

# AVAILABLE For Lease

## Warehouse/Office & Concrete Yard

4832 Rosedale Lane  
Bakersfield, CA 93314

High-quality freestanding warehouse/office with private yard located in a desirable area of Northwest Bakersfield. The building, constructed in 2014, is fully insulated and offers tenants' numerous operational advantages including clear-span warehouse space free of any obstructions, significant power supply, and features a fully concrete paved and fenced yard with privacy slats and electronic gates.



### Dylan J. Lym

Vice President ■ 661 885 6949  
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### Property Details

- **Available Space:** 9,600± SF
  - Office:** 1,450±SF
  - Warehouse:** 8,150±SF
- **Lot Size:** 1.00± Acres
- **Zoning:** M-1 PD (Light Industrial, Precise Development Overlay), County of Kern
- **Rate:** \$1.05 PSF/Mo NNN
- **Year Built:** 2014

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### Location Map/Demographics

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	611	95,967	305,395
Total Households	198	36,387	103,894
Average Household Income	\$66,039	\$65,229	\$70,354
Employees	7,864	74,971	128,630
Businesses	577	6,821	12,039

#### Property Features

- Convenient access to Highway 99, and the Westside Parkway providing seamless routes to all areas of Kern County
- Flexible yard space fully concrete paved and fenced with privacy slats and electronic gates
- Insulated, clear-span warehouse provides increased efficiency and comfort
- Heavy-grade power supplied to the building (800 AMPS, 480/277 V, 3 Phase/4 Wire)
- High-image office space in pristine condition

#### Utilities

- Electric** PG&E - 800 AMPS, 480/277 V, 3 Phase/4 Wire
- Sewer** NOR
- Water** Vaughn Water



Excellent Value For Existing Improvements



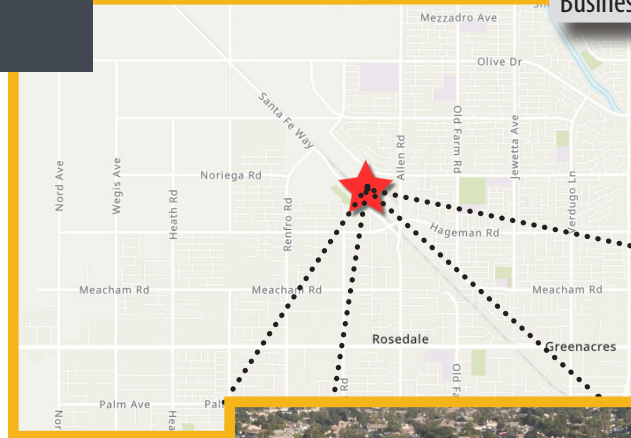
Quality Construction



1.00 Acre Lot



Desirable Northwest Location



4832 Rosedale Lane



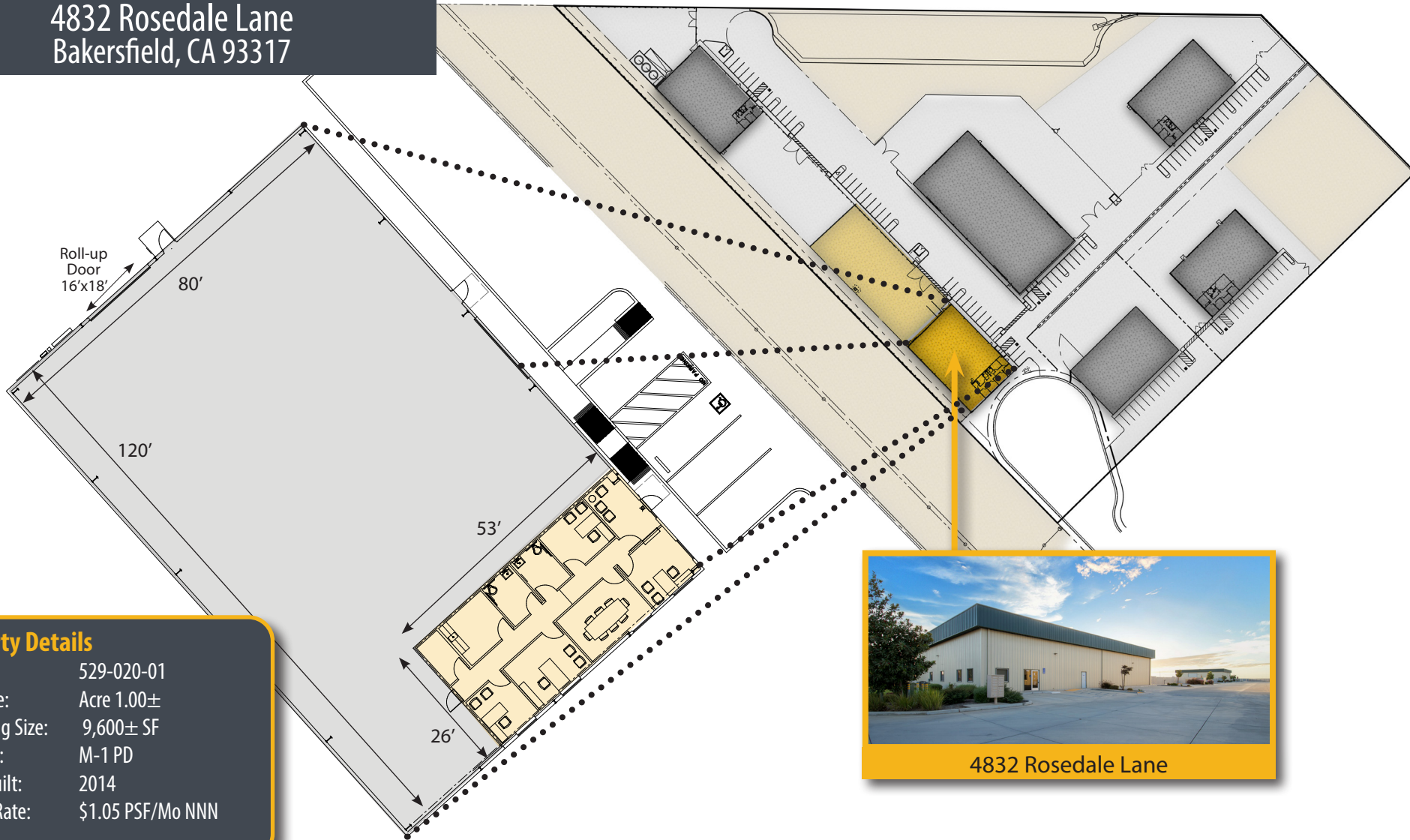
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### Site Plan

4832 Rosedale Lane  
Bakersfield, CA 93317



#### Property Details

- APN: 529-020-01
- Lot Size: Acre 1.00±
- Building Size: 9,600± SF
- Zoning: M-1 PD
- Year Built: 2014
- Lease Rate: \$1.05 PSF/Mo NNN



4832 Rosedale Lane



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### Photos

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### Location Map

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## Warehouse/Office & Concrete Yard

### Trade Map

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4832 Rosedale Lane



CALIBER  
COLLISION



Noriega Road



Santa Fe Way

Rosedale Lane

Allen Road



Hageman Road



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**AVAILABLE FOR LEASE**  
**Warehouse/Office**  
**& Concrete Yard**  
**Kern County At A Glance**

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**KERN COUNTY**  
 At A  
**GLANCE**

**#2 LARGEST ECONOMY**  
 IN THE SAN JOAQUIN VALLEY

**#3** in Agricultural  
 Production Nationwide



**#3** in Economic  
 Diversity  
 Nationwide



**#4** in STEM  
 Jobs  
 Nationwide



**OVER 50** MAJOR DISTRIBUTION  
 CENTERS



**THE ENERGY CAPITAL OF CALIFORNIA**  
 Largest Provider of Oil & Renewable Energy in the State

**75%**



**60%**



**#1** Largest Wind  
 Project in the  
 Nation



**#1** Largest Battery  
 Energy Storage  
 System in the World



**#13** Oil-Producing  
 County in the  
 the Nation

**OVER 50** WORLD'S TECH  
 "FIRSTS"  
 NAVAL AIR WARFARE  
 CENTER WEAPONS DIVISION



**1ST** INLAND SPACE PORT  
 IN U.S.

MOJAVE AIR &  
 SPACE PORT AT  
 RUTAN FIELD



**1ST** SPACE SHUTTLE  
 LANDING

EDWARDS  
 AIR FORCE  
 BASE



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS



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