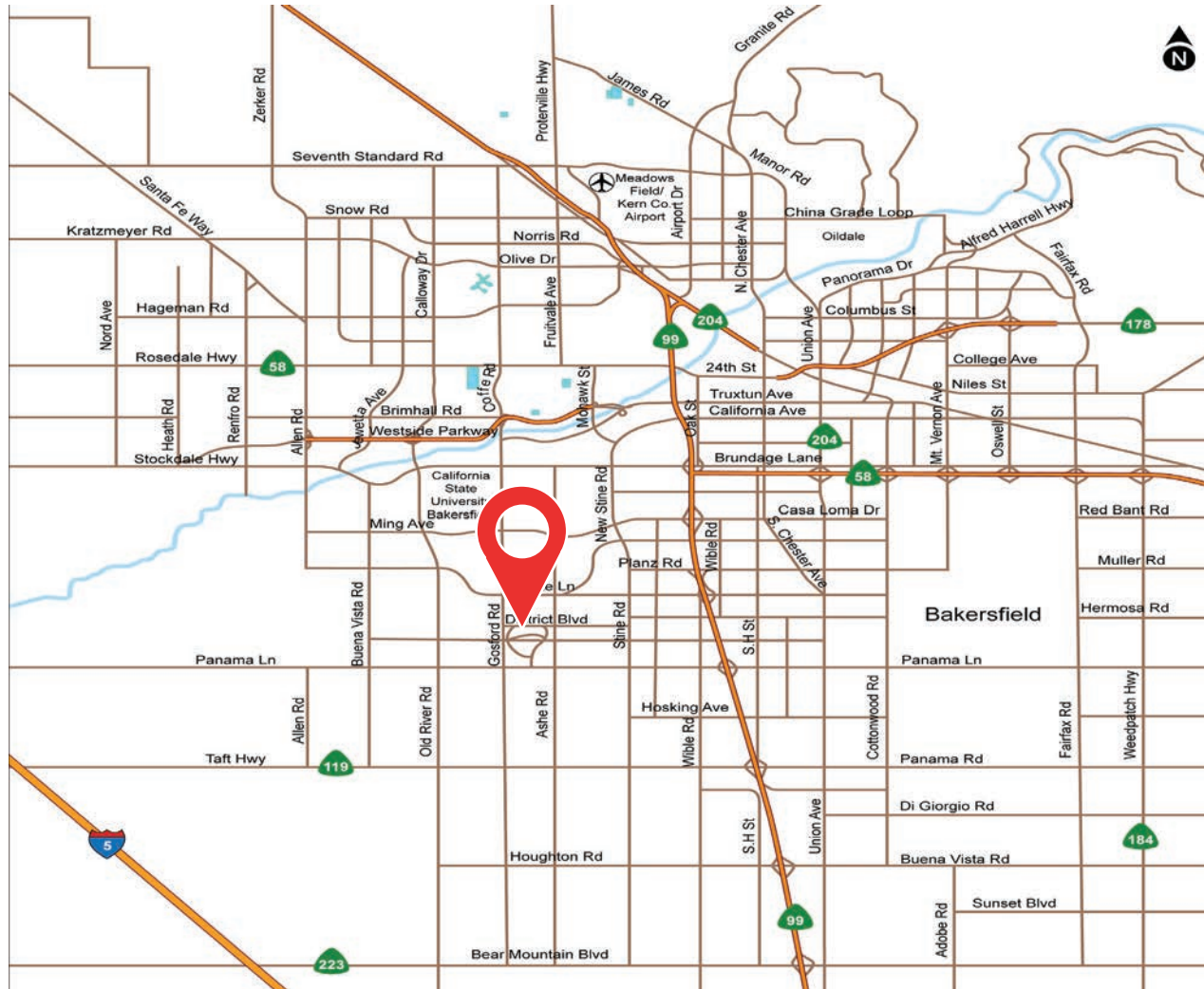
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# STOCKDALE INDUSTRIAL PARK

## Vicinity Map

7500 District Boulevard, Bakersfield, CA



  
7500 District  
Boulevard



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