



Hwy 58 - 82,000 AADT



For Lease

# Multi-Tenant Office/Warehouse

801 Brundage Ln | Bakersfield, CA

Brundage Ln - 11,537 AADT

**Contact Us:**

**Cameron Mahoney**

Senior Vice President | Principal  
License No. 01937802  
+1 661 631 3814  
cameron.mahoney@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 Details:

<b>Address</b>	801 Brundage Ln Bakersfield, CA 93304
<b>APN</b>	011-050-03
<b>Building Size</b>	+/- 21,186 Square Feet
<b>Parcel Size</b>	+/- 41,382 Square Feet
<b>Zoning</b>	M-1; Light Industrial City of Bakersfield



**Water**  
California Water  
Servico Co.



**Electric**  
PG&E  
(4 wire, 200 amp, 3  
phase, 120/208 volt)



**Sewer**  
City of Bakersfield



**Gas**  
PG&E

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

## Available:

<b>Suite F</b>	+/- 850 SF	\$1,050/mo., Industrial Gross + \$50/mo. CAM Fee
<b>Suite R</b>	+/- 850 SF	\$1,050/mo., Industrial Gross + \$50/mo. CAM Fee

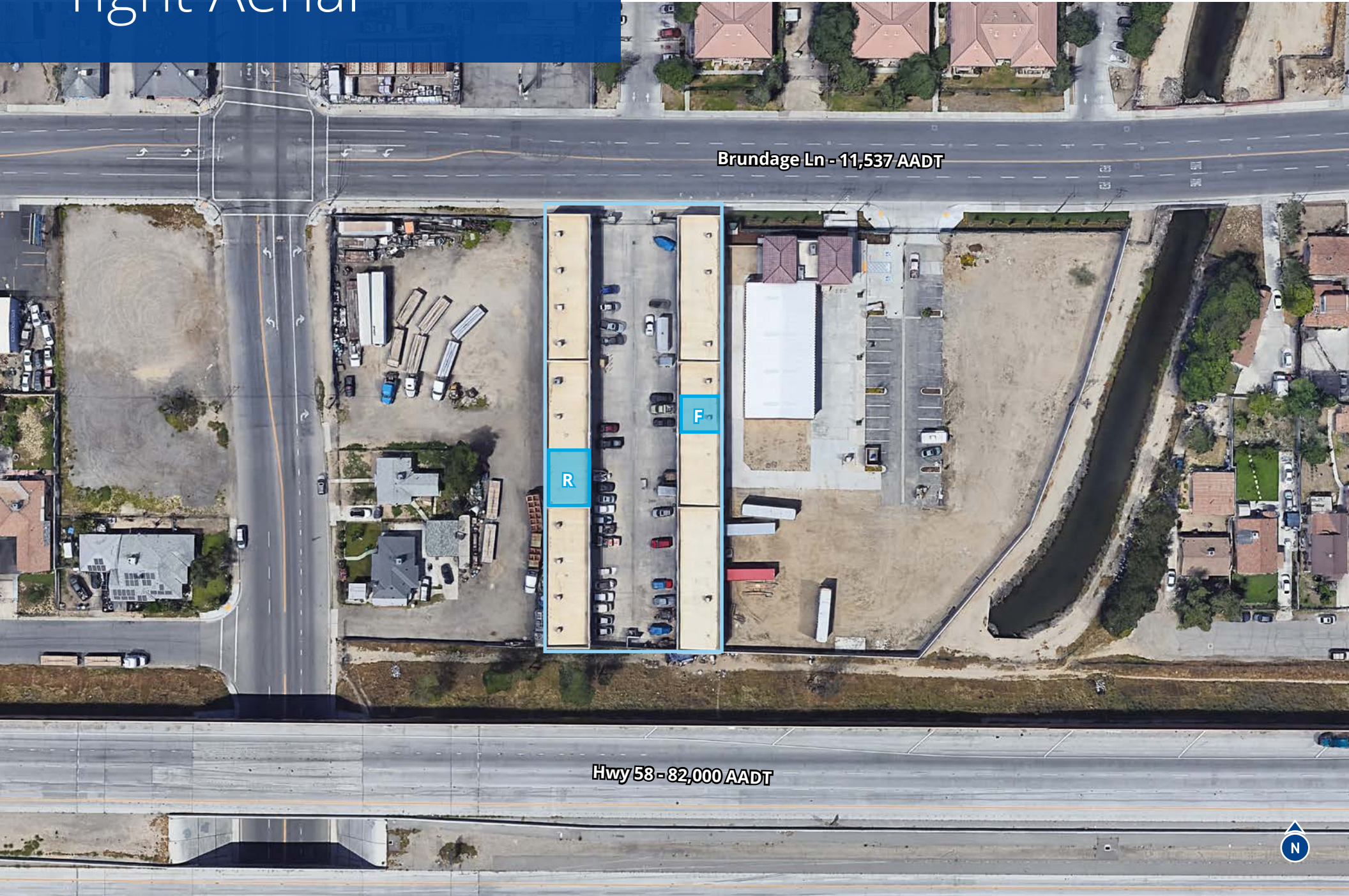
## Property Overview:

**801 Brundage Ln** is a multi-tenant, office/warehouse project that is centrally located, adjacent to Hwy 58 which is soon to be connected to Interstate 5. The property also provides close proximity to North/Southbound of Hwy 99.

## Property Highlights:

- Gated and secured entrance.
- Centrally located with freeway access to Hwy 58 and close proximity to Hwy 99.
- Newly installed LED lights, interior has new paint, and restroom flooring has been recently replaced.
- Flexible Term
- Suites Individually metered.

# Tight Aerial



Brundage Ln - 11,537 AADT

Hwy 58 - 82,000 AADT



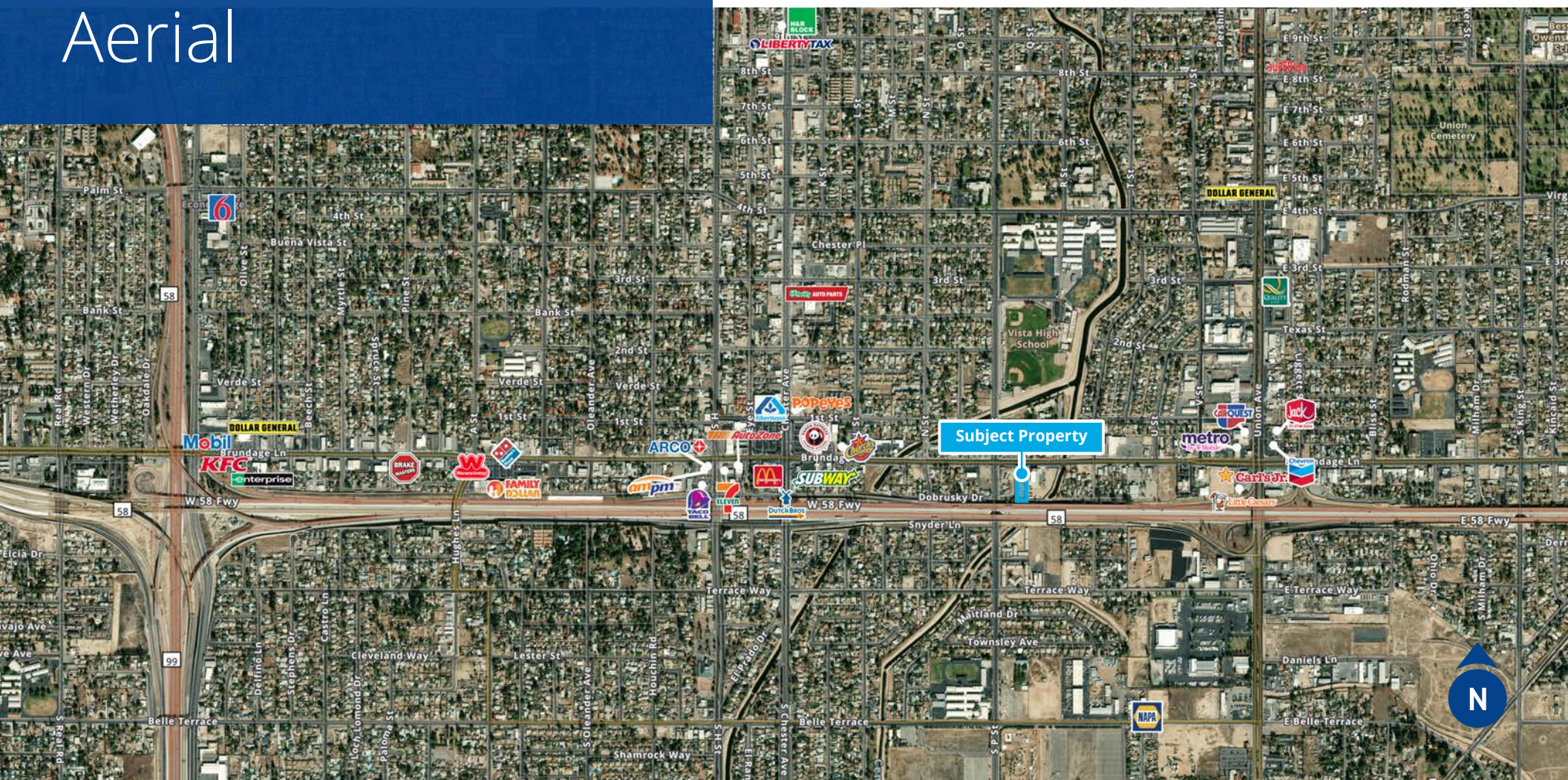
# Floor Plan



**Suite F**



# Aerial



**Population**  
 1 Mile: 18,896  
 3 Mile: 144,129  
 5 Mile: 330,067



**Daytime Population**  
 1 Mile: 18,944  
 3 Mile: 186,041  
 5 Mile: 360,718



**Median Age**  
 1 Mile: 29.3  
 3 Mile: 29.4  
 5 Mile: 30.6



**Businesses**  
 1 Mile: 820  
 3 Mile: 8,241  
 5 Mile: 13,133



**Average HH Income**  
 1 Mile: \$50,287  
 3 Mile: \$57,250  
 5 Mile: \$69,119



**Households**  
 1 Mile: 5,979  
 3 Mile: 46,086  
 5 Mile: 104,032