



Colliers

For Sale | +/- 10,000 SF Retail/Industrial Building
Freeway Frontage Office/Warehouse
with a Secured Yard & Monument Sign

4303 E Brundage Ln | Bakersfield, CA 93307

Contact Us:

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Colliers International

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Property Overview

4303 E. Brundage Lane is strategically located along Highway 58 and E. Brundage Lane within Bakersfield's highly desirable Highway 58 Industrial Corridor. The property offers excellent connectivity with convenient access to eastbound and westbound Highway 58, as well as Highway 99 and Interstate 5, providing excellent access for regional and statewide distribution.

Sale Price:

\$1,700,000 (\$170/SF)

Property Details:

- Building Size: +/- 10,000 SF
- Warehouse Space: +/- 6,175 SF
- Office Space: +/- 3,824 SF
- Zoning: M-2 General Industrial, City of Bakersfield
- 20' Warehouse Clear Height
- Two (2) 12'x14' Rollup door
- Construction Type: Prefabricated Metal Structure



Property Highlights:

- Fully insulated warehouse
- Freeway Pylon Signage
- Two (2) Restrooms
- Five (5) private office suites with conference room equipped with multiple hardwired internet/data ports
- 1,824 SF of Mezzanine area
- Finished drywall along West side warehouse wall.
- Utilities:



Water

California Water Service Co.



Electric

PG&E (200 amps, 120/240v, 3 phase, 4 wire)



Sewer

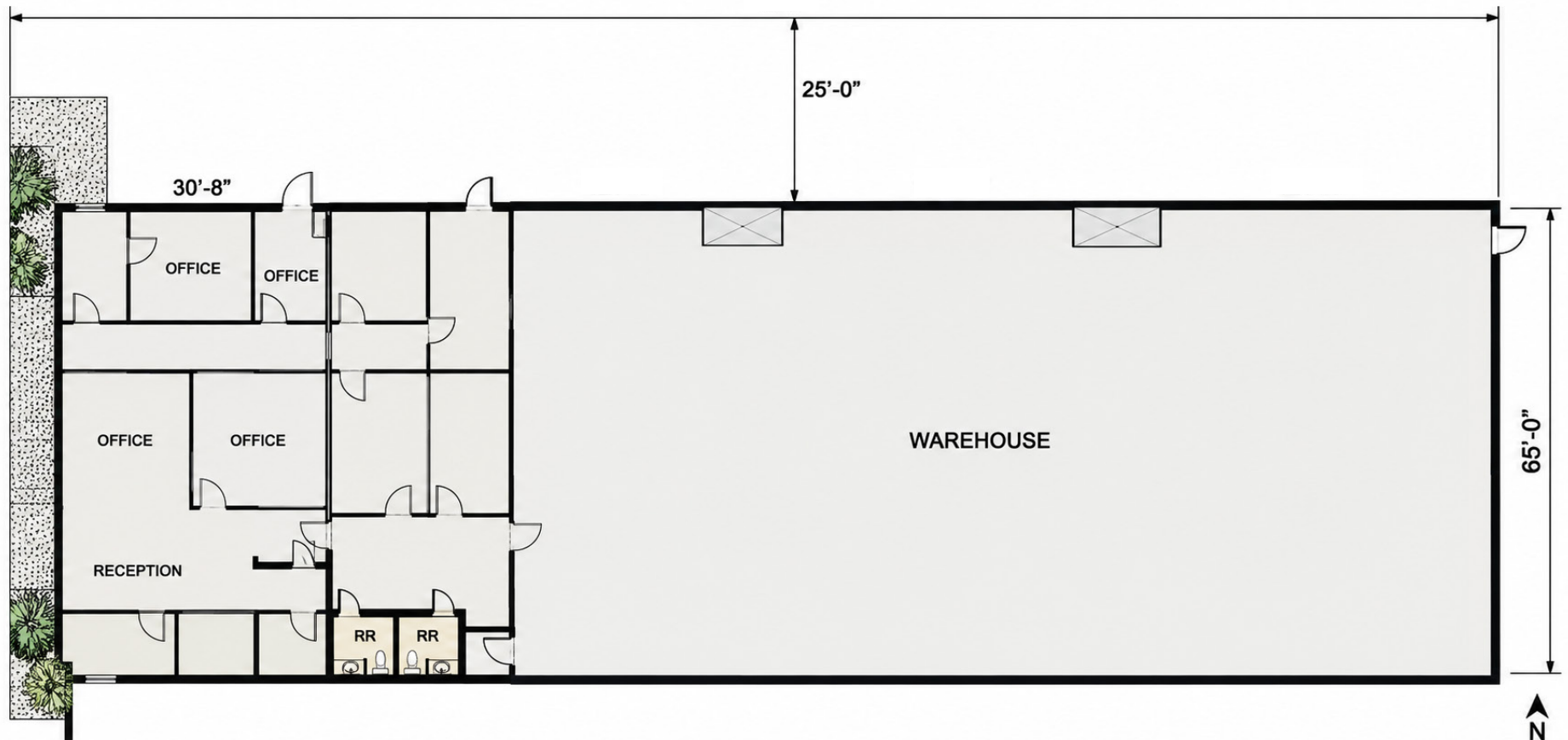
City of Bakersfield



Gas

PG&E

Floor Plan



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Photos



Aerial



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