

FOR SALE - EXCELLENT ROSEDALE HIGHWAY LOCATION

4000, 4020 AND 4060 ROSEDALE HIGHWAY, BAKERSFIELD, CA 93308

Colliers
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FOR SALE > EXCELLENT ROSEDALE HIGHWAY VISIBILITY

PROPERTY INFORMATION & DEMOGRAPHICS

4000, 4020 AND 4060 ROSEDALE HIGHWAY, BAKERSFIELD, CA

4000 Rosedale Highway consists of a total of 33,000 square feet of office/warehouse space situated on approximately 3.21 acres located at the signalized intersection of Rosedale Highway and Gibson Street.

4020 Rosedale Highway consists of approximately 6,200 square feet of office/warehouse buildings situated on 1.6 acres of land.

4060 Rosedale Highway consists of approximately 2.55 acres of land.

The properties benefits from high traffic counts, a robust daytime population (due to surrounding hospitality, retail and industrial businesses) and its proximity to Freeway 99.

FOR SALE

4000 Rosedale Hwy: 33,000 SF of Building
Land Size: Approximately 3.21 Acres
Sale Price: \$2,295,000

4020 Rosedale Hwy: 6,200 SF of Building
Land Size: Approximately 1.6 Acres
Sale Price: \$965,000

4060 Rosedale Hwy: 2.55 Acres
Land Size:
Sale Price: \$890,000

HIGHLIGHTS

- > Signalized intersection at Rosedale Highway and Gibson Street
- > Close proximity to Freeway 99
- > Surrounded by hospitality, retail, and industrial businesses, creating a high daytime population
- > Zoned M-3
- > Great location on Rosedale Highway (Highway 58) which is a major east/west arterial

TRAFFIC COUNTS / DEMOGRAPHICS

Property Address	4000 Rosedale Highway, Bakersfield, California 93308
APN	332-141-17-00-8 and 332-141-15-00-2
Land Size	1.16 & 2.05 for a total of 3.21 Acres
Land zone	M-3 Heavy Industrial

Property Address	4020 Rosedale Highway, Bakersfield, California 93308
APN	332-141-73
Land Size	1.6 Acres
Land zone	M-3 Heavy Industrial

Property Address	4060 Rosedale Highway, Bakersfield, California 93308
APN	332-141-72
Land Size	2.55 Acres
Land zone	M-3 Heavy Industrial

Traffic Counts	Gibson St. at Rosedale Hwy. (Northbound): 4,413 AADT Rosedale Hwy at Camino Del Rio Ct: 54,838 AADT 2018 kerncog.com
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DEMOGRAPHICS 2018 Estimates *Alteryx, Inc.*

Description	1 Mile	3 Miles	5 Miles
Total Population	498	94,189	296,043
Households	239	36,499	101,118
Average HH Income	\$93,707	\$63,937	\$70,474
Daytime Population 2018	1,444	158,516	344,816
Establishments - Total Q2 2018	644	6,179	11,016

2018 ALTERYX, INC. (Q2-2017)

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PROPERTY INFORMATION

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OFFICE/WAREHOUSE BUILDING - MAIN BUILDING

Property Address	4000 Rosedale Highway, Bakersfield, CA 93308
Office Size	3,260 square feet
Mezzanine Size	3,260 square feet
Warehouse Size	6,740 square feet
Total Size	12,60 square feet
Clear Height	13' - 16'
Lighting	T-5 Fluorescent
Bays	20' x 30' and 20' x 20'
Construction	Concrete Block/Metal Roof
Electricity	PG&E- 12/208 Volt, 300 Amp, 3 Phase
Sewer	Septic
Gas	PG&E
Water	City of Bakersfield
Fire	Fully Sprinklered

MAIN SHOP

Property Address	4000 Rosedale Highway, Bakersfield, CA 93308
Office Size	+/-1,440 square feet
Shop	+/-15,060 square feet
Total Size	+/-16,500 square feet
Clear Height	18' - 25'
Lighting	T-5 Fluorescent
Construction	Metal

SMALL SHOP

Property Address	4000 Rosedale Highway, Bakersfield, CA 93308
Total Size	+/-1,250 square feet
Clear Height	14'
Lighting	High Bay
Construction	2 Ton Crane Way

DYNO BUILDING

Property Address	4000 Rosedale Highway, Bakersfield, CA 93308
Total Size	+/-3,880 square feet
Clear Height	15'
Electricity	240 Volt, 600 Amp, 3 Phase

OFFICE/WAREHOUSE

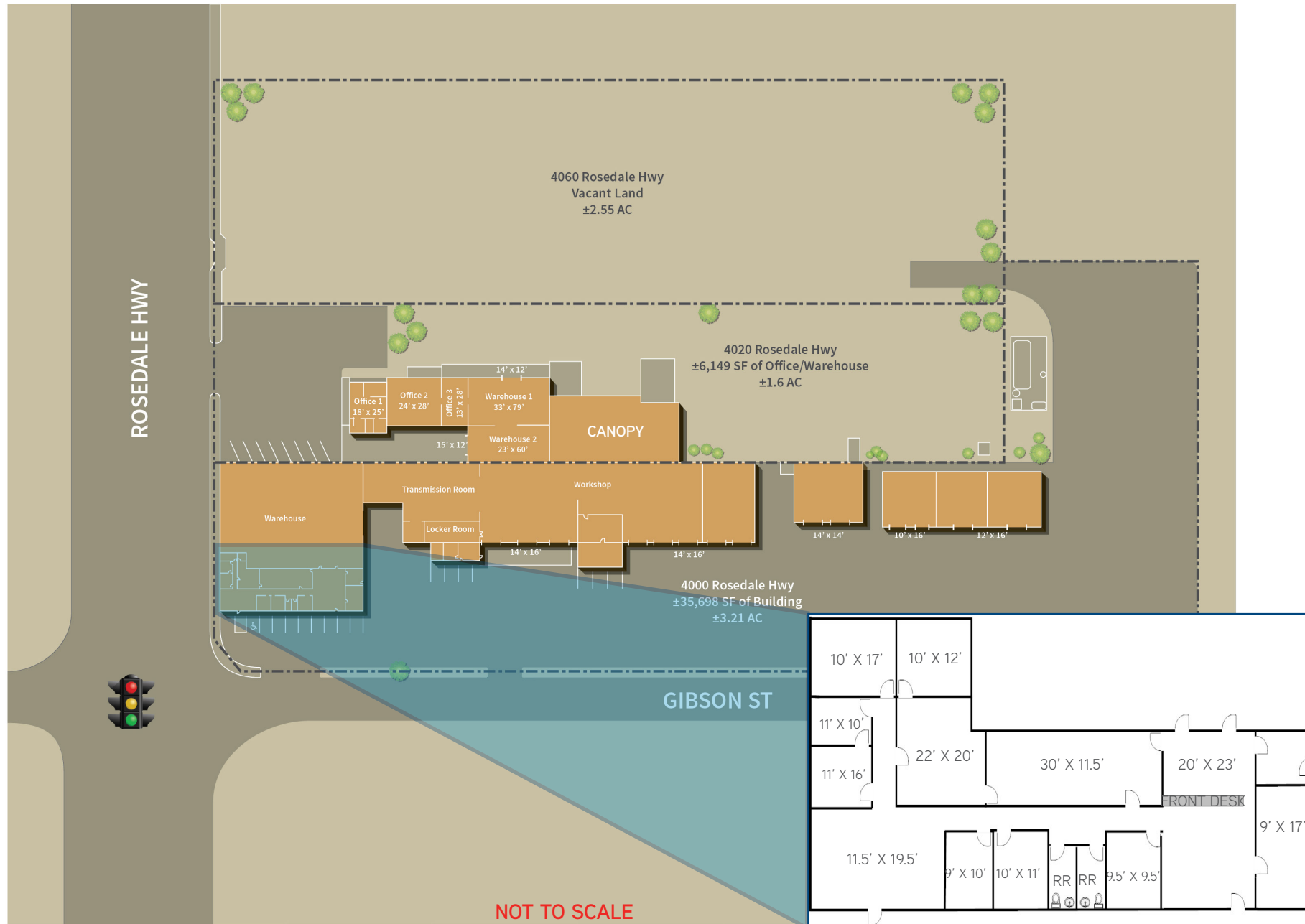
Property Address	4020 Rosedale Highway, Bakersfield, CA 93308
Office Size	2,470 square feet
Warehouse Size	4,420 square feet
Total Size	6,890 square feet
Construction	Metal



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SITE PLAN

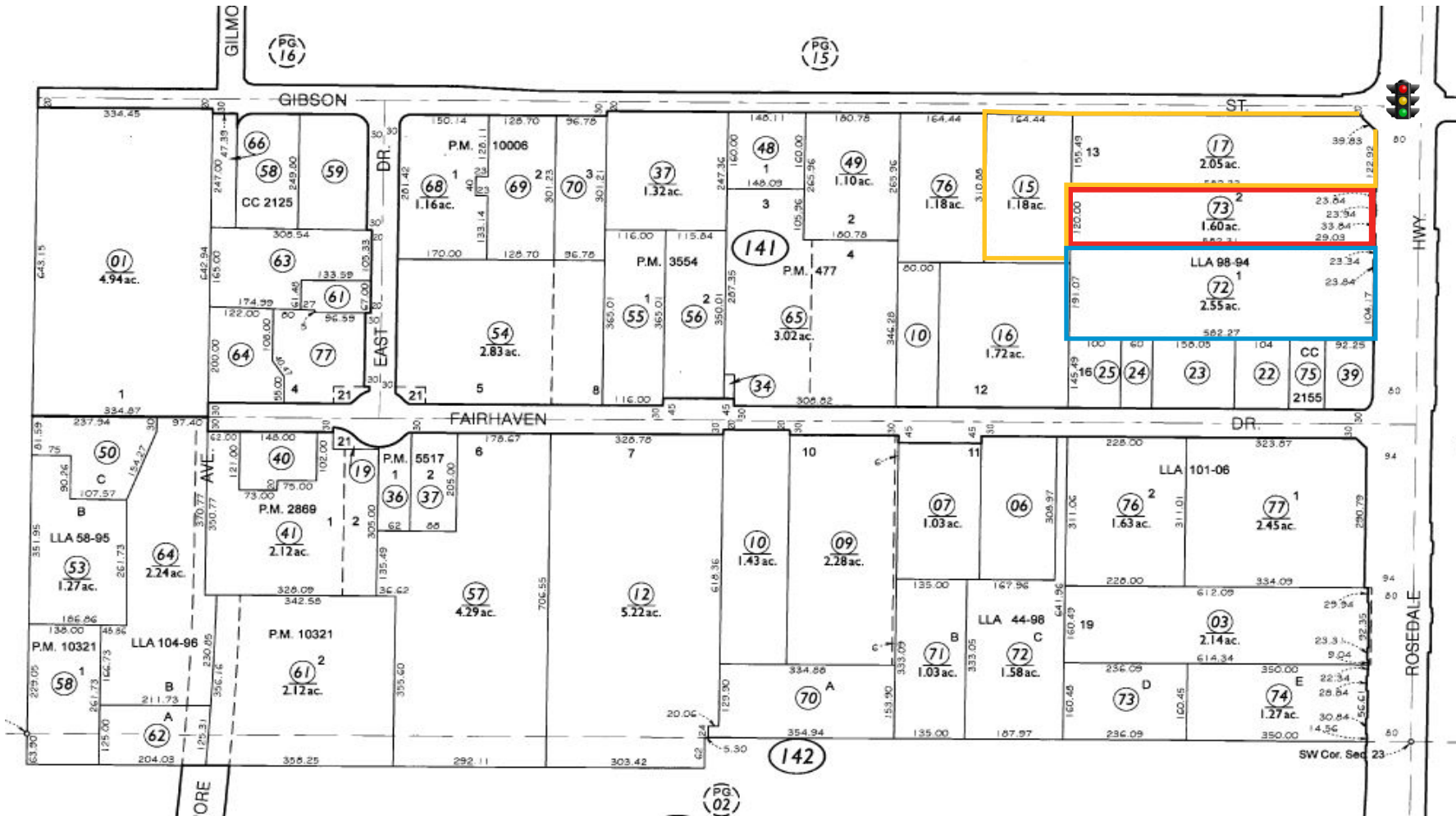
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APN MAP

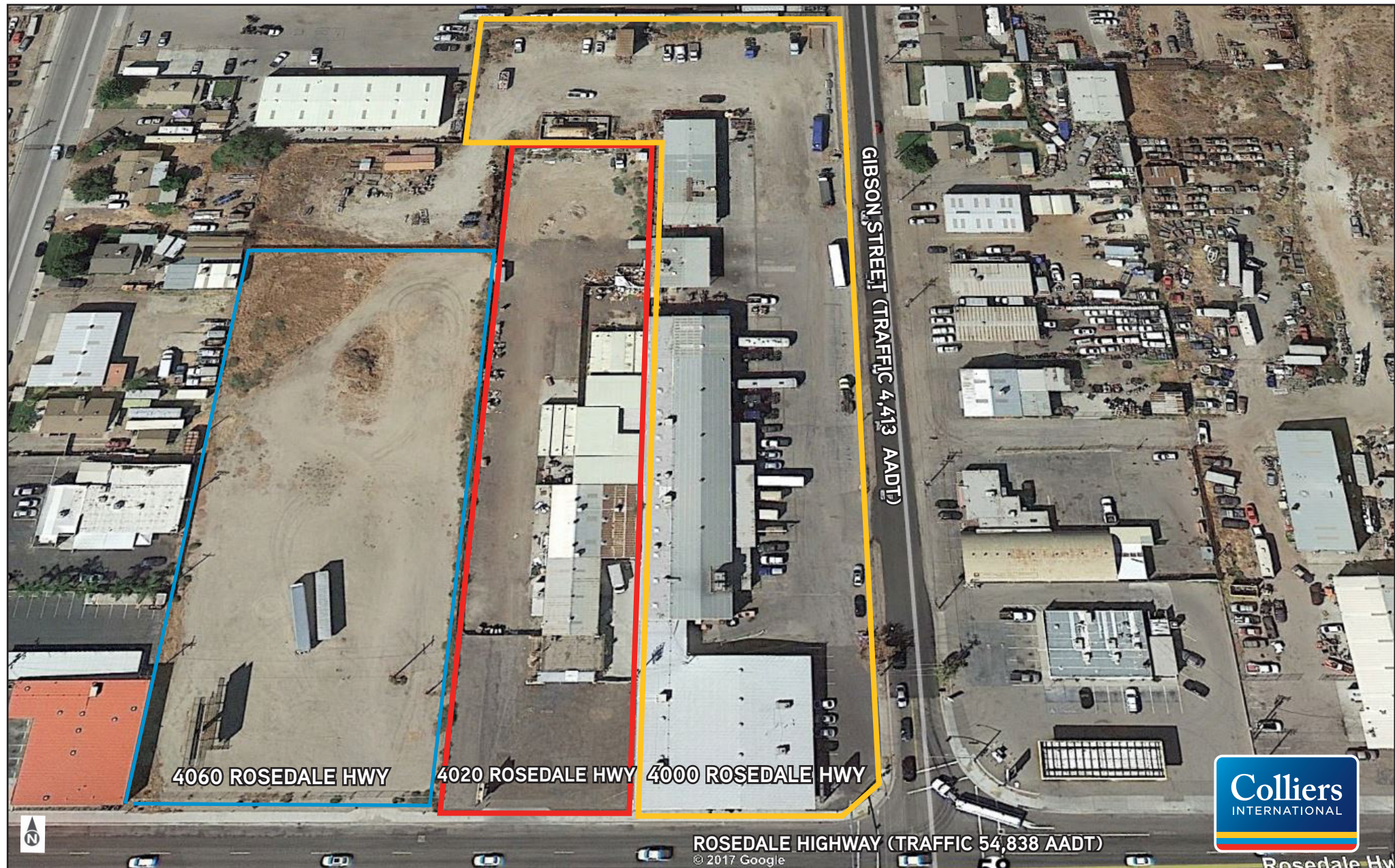
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- 4000 ROSEDALE HWY
- 4020 ROSEDALE HWY
- 4060 ROSEDALE HWY

FOR SALE > EXCELLENT ROSEDALE HIGHWAY VISIBILITY PROPERTY AERIAL

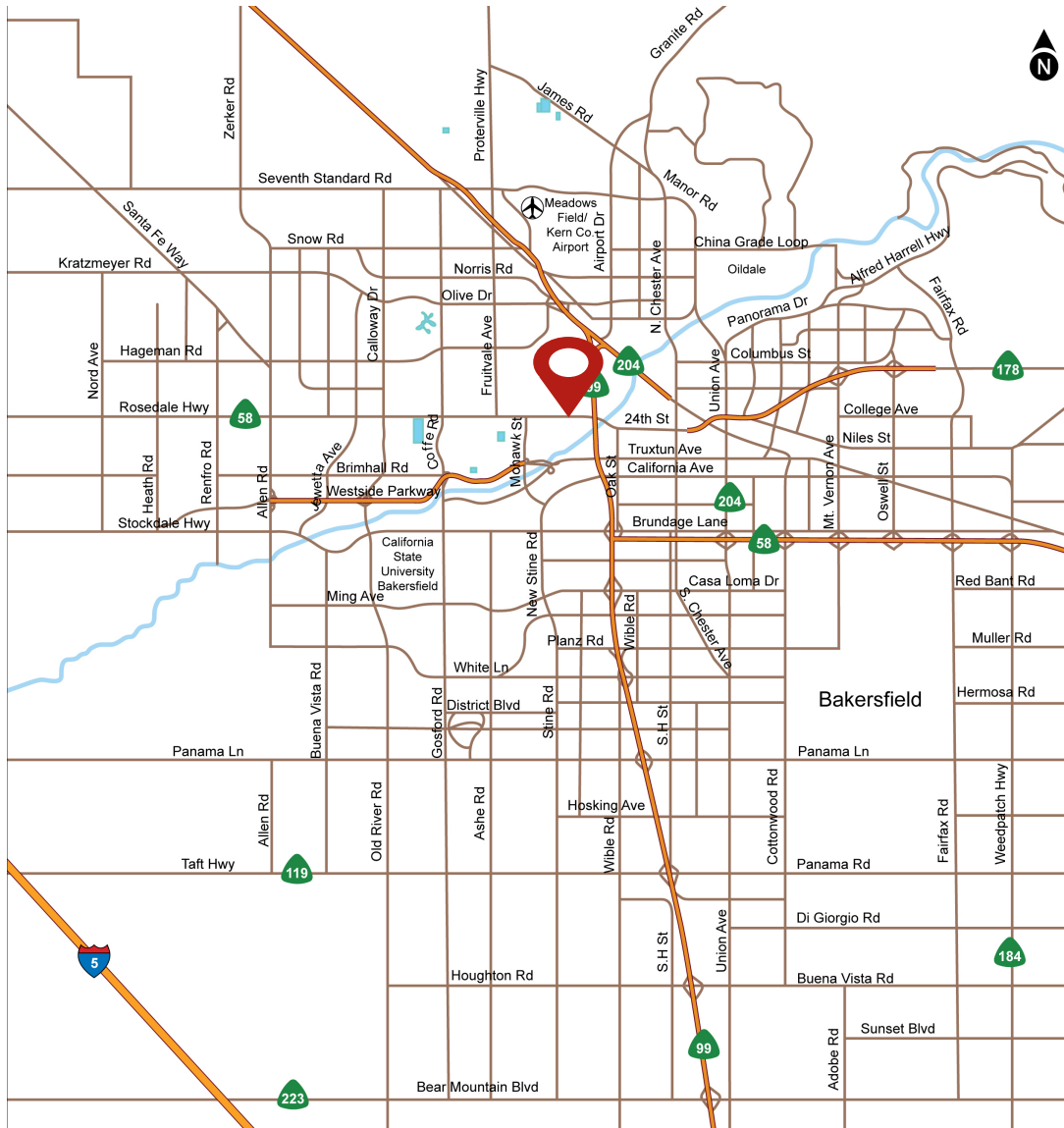
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BAKERSFIELD CITY MAP

4000, 4020 AND 4060 ROSEDALE HIGHWAY, BAKERSFIELD, CA



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