

Industrial Warehouse & Yard

FOR SALE OR LEASE



2831
Gibson Street
Bakersfield, CA 93308

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Property Information

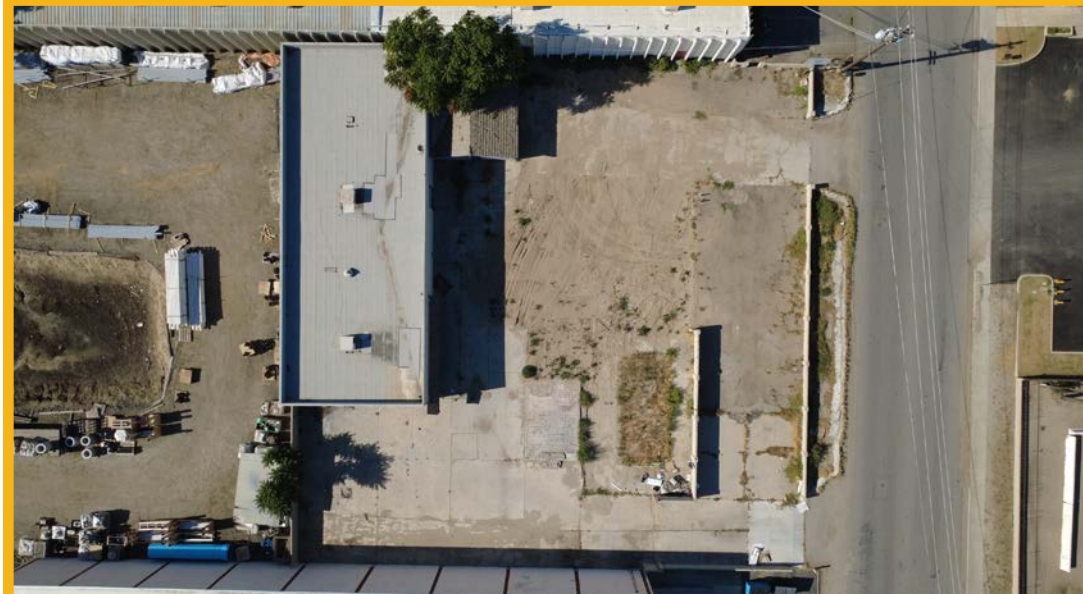
2831 Gibson Street - Bakersfield, CA

Property Highlights

- Concrete block construction with three (3) ground-level doors
- Central "Oilpatch" location with convenient access to all areas of Kern County via Highways 99, 58, and Rosedale Highway
- Partially paved with two (2) points of ingress/egress
- Rare M-3 (Heaving Industrial) zoning supports a wide range of industrial uses including manufacturing, fabrication, oilfield services, trucking, equipment storage, and many other uses
- Suitable for owner-operators or investors seeking functional industrial space with yard in a supply-constrained submarket
- Limited availability of smaller industrial buildings with usable yard space in Bakersfield's core industrial areas
- Existing utility infrastructure allows for immediate occupancy and reduced upfront development costs

Property Details

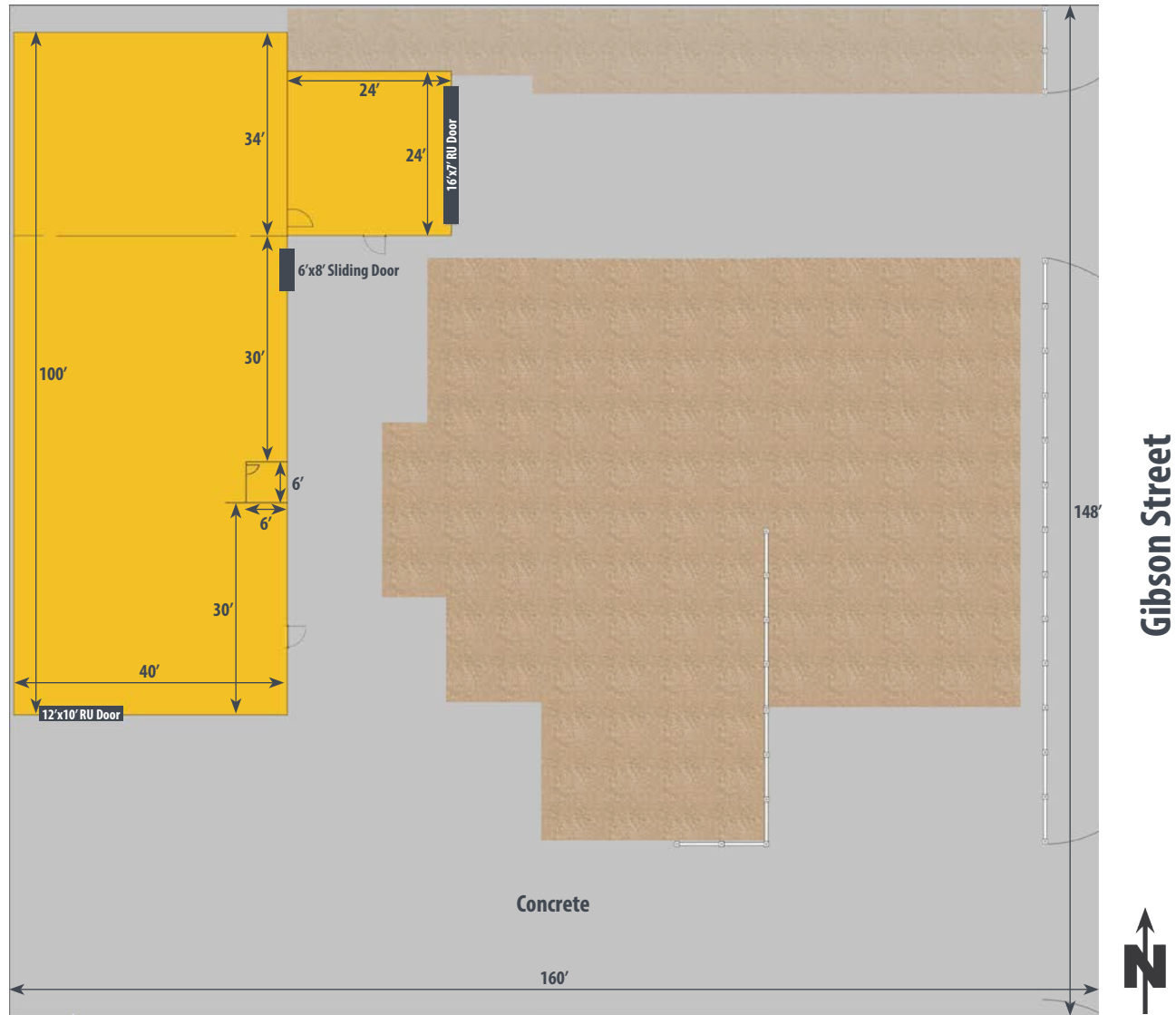
- **Building Size** 4,576 SF
- **Lot Size** 0.55 Acres (23,814± SF)
- **Zoning** M-3 (Heavy Industrial), County of Kern
- **APN** 332-141-48
- **Sale Price** \$865,000
- **Lease Rate** \$1.25 PSF/Month NNN
Tenant Improvements Available



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Site Plan / Floor Plan

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*Plans not guaranteed, for illustration purposes only. Plans not to scale.

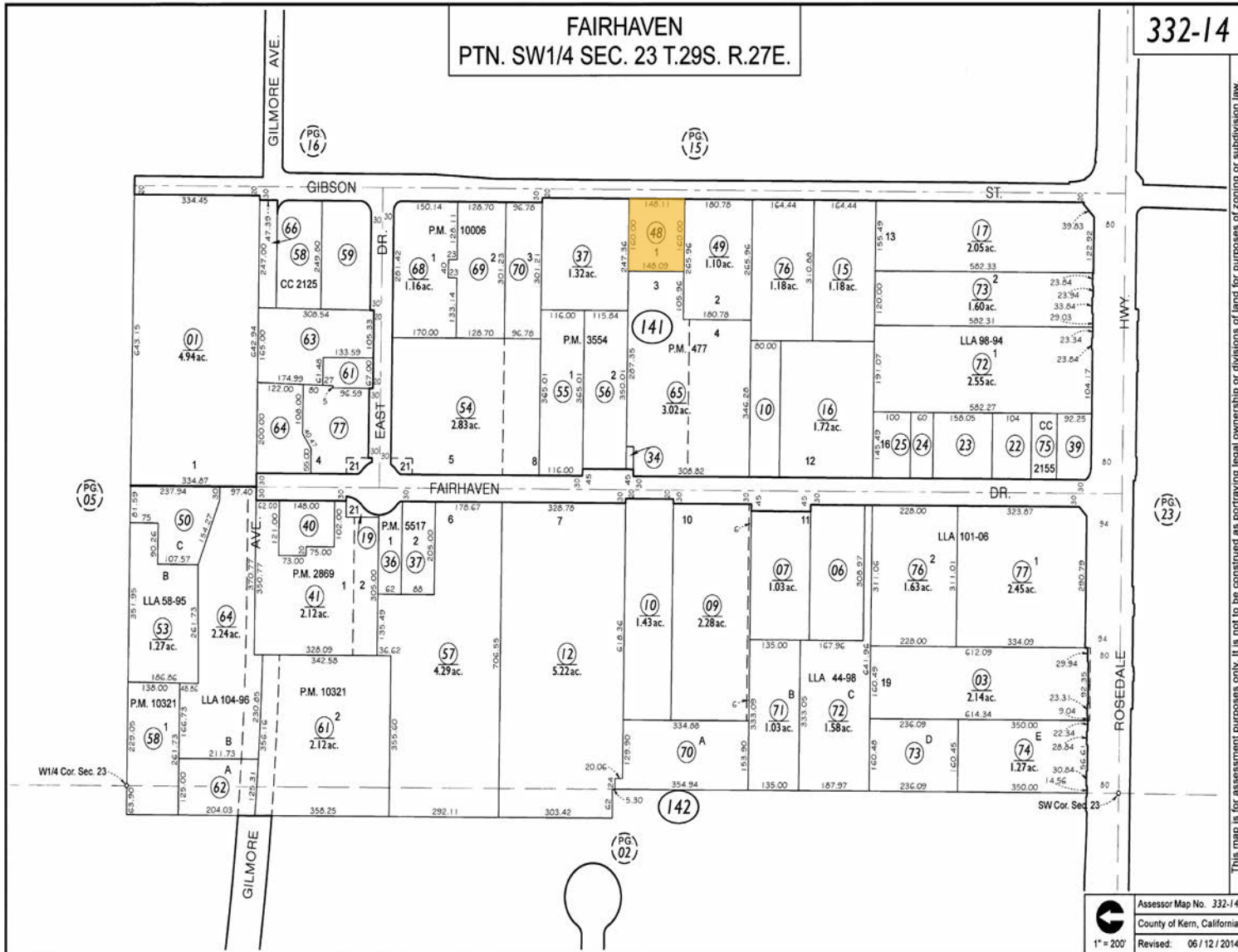


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Parcel Map

2831 Gibson Street - Bakersfield, CA



This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

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Property Photos

2831 Gibson Street - Bakersfield, CA



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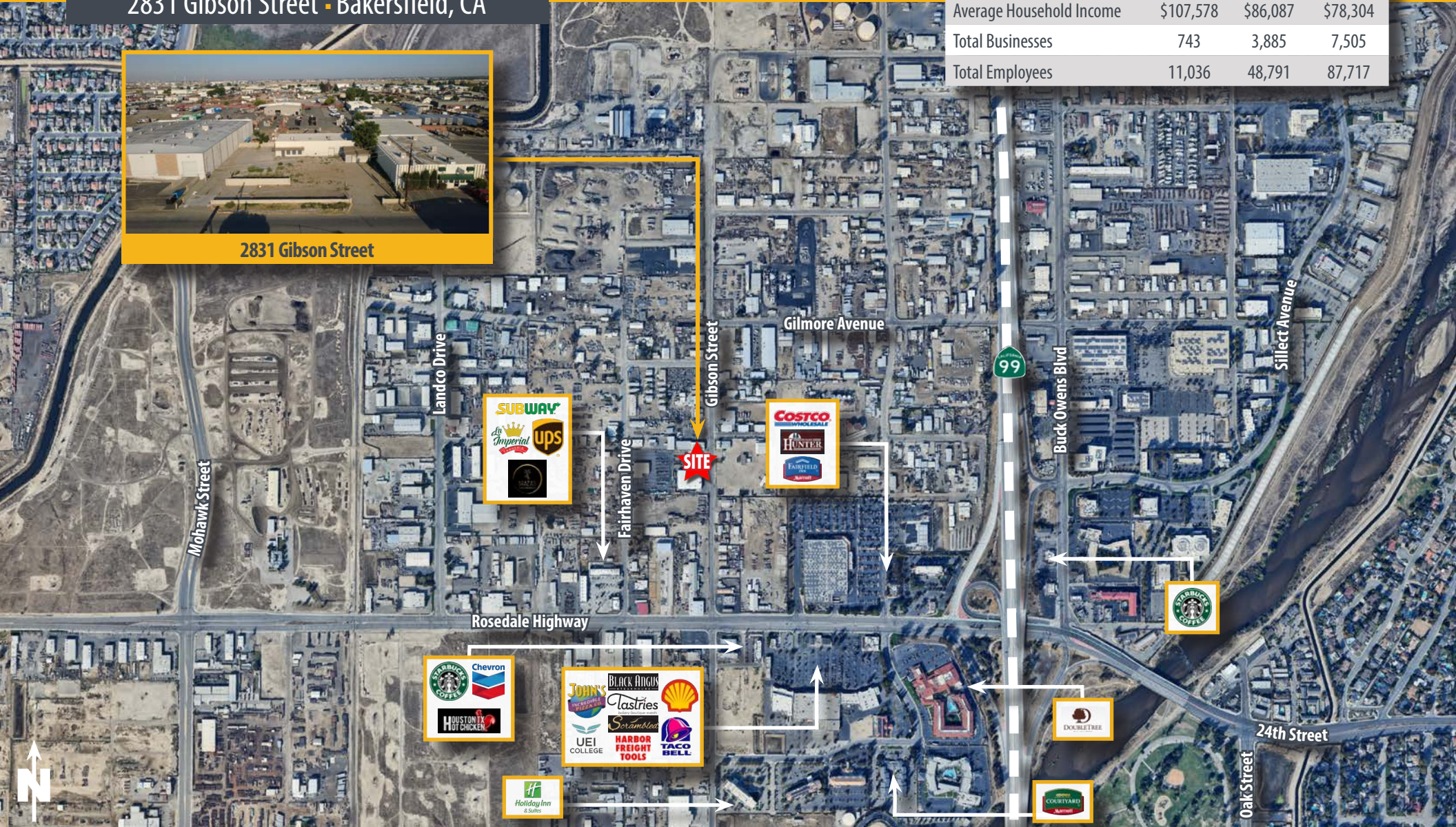
Aerial Map

2831 Gibson Street - Bakersfield, CA



2831 Gibson Street

Demographics	1 Mile	2 Mile	3 Mile
Total Population	1,000	22,880	95,281
Total Households	333	8,742	35,371
Average Household Income	\$107,578	\$86,087	\$78,304
Total Businesses	743	3,885	7,505
Total Employees	11,036	48,791	87,717



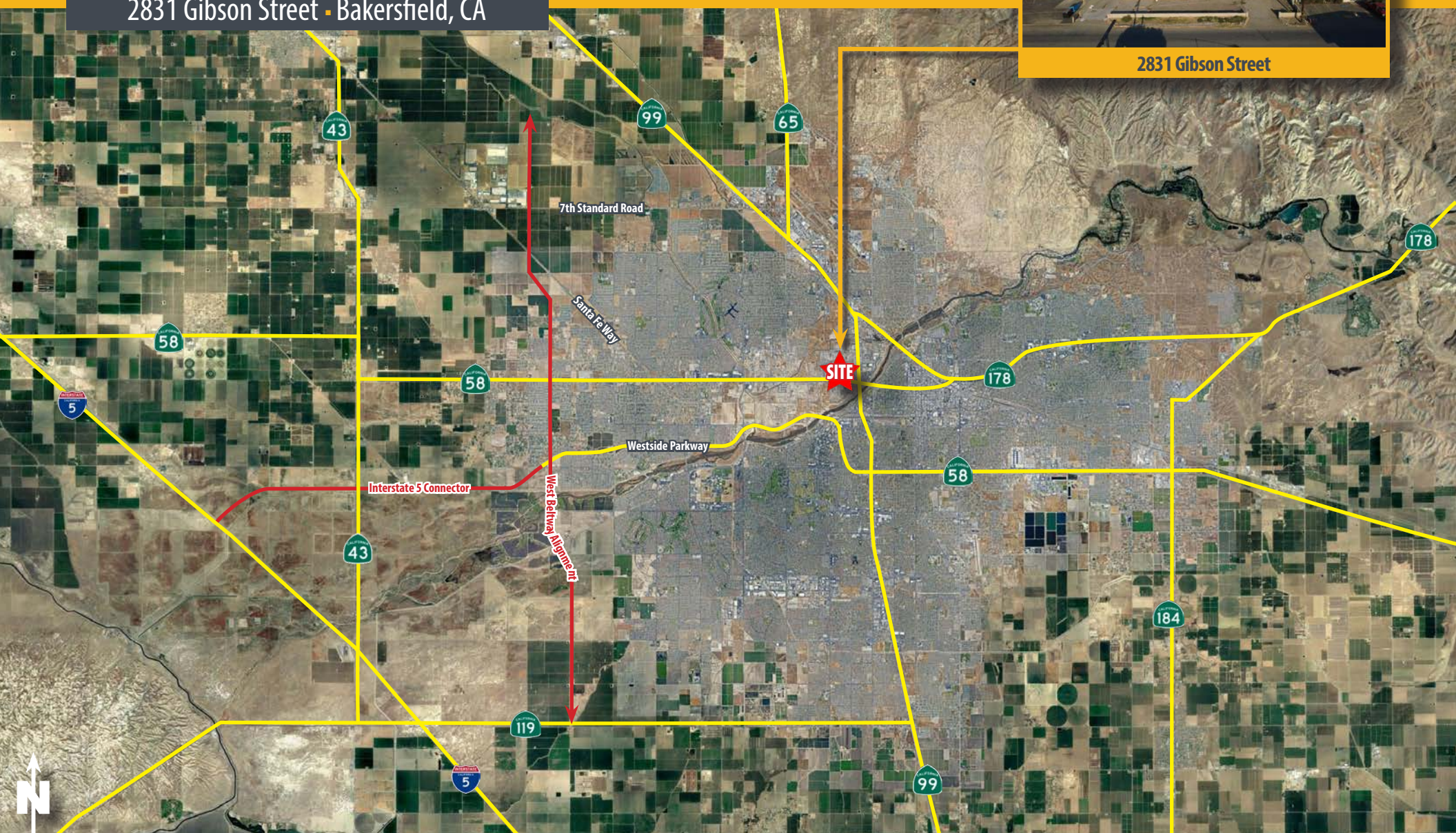
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Roadway Map

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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



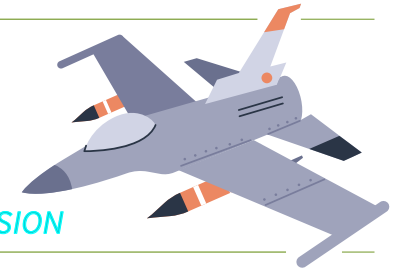
#1 Largest Battery Energy Storage System in the World



#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

