



For Lease

# Fully Fenced Paved Yard Space

± 1.08 Acres Available

3311 Truxtun Ave, Bakersfield, CA 93301

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# Property Overview

Located at 3311 Truxtun Avenue, this industrial zoned, fully paved and secure fenced yard offers an exceptional storage solution for businesses seeking convenient access throughout the Bakersfield area. Strategically positioned adjacent to Highway 99, the site provides seamless connectivity to both northbound and southbound routes, making it ideal for operations requiring efficient regional access. In addition, the property is in close proximity to Highway 58, offering direct routes to Interstate 5 and beyond. This central location makes it a highly practical and secure option for equipment storage, fleet staging, or other commercial yard needs.

## Lease Rate:

\$5,000/mo. Industrial Gross

## Highlights:

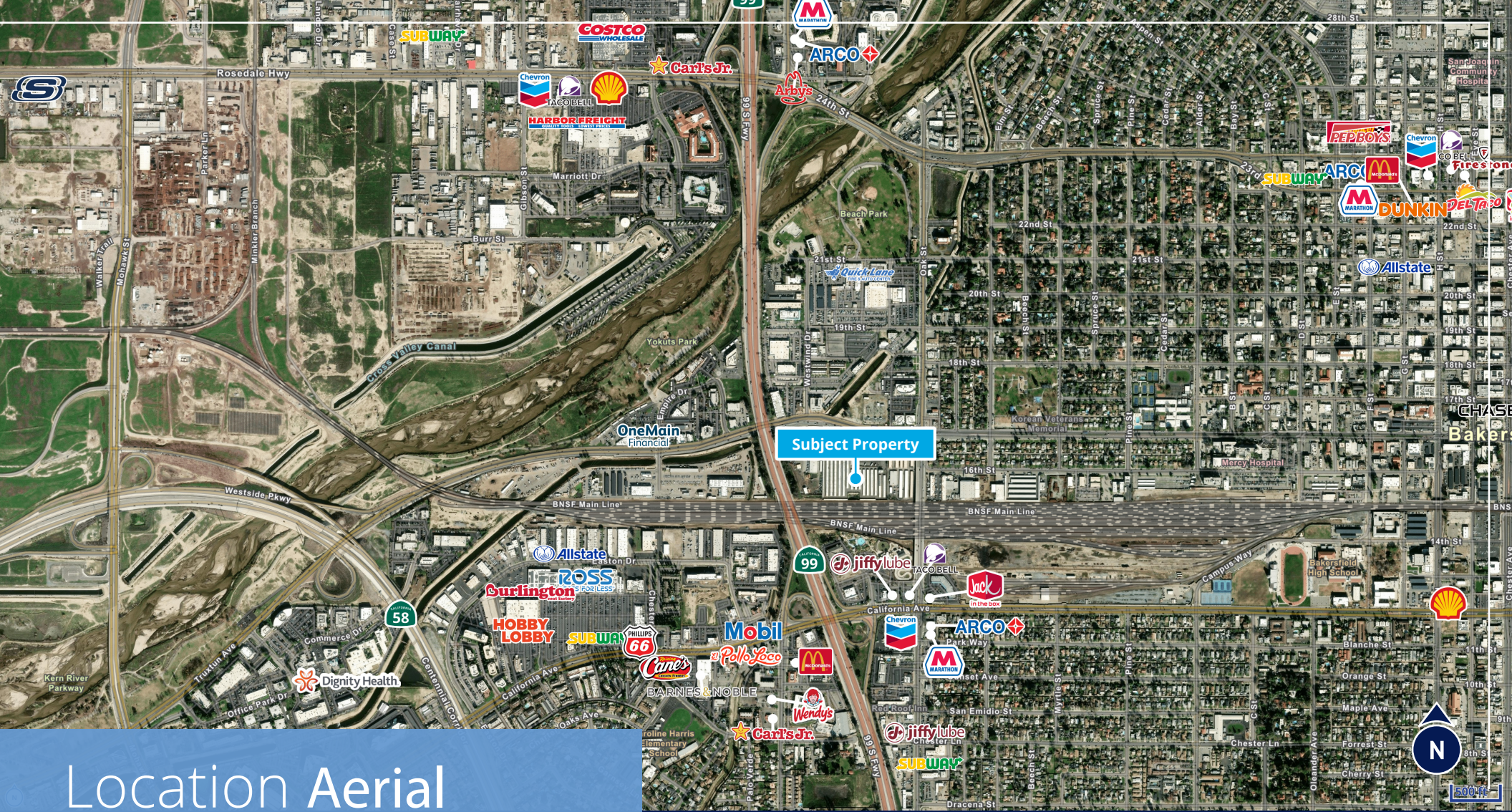
- Central Location, close freeway connectivity
- Fully fenced
- Paved
- Light Industrial Zoned M-1 City of Bakersfield
- Flexible Terms

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# 3311 Truxtun Ave Parcel Map





# Location Aerial

## Demographics



**Population**  
 1 Mile: 8,093  
 3 Mile: 107,318  
 5 Mile: 312,839



**Daytime Population**  
 1 Mile: 22,065  
 3 Mile: 171,014  
 5 Mile: 364,604



**Businesses**  
 1 Mile: 1,277  
 3 Mile: 8,245  
 5 Mile: 14,497



**Median Age**  
 1 Mile: 35.6  
 3 Mile: 33.5  
 5 Mile: 37.4



**Households**  
 1 Mile: 3,246  
 3 Mile: 38,554  
 5 Mile: 105,223



**Average HH Income**  
 1 Mile: \$83,204  
 3 Mile: \$69,294  
 5 Mile: \$81,857