

Office/Warehouse Space Available for Sale or Lease



117 & 133 V Street, Bakersfield, CA 93304



Building Profile

14,739 SF
TOTAL SF AVAILABLE

\$2,100,000
ASKING SALE PRICE

Withheld
ASKING LEASE RATE

30 Days
AVAILABILITY

Negotiable
LEASE TERM

KEY HIGHLIGHTS

117 & 133 V Street is a well-positioned office and warehouse property located in Central Bakersfield, offering convenient access to Brundage Lane and the surrounding industrial and commercial corridors. The property consists of three buildings totaling approximately 14,739 square feet, including one office/warehouse building and two warehouse buildings, providing flexible space for a variety of owner-user or investment opportunities.

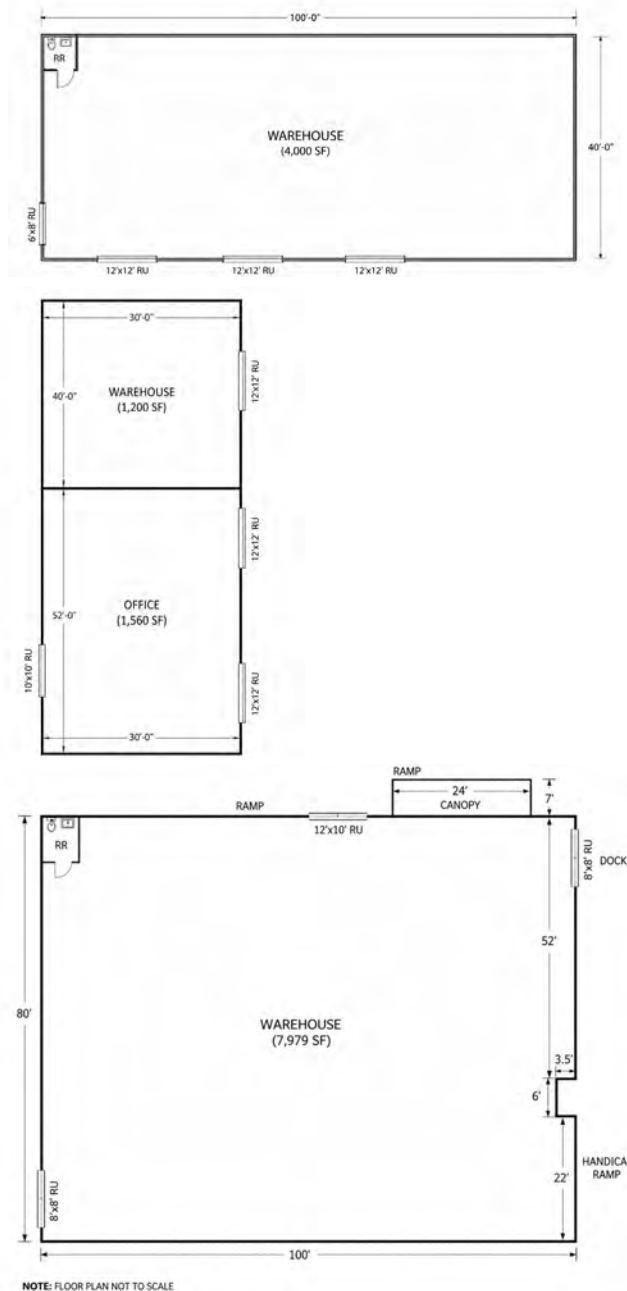
Situated on three parcels encompassing approximately 0.98 acres, the property is zoned C-2 (General Commercial) and features a fully fenced and gated site with 28 on-site parking spaces, supporting secure operations, equipment storage, and efficient vehicle circulation. Its functional improvements, central location, and versatile zoning position the property to accommodate a broad range of commercial and industrial uses.



Property Overview

117 & 133 V Street is an office/warehouse property located in Central Bakersfield, near Brundage Lane and V Street. The project consists of one (1) office/warehouse building and two (2) all warehouse buildings, totaling approx. 14,739 sf. There are three parcels of land totaling approx. 0.98 acres and are zoned C-2. The property is fully fenced and gated with 28 parking spaces.

FLOOR PLAN



117 V STREET

- Approx. 8,000 sf. warehouse building
- Single story concrete brick warehouse with concrete block and metal walls, built up composition roof, on a raised concrete slab foundation
- Three (3) half bathrooms with toilet and sink in each
- Raised dock with 8'x 8' roll up door
- One (1) 12' x 10' ground level roll up door
- Parcel size is 20,605 sf • Built in 1961
- APN #'s 010-044-18, 010-44-19

133 V STREET- NORTH BUILDING

- Approx. 2,760 sf. office/warehouse building
- Approx. 1,560 sf. office / 1,200 sf. warehouse
- Steel framed, metal walls & ceiling, concrete slab foundation
- Four (4) 12' x 12' RU doors, one (1) 10' x 10' RU door
- Constructed in 2007

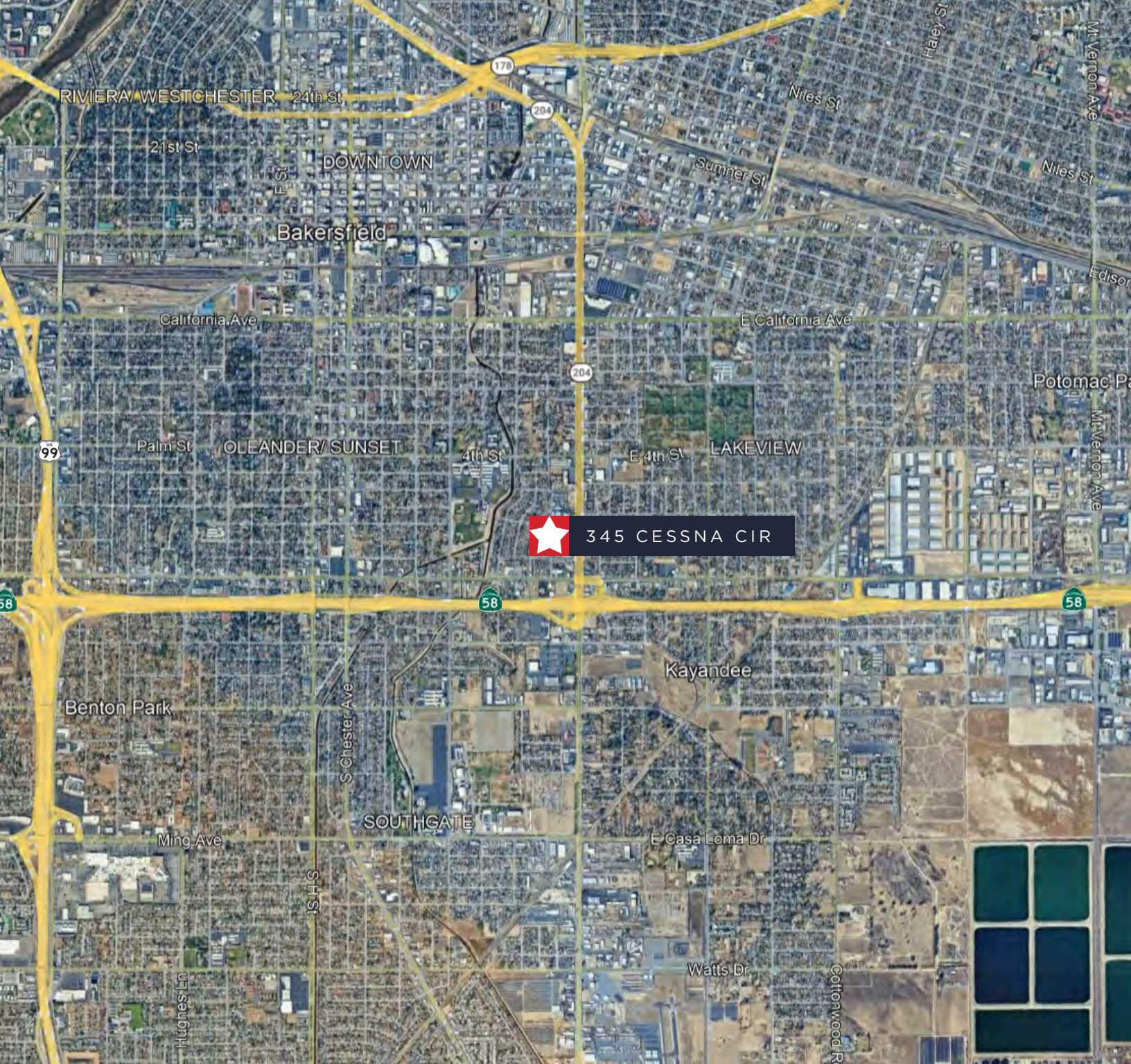
133 V STREET - NORTH BUILDING

- Approx. 4,000 sf. warehouse building
- Steel framed, metal walls & ceiling, concrete slab foundation
- One (1) 12' x 12' RU door, one (1) 6' x 6' RU door
- Two (2) half bathrooms with a toilet and sink in each
- Constructed in 1989
- Both buildings on approx. 22,186 sf
- APN # 010-044-03

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AERIAL VIEW



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