



Colliers

For Lease

Fully Fenced Paved Yard Space

± 1.08 Acres Available

3311 Truxtun Ave, Bakersfield, CA 93301

Contact Us:

Marco Petrini

Vice President

License No. 02167974

+1 661 631 3826

marco.petrini@colliers.com

Oscar Baltazar

Senior Vice President | Principal

License No. 01263421

+1 661 631 3819

oscar.baltazar@colliers.com

Colliers International

License No. 00452468

10000 Stockdale Hwy, Suite 102

Bakersfield, CA 93311

colliers.com/bakersfield

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Accelerating success.

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~~

\$4,000/mo. Industrial Gross

Highlights:

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

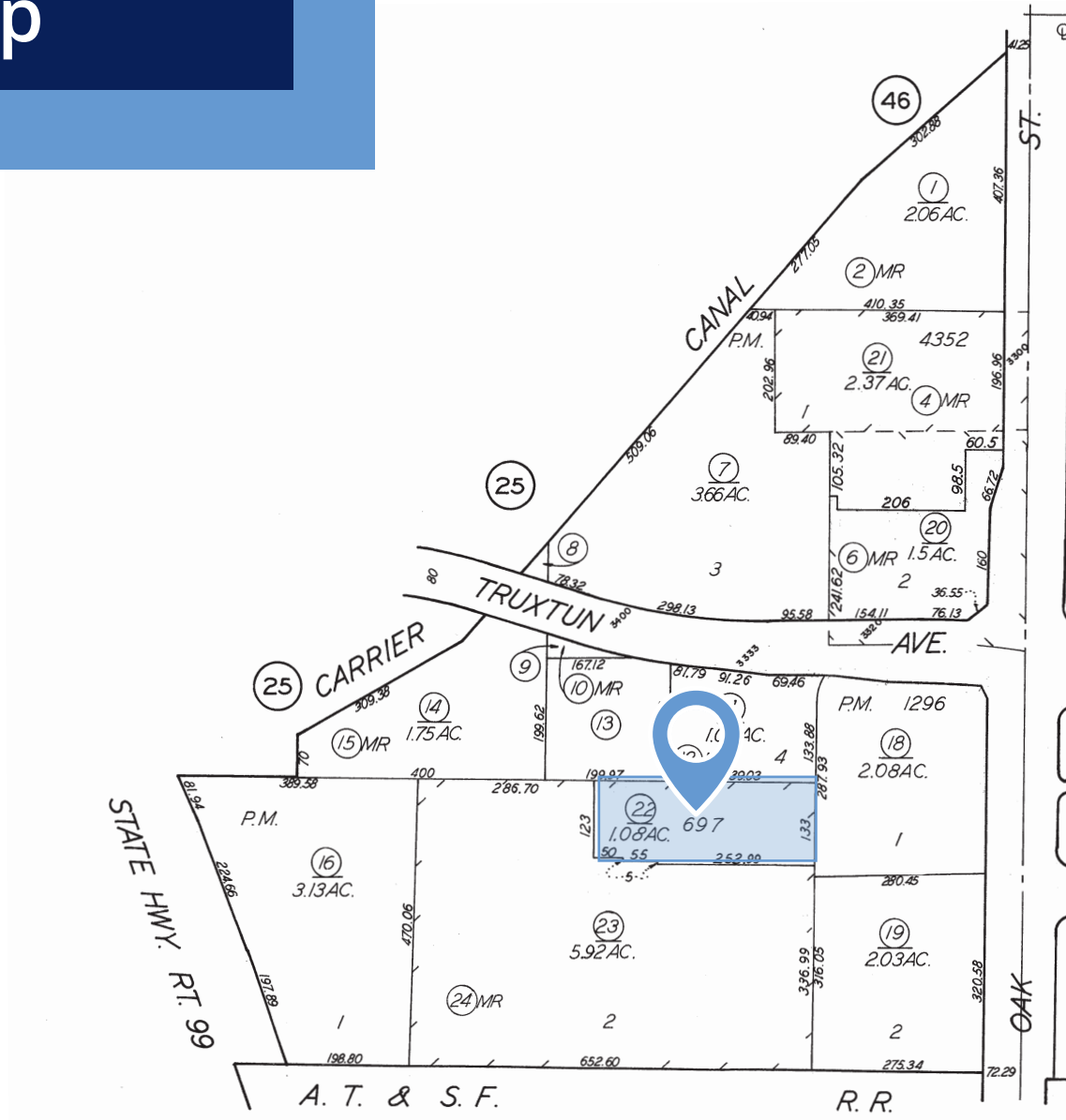
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

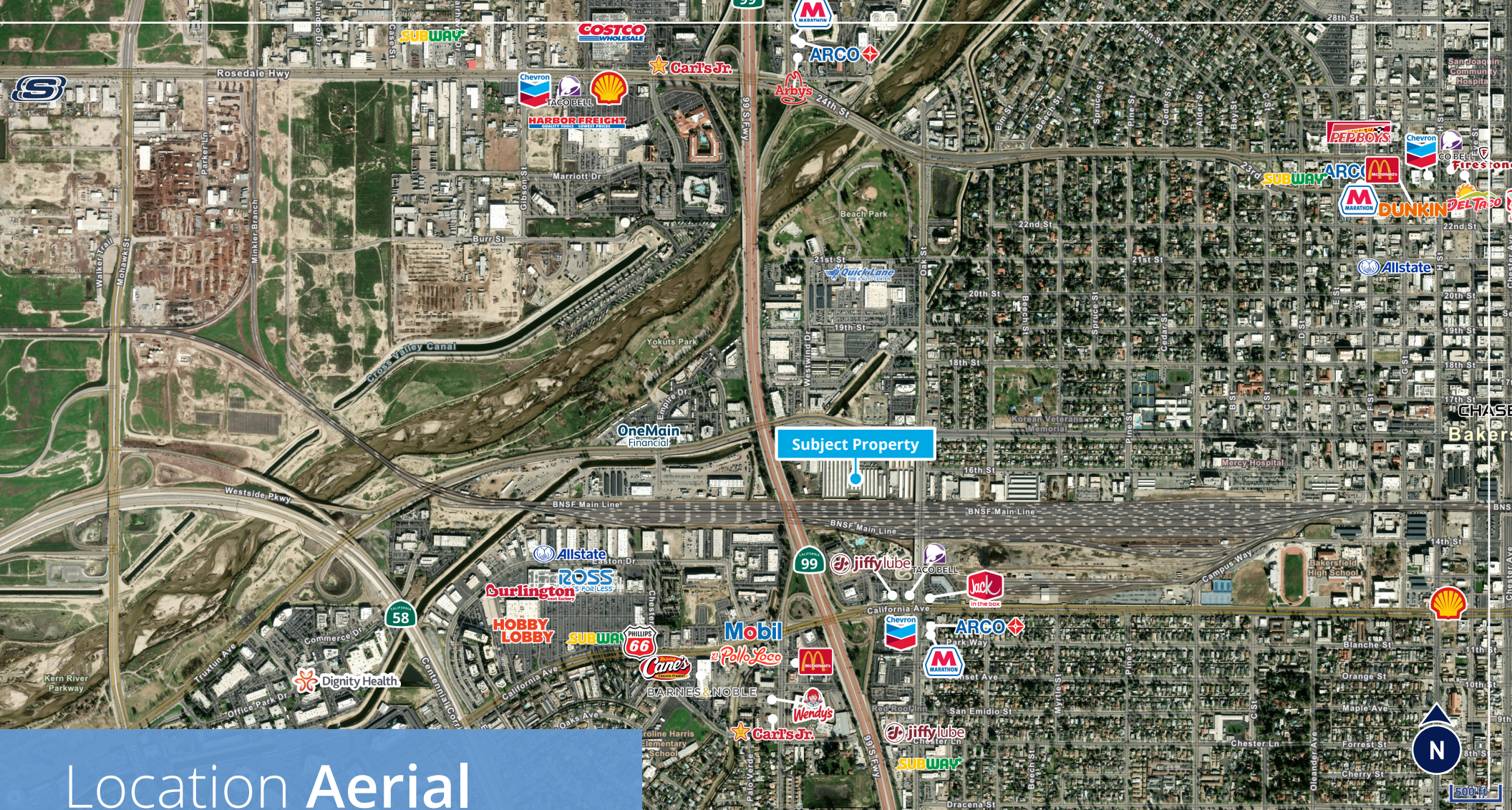


3311 Truxtun Ave

Parcel Map

Colliers





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