



CUSHMAN &
WAKEFIELD

AVAILABLE FOR SALE OR LEASE

4000 ROSEDALE HWY
BAKERSFIELD, CA

4000 ROSEDALE HWY

PROPERTY HIGHLIGHTS



- Concrete tilt-up industrial space with a fenced and paved yard located in popular “Oilpatch-Rosedale” submarket
- Features ample parking space, and a strategic location with easy access to/from major transportation routes
- Close proximity to a variety of amenities—restaurants, gas stations, retail, & other industrial and office users

KEY FEATURES

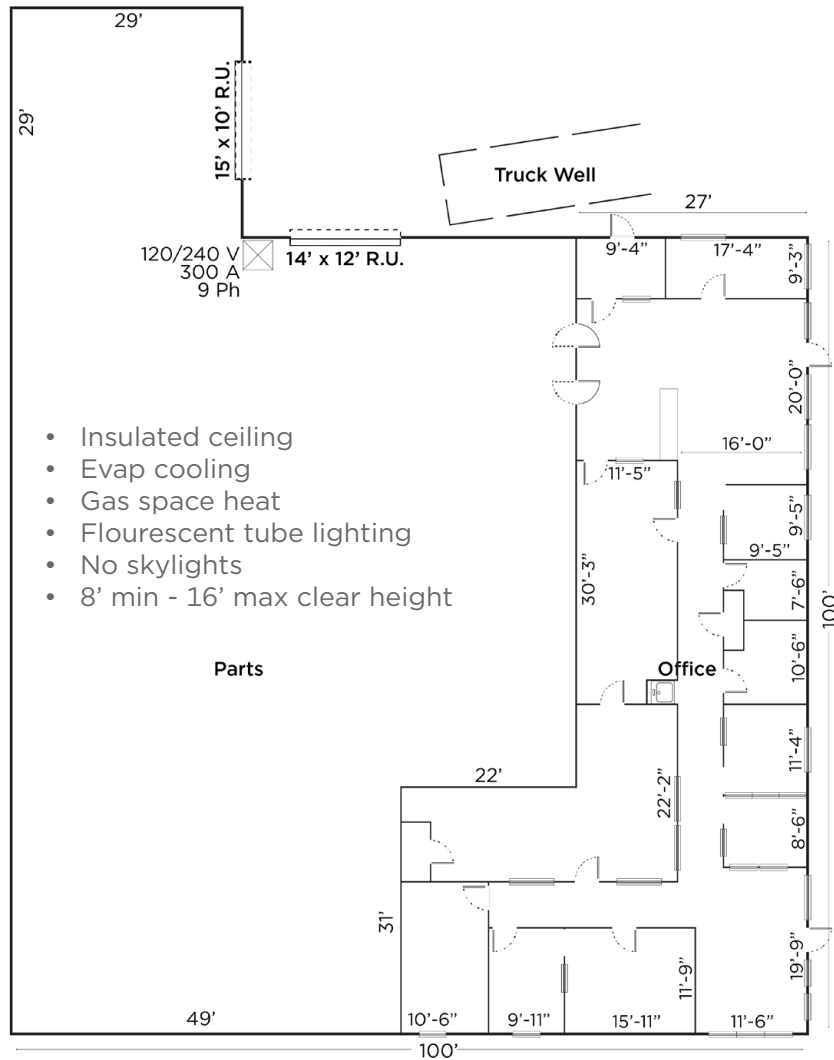
Total Building Size:	±31,879 SF	Building 1:	±10,779 SF
Site Area:	±3.21 Acres	Building 2:	±16,376 SF
Total Buildings:	4	Building 3:	±1,200 SF
APNs:	332-141-17 (2.05 Acres) 332-141-15 (1.16 Acres)	Building 4:	±3,520 SF
		Asking Price:	\$2,900,000



4000 ROSEDALE HWY FLOOR PLANS



BUILDING 1



Total Building: ±10,779 SF
Office: 3,382 SF
Parts Warehouse: 7,397 SF

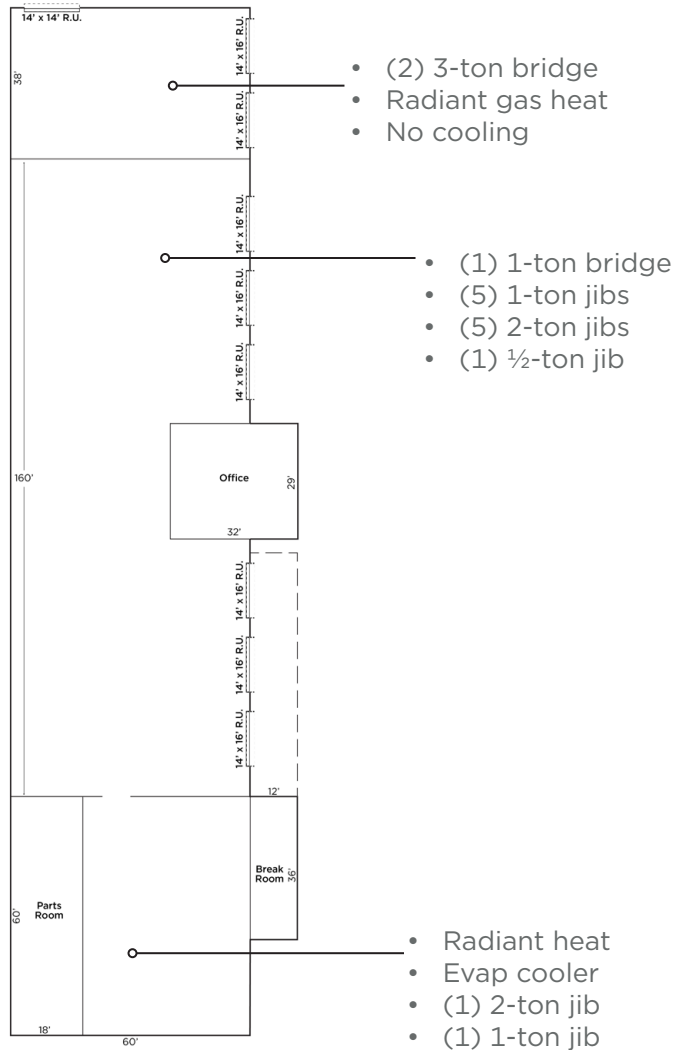


4000 ROSEDALE HWY

FLOOR PLANS



BUILDING 2



Total Building: ±16,376 SF

Office/Break: 1,360 SF

Shop: 15,016 SF

Loading: (8) 14' x 16' Roll-Ups
(1) 14' x 14' Roll-Up

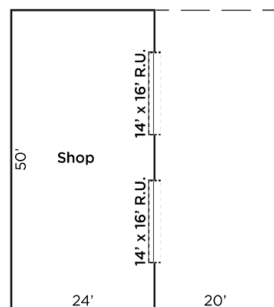


4000 ROSEDALE HWY

FLOOR PLANS



BUILDING 3

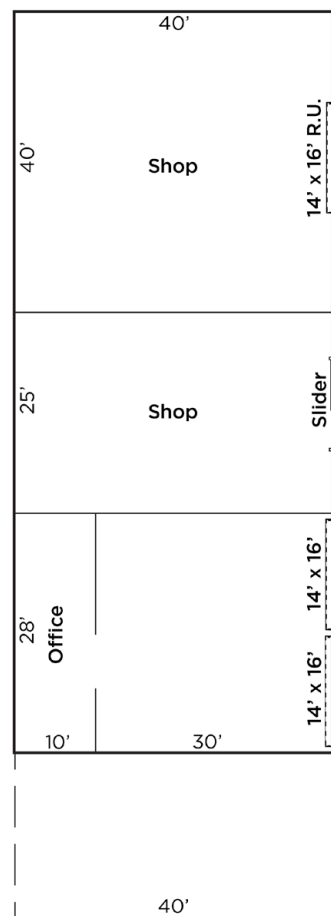


- Ceiling insulation
- Halide lights
- Evap cooling
- (1) 2-ton jib

Total Building: ±1,200 SF

Loading: (2) 14' x 16' Roll-Ups

BUILDING 4



Total Building: ±3,520 SF

Office: 280 SF

Shop: 3,240 SF

Loading: (3) 14' x 16' Roll-Ups





7th Standard Rd

Calloway Dr

Coffee Rd

Olive Dr

Rosedale Hwy

Stockdale Hwy

Ming Ave

White Ln

Union Ave

178

204

58

99

58

58

184



**CUSHMAN &
WAKEFIELD**



For more information, please contact:

Wayne Kress, SIOR

Executive Director
wayne.kress@cushwake.com
+1 661 706 5692
Lic. #00834680

Coby Vance

Senior Director
coby.vance@cushwake.com
+1 661 203 4400
Lic. #01449929

Scott Reynolds

Director
scott.reynolds@cushwake.com
+1 661 330 7616
Lic. #01382493

5060 California Avenue
Suite 1000
Bakersfield, CA
cushmanwakefield.com
Lic. #01880493

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