



Colliers

For Lease | Approx. 7,394 SF

Tehachapi Turnkey Office Warehouse with +/- 5 AC Secured Yard Space

701 Bailey Ave | Tehachapi, CA 93561

Contact Us:

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 Overview

701 Bailey Ave. is strategically located just west of Highway 58 within the well-established Bailey Avenue Industrial Corridor, one of Tehachapi's premier industrial districts. The property offers excellent accessibility throughout Tehachapi, along with convenient eastbound and westbound access to Highway 58, providing efficient connectivity for regional logistics and distribution.

Available:

+/- 7,394 SF \$15,000/mo. NNN

Property Highlights:

- Fully insulated warehouse
- Two (2) shop heaters
- Two (2) ADA restrooms
- Built in 2014
- LED office and warehouse lighting
- Four (4) private office space and conference room
- Shop sink & Shop Kitchenette
- 14 Parking Spaces
- Automatic rolling gate with keypad access

Property Details:

- Total Available Space: +/- 7,394 SF
- Warehouse Space: +/- 4,618 SF
- Office Space: +/- 2,776 SF
- Zoning: M-1 Light Industrial, City of Tehachapi
- 19'-26' Warehouse Clear Height
- Three (3) 14'x16' Rollup door
- Construction Type: Prefabricated Metal Construction



Sewer



Water

California Water Company



Electric

120/208 Volt, 400 amp 3-phase, 4-wire

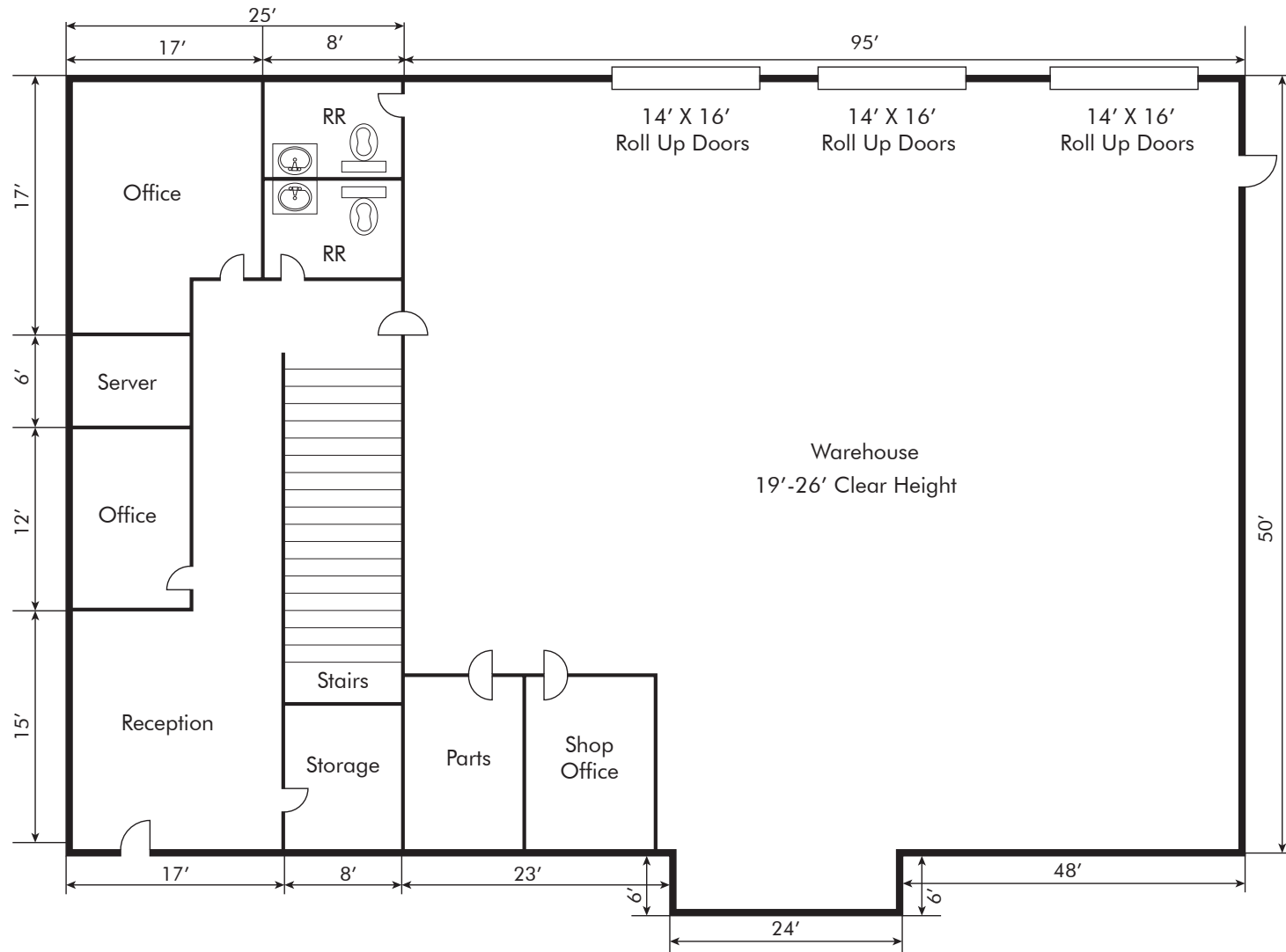


Gas

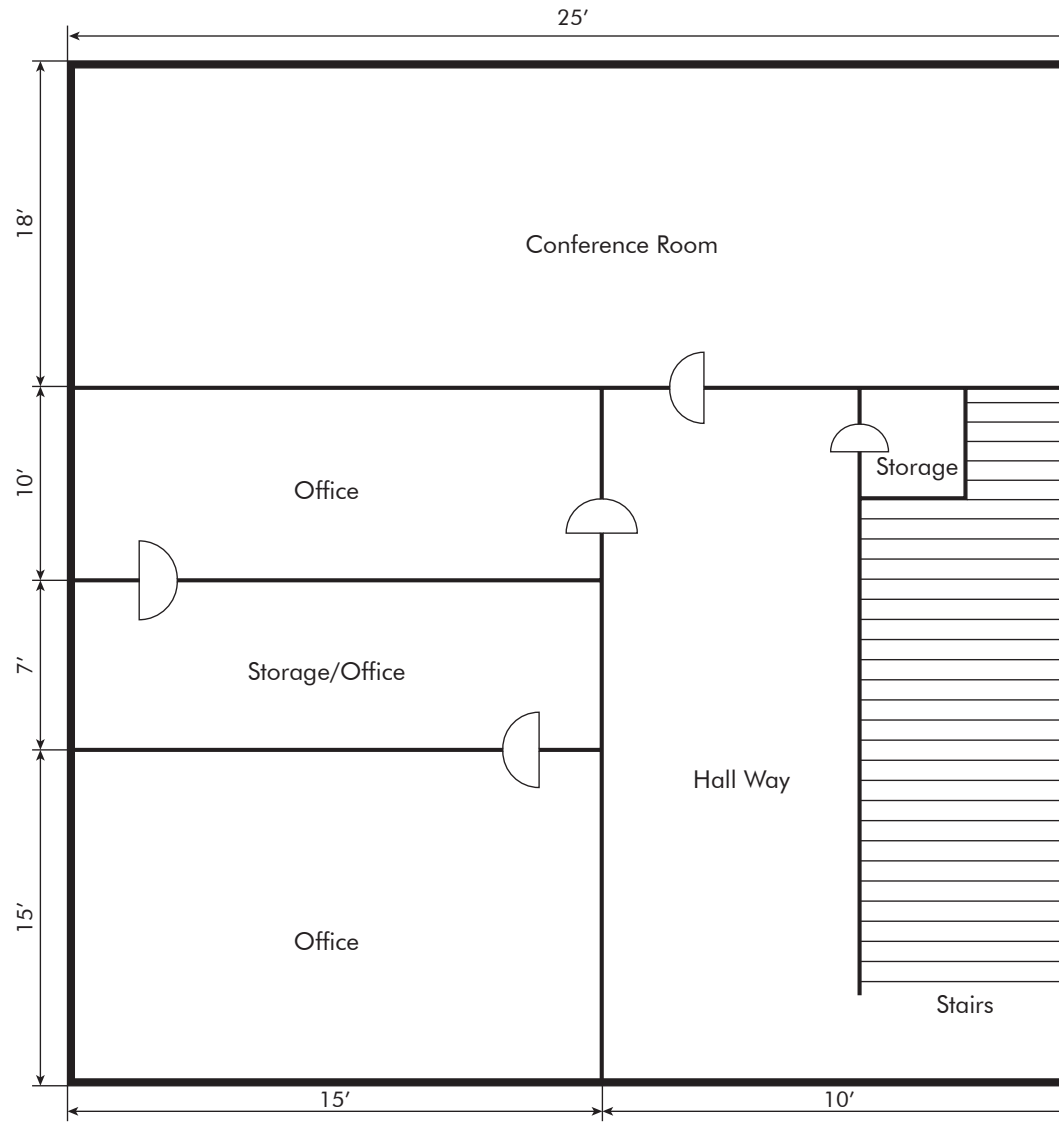
Pacific Gas & Electric Company



Floor Plan - Ground Floor



Floor Plan - Second Floor



Property Photos



Aerial



Contact Us:

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