

MIXED USE

± 4,950 SF

4068 ROSEDALE HWY
SUITE 100 & 200
BAKERSFIELD, CA

FOR LEASE

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

4068 ROSEDALE HWY, SUITE 100 & 200 | FOR LEASE

PROPERTY OVERVIEW

New mixed-use development with excellent visibility and frontage along Rosedale Highway. Suites 100 and 200 offer up to $\pm 4,950$ SF and can be demised to $\pm 2,475$ SF units. The space features four grade-level roll-up doors (three in Suite 100 and one in Suite 200), high-clearance ceilings, and flexible layouts suitable for a variety of retail, showroom, warehouse, or service-oriented users. The building's generous ceiling heights also provide the opportunity for tenants to construct mezzanine office or storage space to maximize functionality.

LEASE RATE:

\$2.00

APN:

332-141-72

ZONING:

M-3

LEASE TYPE:

NNN

LEASE TERM:

Negotiable

AVAILABLE SF:

$\pm 4,950$ SF | Divisible to $\pm 2,475$ SF



WATER
Cal Water



GAS
PG&E



ELECTRIC
PG&E



SEWER
Septic



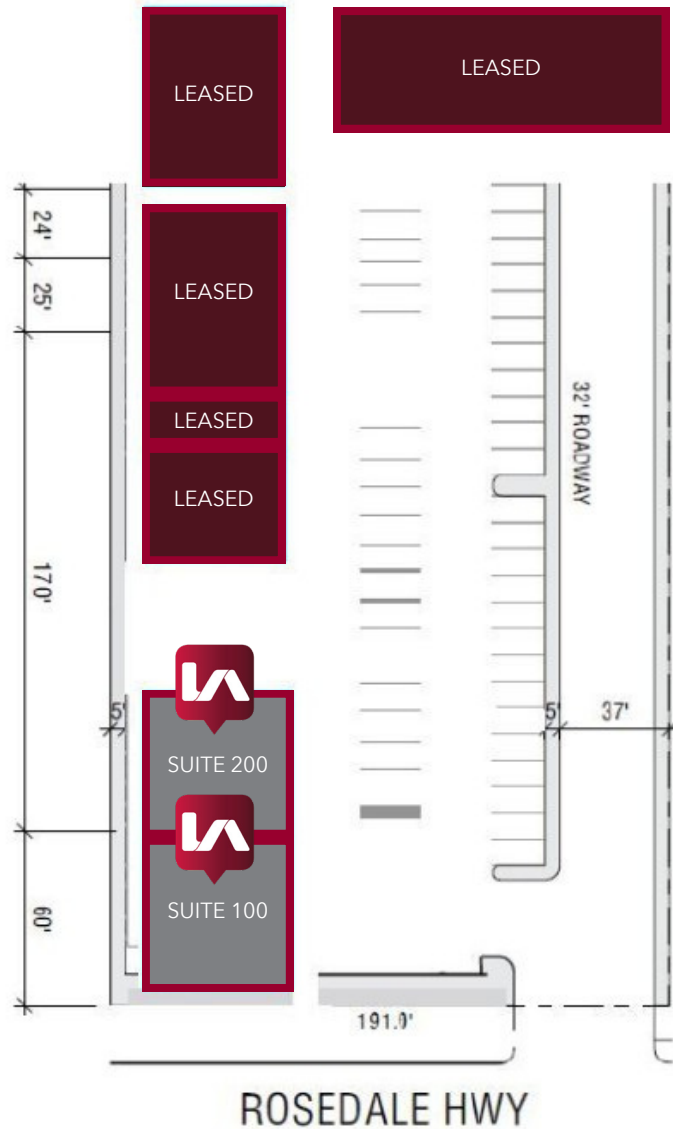
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SITE PLAN



4060 Rosedale Hwy	
Suite 100	LEASED

4064 Rosedale Hwy	
Suite 100	LEASED

4066 Rosedale Hwy	
Suite 100	LEASED

4068 Rosedale Hwy	
Suite 100*	±2,475 SF
Suite 200*	±2,475 SF

*Can be combined into ±4,950 SF

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OVERVIEW MAP



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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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