

Heavy Power Industrial Facility



1400 ORANGE ST. ROSAMOND CA 93560 (KERN COUNTY)



FOR LEASE - Heavy Power Industrial Facility **18,000 SF Warehouse | M-3 Heavy Industrial | Aerospace Valley**

Commercial Brokers Group is pleased to represent this incredible opportunity to lease a high-power industrial facility with expandable yard area and additional warehouse space available through separate negotiation. Ideal for manufacturing, aerospace suppliers, contractors, fabrication, assembly, logistics, equipment storage and industrial service operations.

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HIGHLIGHTS:

1400 ORANGE ST. ROSAMOND CA 93560 (KERN COUNTY)

Lease Price:	\$0.85/sf/m Modified Gross Lease
Property Type:	Warehousing, Manufacturing, Aerospace Support, Contractor Yard
Stories:	Single Story Warehouse with two-story office
Roll Up Door:	(2) 20'x16'
Power:	(2) 400 amp 480v/3p/4w and (1) 225 amp serving office
Building Size:	18,000sf with 2,180+/-sf interior office buildout
Construction:	Metal
Year Built:	1985
APN:	258-160-17-00-6
Fire Sprinklers:	Yes
Zoning:	M-3 Heavy Industrial Unincorporated Kern County
Utilities:	Tenant pays: Power, Water, Gas, Maintenance
Heating/Cooling:	HVAC serving office, Evaporative Coolers and gas heaters in shop
Lot Size:	Total parcel is 8.64 acres with additional yard space available subject to separate negotiation



Zoning Ordinance



Video Tour

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PROPERTY DETAILS:

Key Industrial Specs: Rare Heavy Power — Dual 400A / 480V / 3-Phase Electrical Services + 225A Office Panel | Clear Height Varies, up to approx. 20'–22' | Two 20' x 16' Roll-Up Doors | M-3

Rare opportunity to lease an approximately 18,000 SF industrial warehouse in Rosamond, CA with potential for additional secured yard area subject to owner approval and an additional 5,000 SF of warehouse space available by separate negotiation.

The facility is well suited for manufacturing, fabrication, aerospace support, distribution, contractor operations and equipment storage. Warehouse features include two oversized roll-up doors, clear height varies up to 20'-22', gas heaters, swamp coolers and two shop restrooms. The property is powered by two 400-amp, 480-volt, 3-phase, 4-wire electrical services, making it ideal for power-intensive industrial users.

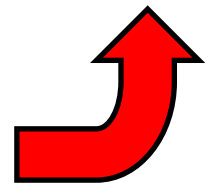
The two-story office area includes a lobby, reception area, two bullpens, three private offices with windows, two restrooms, HVAC throughout and a dedicated 225-amp electrical panel.

Conveniently located within the Aerospace Valley corridor with quick access to Rosamond, Mojave, Lancaster, Palmdale, Edwards Air Force Base, Plant 42 and Mojave Air & Space Port.

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SITE AERIAL:



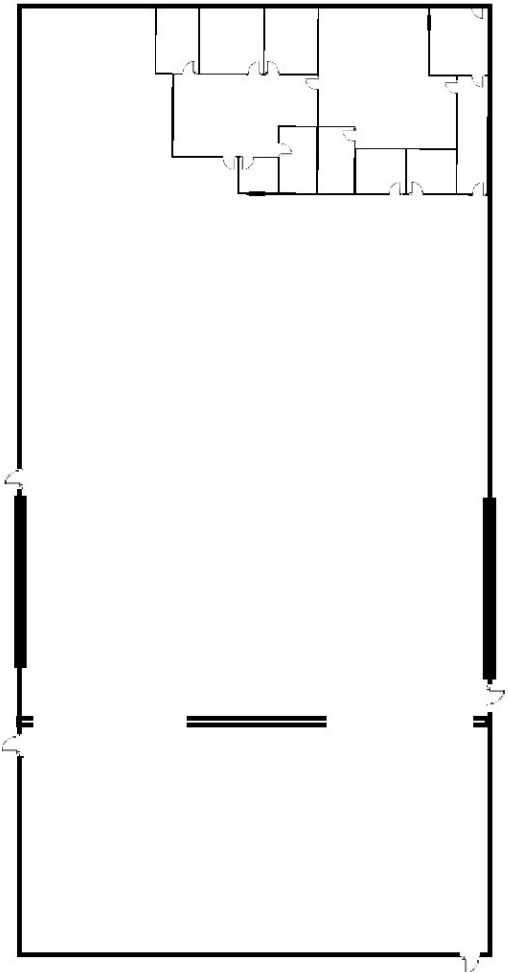
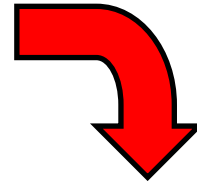
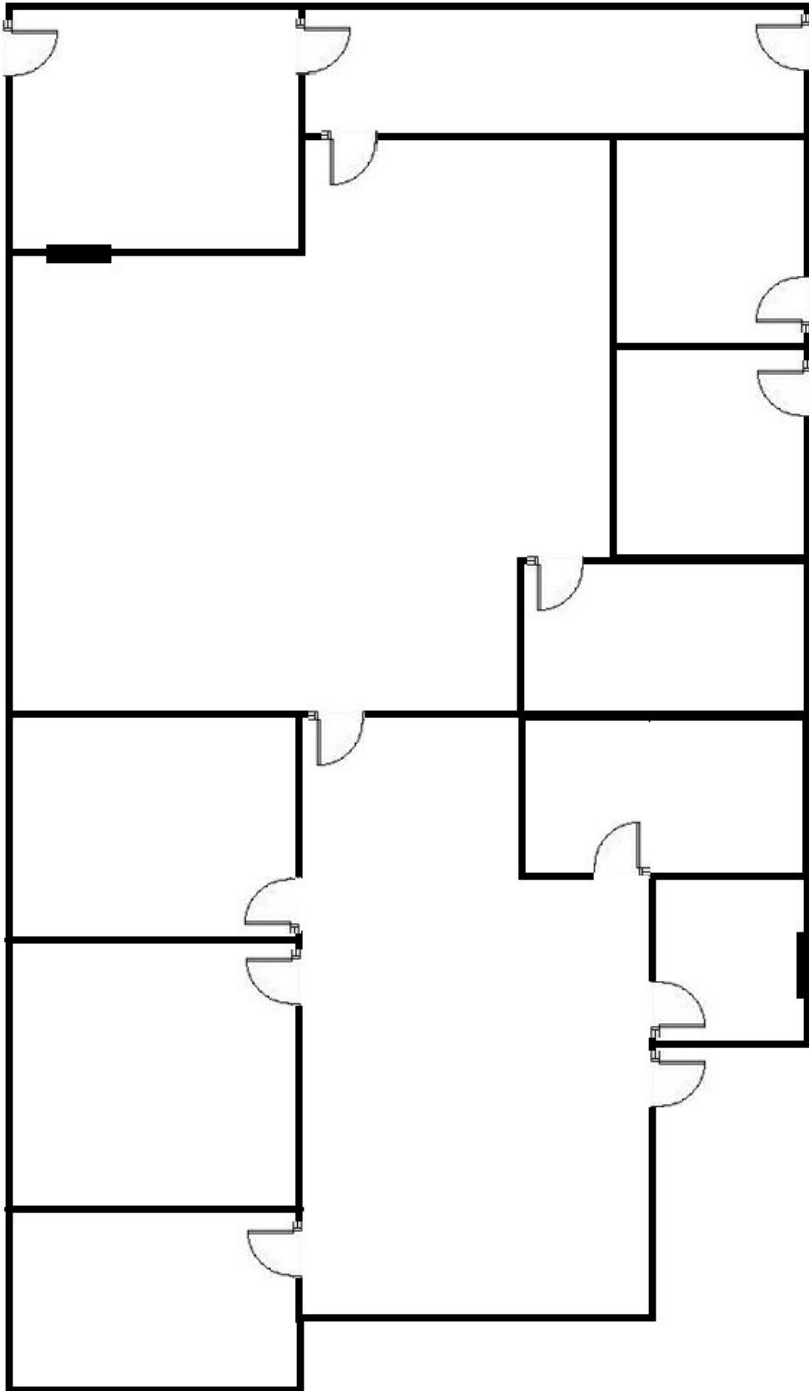
Red outline denotes approximate leased premises; additional yard or space subject to separate negotiation and Owner approval

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OFFICE FLOOR PLAN:



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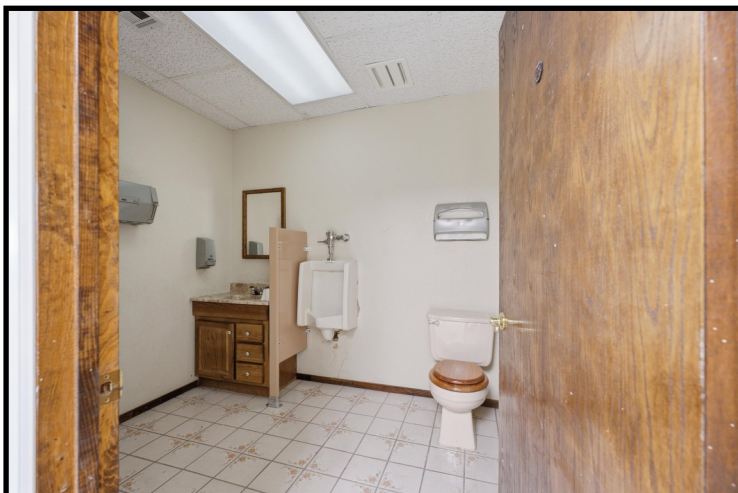
SITE PHOTOS:



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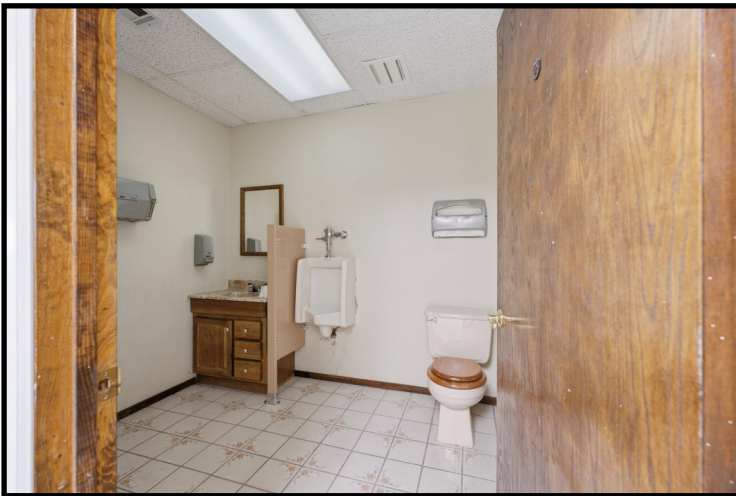
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DISCLAIMER & CONFIDENTIALITY

This offering has been prepared solely for informational purposes. It is designed to assist a potential tenant in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Commercial Brokers Group or by the Owner.

No representations or warranties, expressed or implied, are made that actual results will conform to such information contained herein.

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Interested parties should be aware that the Owner is leasing the Property in **“AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to lease, as appropriate, Tenant will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the Tenant’s choosing.

The Owner reserves the right to withdraw the Property from the market at any time without notice, to reject any or all proposals, and to lease to any party without regard to the relative terms of any other proposal. Any proposal to lease should be presented as a non-binding letter of intent, subject to a formal written lease prepared by Owner/Owner’s Agent and executed by both parties, and approved by Owner and any other parties with an interest in the Property. Neither prospective Tenant nor Owner shall be bound until execution of the lease, which shall supersede all prior discussions and writings and constitute the sole agreement of the parties

Prospective Tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.