



For Lease | Approx. 9,900 SF  
**Office/Warehouse with  
Concrete Paved Yard**

34933 Imperial Ave | Bakersfield, CA

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## Property Information

### Lease Rate:

\$1.15/SF (\$11,385/mo.) NNN

Nets are approx. \$0.50/SF

### Property Details:

Total Building Size:	+/- 9,900 SF
Office Space:	+/- 5,926 SF
Warehouse:	+/- 3,974 SF
Mezzanine Space:	+/- 972 SF
Automatic Ground Level Doors:	Two (2) 12' x 16'
Clear Height:	18'-20'
Warehouse Lighting:	LED
Parking:	36 total parking stalls 12 covered parking stalls
Parcel Size:	2.05 AC
Zoning:	M-1 PD (Light Industrial) County of Kern

This fully improved, purpose-built corporate facility features high-quality construction and finishes throughout. A fountain at the main entrance creates a strong professional first impression, and the breakroom, conference room, restrooms, and yard improvements are designed with both quality and functionality in mind.

The over one-acre, fully secured concrete yard includes three controlled access gates, full perimeter lighting, a covered 10,000-gallon diesel tank, and a built-in wash bay. The warehouse is equipped with evaporative cooling, automatic roll-up doors, a shop office with clear visibility of operations, a men's locker room with a shower, and a 972-square-foot mezzanine for additional workspace or storage.

### Property Highlights:

- Located in the Airport Submarket within the prestigious North Meadows Business Park (Wonderful Real Estate development).
- Less than one mile from Highway 99 and Highway 65 with direct access to Highway 58, I-5, Highway 43, and Highway 46.
- Insulated walls and roof.
- Two evaporative coolers serving the warehouse.
- Warehouse plumbed for air lines; air compressor included.
- Fully paved concrete yard.
- Three (3) secured wrought-iron rolling gate entrances with keypad and remote access.
- CMU block wall surrounding the property.
- Security lighting and camera coverage throughout the building, yard, and perimeter.
- 10,000-gallon diesel fuel tank.
- Wash bay with underground three-chamber clarifier system
- Building and monument/pylon signage available with electrical service.
- Decorative fountain at the main office entrance.



**Sewer**  
North of the River  
Sanitation



**Water**  
Oildale Mutual  
Water Co.



**Electric**  
Pacific Gas & Electric  
Company  
600 amps, 120/208 v,  
3ph, 4 wire



**Gas**  
The Gas  
Company

# Floor Plan



34933 IMPERIAL AVE - FLOOR PLAN

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# Interior Photos



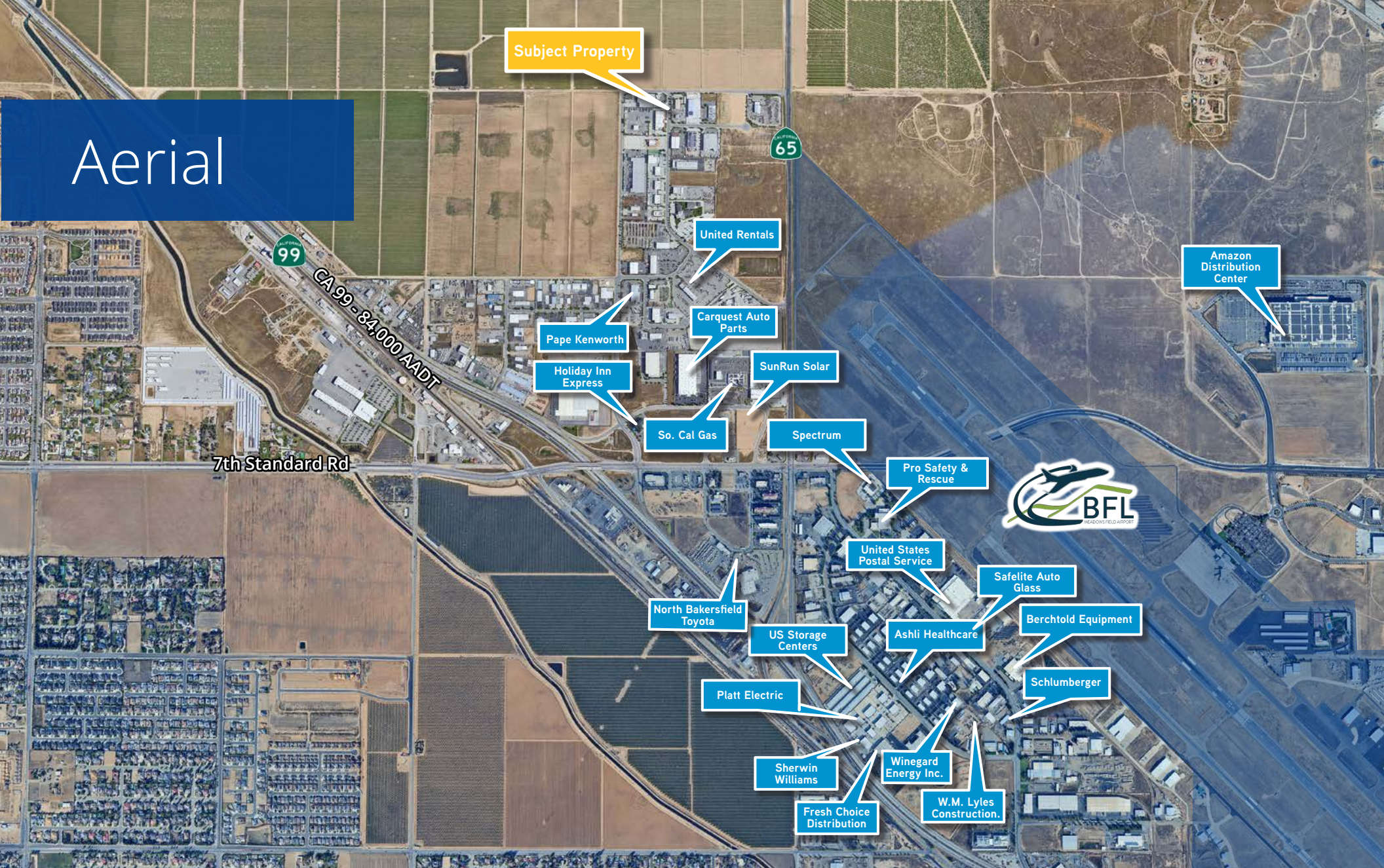
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# Exterior/Warehouse Photos



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# Aerial



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