

**Industrial Office/
Warehouse/Large Yard
FOR LEASE**

4750
Burr Street
Bakersfield, CA

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



Wesley M. McDonald • Principal • 661 885 6950 • wesley.mcdonald@asuassociates.com • CA RE #01511739
Parker Reynolds • Vice President • 661 885 6925 • parker@asuassociates.com • CA RE #02156913
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

Industrial Office/Warehouse/Large Yard For Lease

Property Detail & Office Floor Plans

4750 Burr Street • Bakersfield, CA

Property Details

▪ Total Available Space	6,000 SF
▪ Warehouse Space	4,000 SF
▪ Office Space	2,000 SF
▪ First Floor Office	1,000 SF
▪ Second Floor Office	1,000 SF
▪ Mezzanine Storage	800 SF (Not included in total space)
▪ Parcel Size	1.83 Acres
▪ Zoning	M-2 (Medium Industrial), City of Bakersfield
▪ Clear Height	15'6" - 16'6"
▪ Ground Level Doors	Three (3) 14'x14'
▪ Construction Type	Prefabricated Metal

Property Highlights

- Two (2) points of ingress/egress to year each having 25' rolling gate entrances
- Subject is located less than 1/2 mile south of Rosedale Highway and 1 mile from Highway 99 providing for easy access to northbound and southbound Highway 99, Rosedale Highway, Highway 58 and the Westside Parkway
- Yard is fully paved with asphalt and asphalt gridings
- Six foot tall chain link fence surrounding property
- Located in the Rosedale "Oilpatch" submarket
- Property has Bridge/Jib Cranes
- Property has four (4) 8'x20' c-trains on north side of warehouse for additional secured storage area

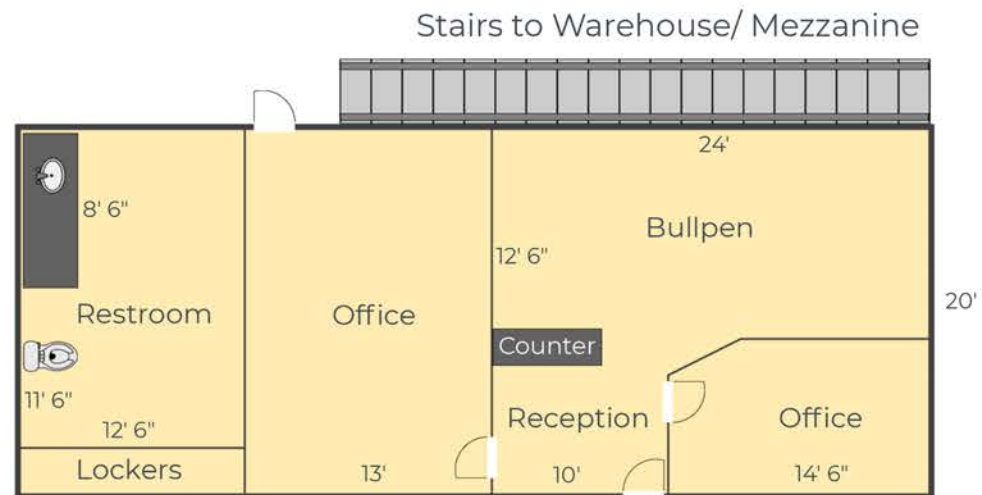
Lease Rate

\$10,000/Month, Industrial Gross

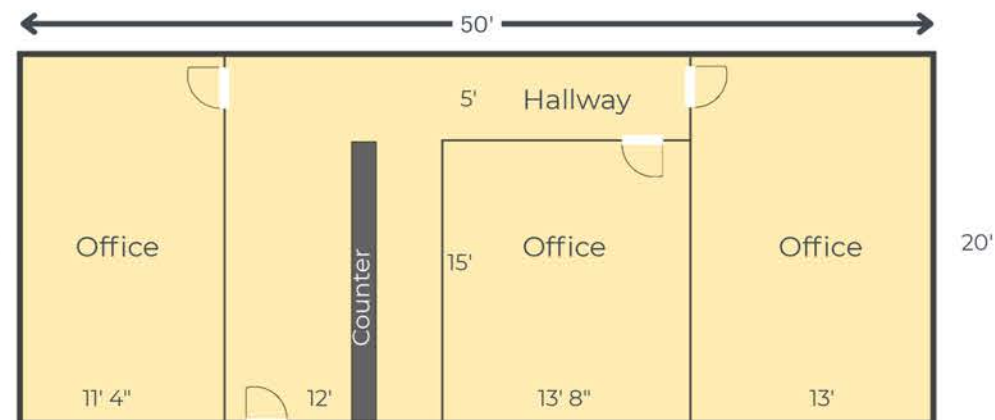
Utilities

- Electric PG&E ____ amps of 480/277 volt and/or ____ amps of 120/240 volt
- Gas
- Water
- Sewer

FIRST FLOOR



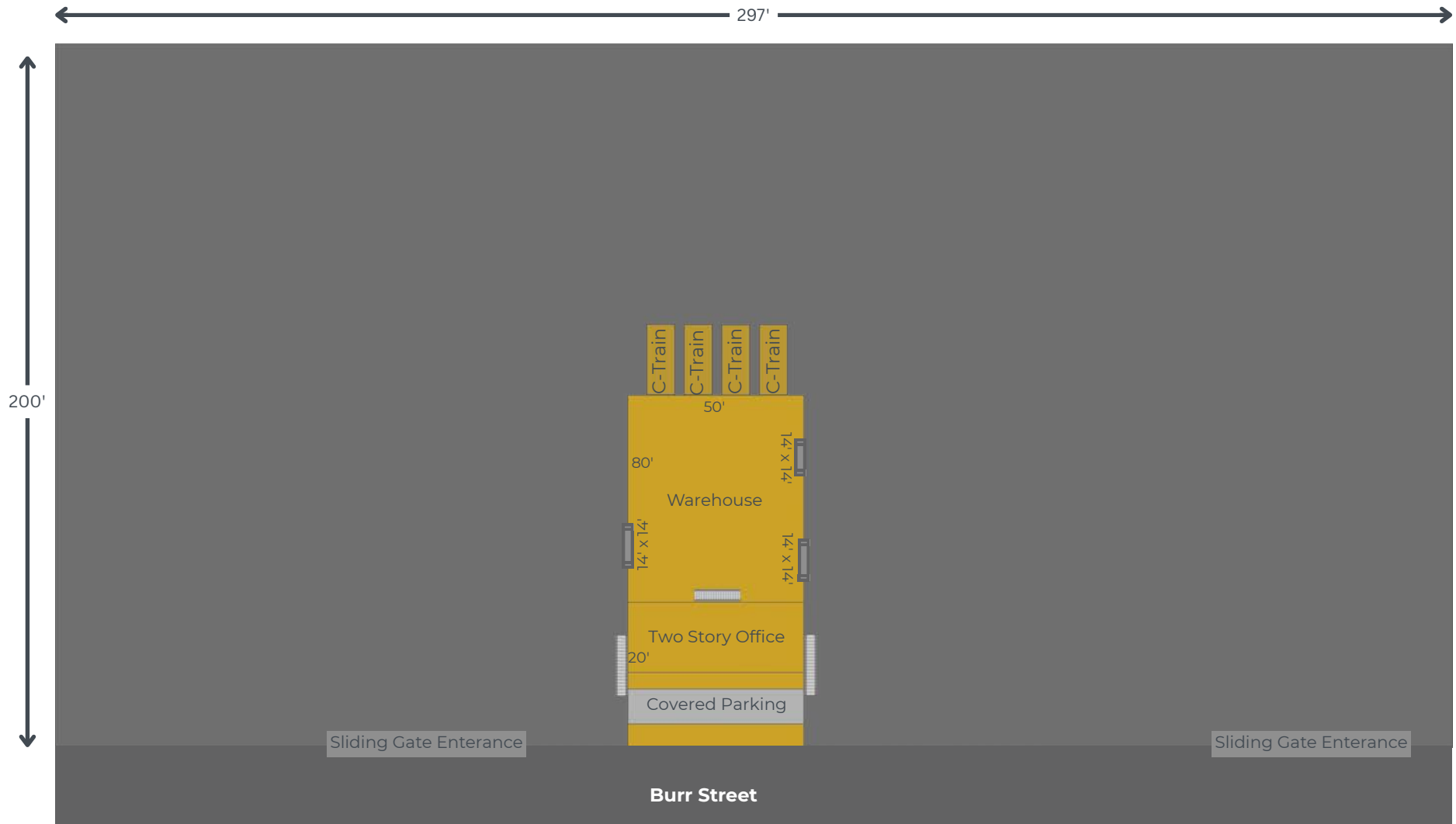
SECOND FLOOR



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Site Plan

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Plans deemed to be accurate, but not guaranteed. Plans not to scale.



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Property Photo

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Aerial Location Map

4750 Burr Street - Bakersfield, CA



4750 Burr Street

