

# AVAILABLE FOR LEASE

## Freestanding Warehouse | Office | Yard

**2103  
Airport Drive**  
Bakersfield,  
CA 93308



11601 Bolthouse Drive Suite 110  
Bakersfield, CA 93311

661 862 5454 main • 661 862 5444 fax

**Dylan J. Lym**  
Vice President  
661 885 6949

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CA RE #02103385

**Barry G Hibbard**  
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### Highlights

- Located on the grounds of Meadows Field Airport, Kern County's primary regional airport
- Direct tarmac accessibility stream-lining logistics for high-volume air shippers
- Easy access to Highway 99 offering convenient routes to all areas of Kern County
- High-profile corporate neighbors including Amazon, FedEx, USPS, Hadco Metals, Halliburton, Quinn, Papé Kenworth, Safelite, and many others
- Prominent building and pylon signage available. Fenced and paved yard area.
- Tenant Improvements negotiable

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

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## Airport Trade Map

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## Property Details

2103 Airport Drive  
Bakersfield, CA 93308

Office, warehouse, and hangar space with direct access to the tarmac at Meadows Field Airport in northern Bakersfield. Aviation related businesses can enjoy a range of amenities and services provided at Kern County's primary regional airport. Prominent building and pylon signage available on Airport Drive. Fenced and paved asphalt yard areas on two (2) sides of the building. The site offers customer parking on Airport Drive Frontage Road for direct entry to the office. Office and warehouse can be leased separately, in whole or in part, allowing for numerous, flexible tenancy options.

### PROPERTY DETAILS

- Building Size: 17,979± SF
- Office: 6,045± SF
  - Ground Floor: 3,120± SF
  - Second Floor: 2,925± SF
- Warehouse: 11,934± SF
- Yard Area: 1.00± acres usable
- Zoning: M-2 H (Medium Industrial, Airport Approach Height Combining)
- Construction: Metal, 1970±

### LEASE RATE

**\$0.95 PSF, Modified Gross**

### UTILITIES

- Electric: PG&E
- Gas: PG&E
- Water: Oildale Municipal Water Service
- Sewer: Bakersfield Municipal



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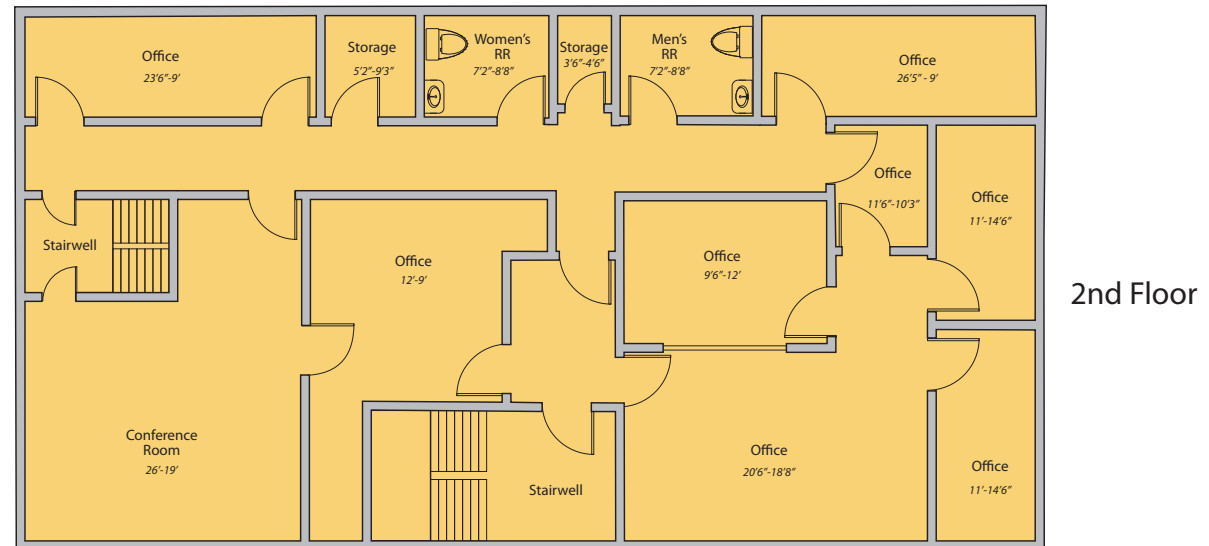
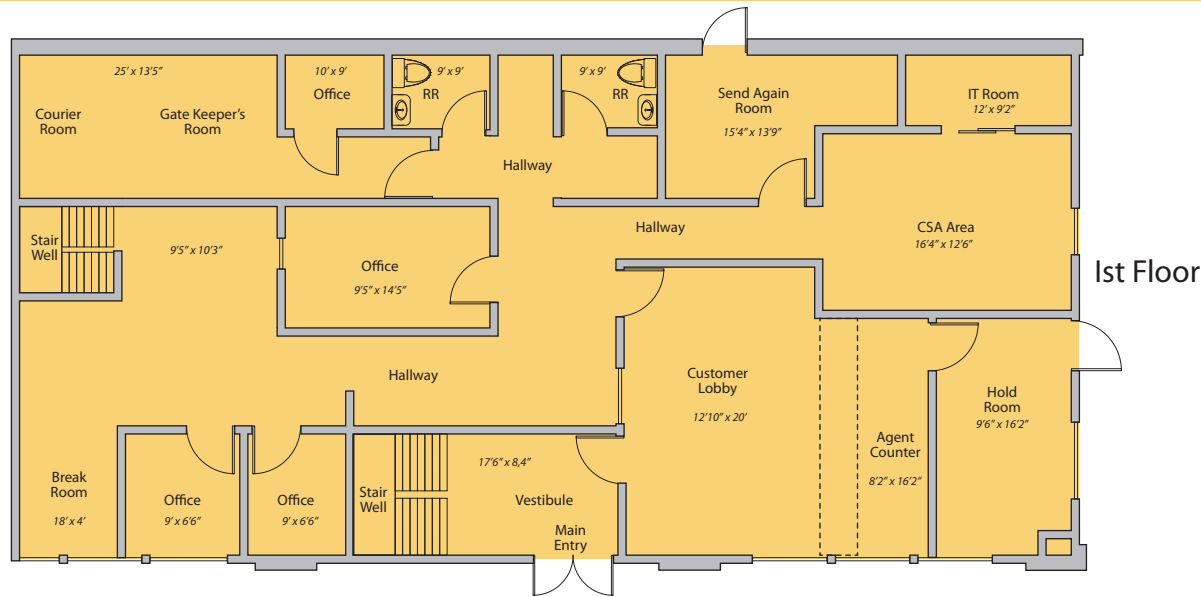
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**Floor Plan**

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\*Plans deemed to be accurate, but not guaranteed. Plan not to scale.



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## Property Photos

2103 Airport Drive  
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Aerial Facing NW



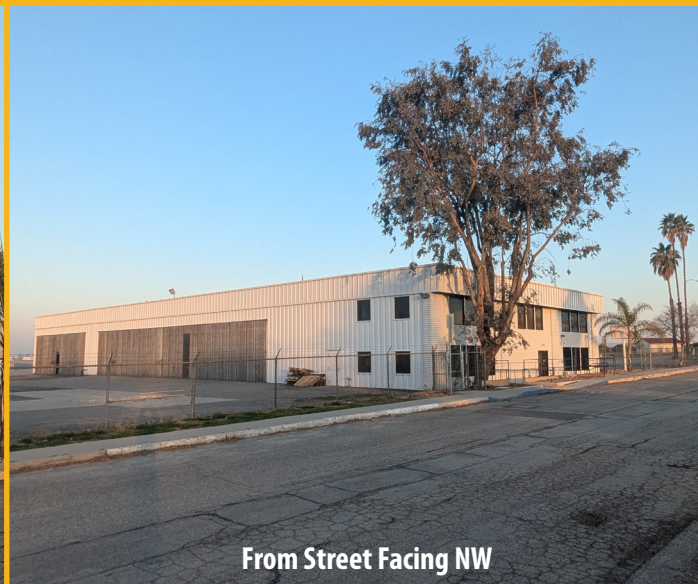
Building Outside



Building Outside



Office Entrance



From Street Facing NW



Office Inside



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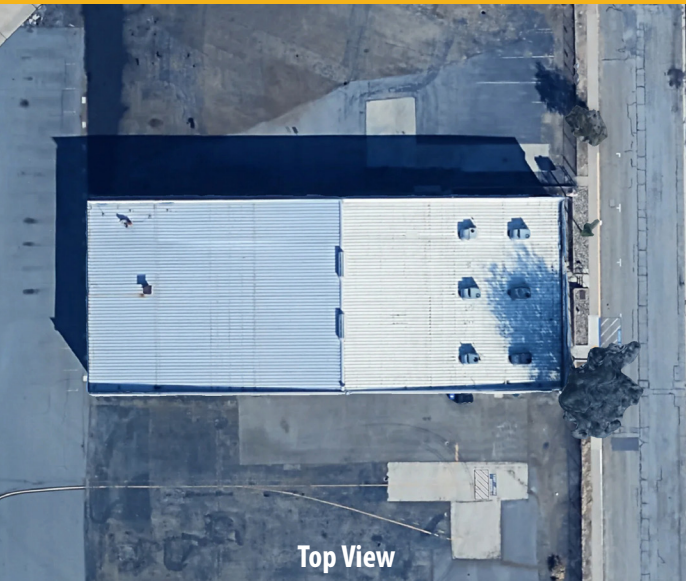
Sliding Doors



Building Outside



Street View



Top View



Warehouse inside



Warehouse- Outside



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## Trade Area Map

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## Bakersfield Area Roadways

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2103 Airport Drive



Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,032	59,714	167,722
Total Households	5,833	21,940	57,686
Average Household Income	\$64,524	\$75,174	\$84,396
Employees	3,967	33,035	114,722
Business	349	2,577	9,994



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