



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

34933 Imperial Ave | Bakersfield, CA

Contact Us:

Stephen Haupt, SIOR
Senior Vice President | Principal
License No. 00838505
+1 661 631 3812
stephen.haupt@colliers.com

Oscar Baltazar
Senior Vice President | Principal
License No. 01263421
+1 661 331 7523
oscar.baltazar@colliers.com

Marco Petrini
Vice President
License No. 02167974
+1 661 631 3826
marco.petrini@colliers.com

Colliers International
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



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

Interior Photos



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement

Exterior/Warehouse Photos



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement

Aerial



Contact Us:

Stephen Haupt, SIOR
Senior Vice President | Principal
License No. 00838505
+1 661 631 3812
stephen.haupt@colliers.com

Oscar Baltazar
Senior Vice President | Principal
License No. 01263421
+1 661 331 7523
oscar.baltazar@colliers.com

Marco Petrini
Vice President
License No. 02167974
+1 661 631 3826
marco.petrini@colliers.com

Colliers International
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield