

±6,978 SF OF AVAILABLE WAREHOUSE FOR LEASE

# 3031 16TH STREET

BAKERSFIELD, CA 93301

\$1,500 HARD ROCK CASINO GIFT CERTIFICATE FOR LEASE SIGNED APRIL 30, 2026



**CUSHMAN &  
WAKEFIELD**

# 3031 16TH STREET

## For Lease



## PROPERTY HIGHLIGHTS

- Front office fronts on 16th St. With large yard and metal building. Previously used as bus maintenance facility with 3 overhead doors entering approximately 6,400 s.f. of open metal building space. Front office is approximately 550 s.f. Just west of Mercy Hospital. Site is approximately 3/4 acre; securely fenced.
- Centrally located with close proximity to Bakersfield's freeways for efficient logistics and accessibility.
- Close proximity to downtown Bakersfield.
- Paved  $\pm 14,000$  SF yard area.

### PROPERTY FEATURES

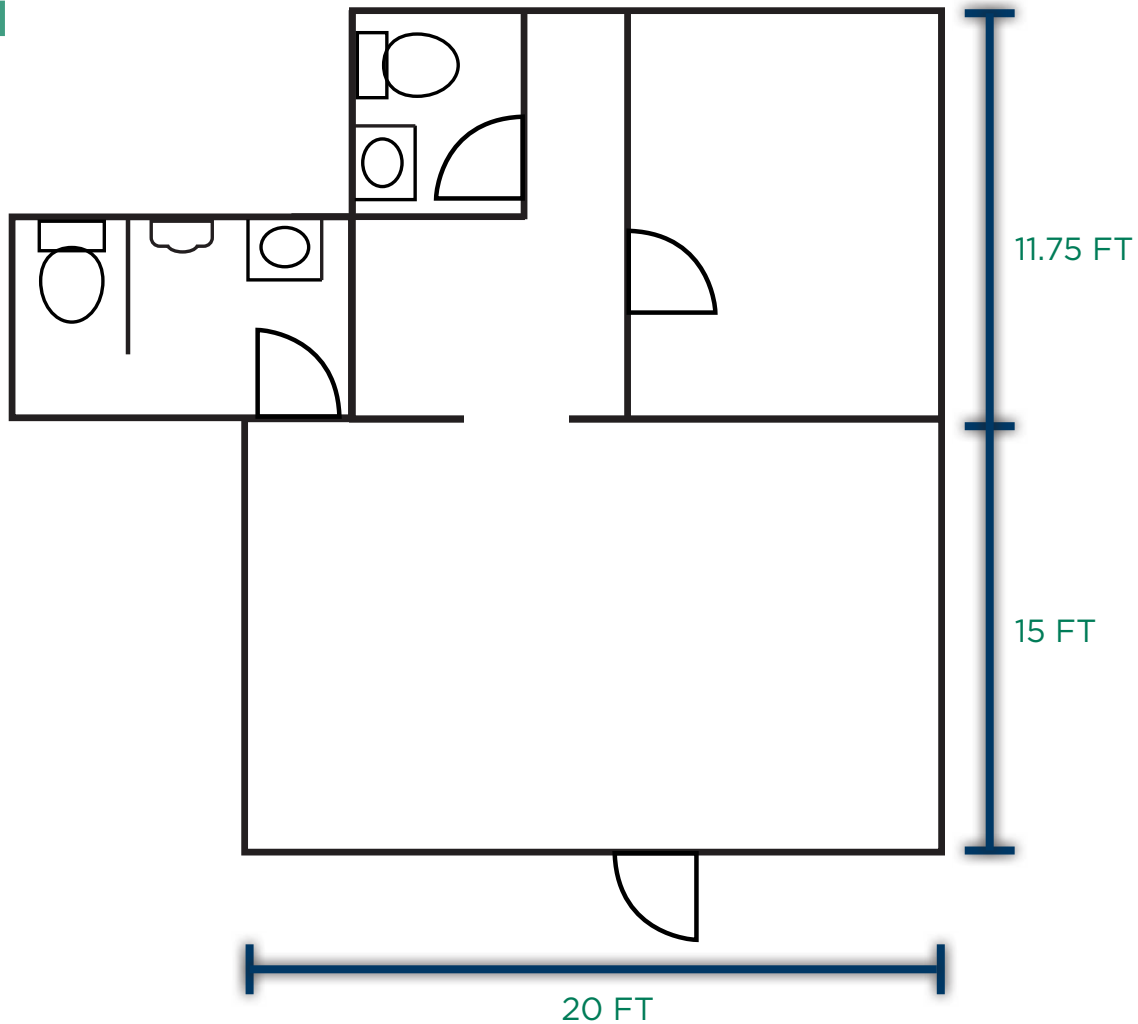
<b>Building Size:</b>	$\pm 6,978$ SF	<b>Year Built:</b>	1970
<b>Warehouse:</b>	$\pm 6,400$ SF (3) Drive up Roll Up Doors	<b>Zoning:</b>	M-1, Light Manufacturing
<b>Office Area:</b>	$\pm 578$ SF	<b>Construction:</b>	Metal
<b>Canopy:</b>	$\pm 2,400$ SF *Canopy not included in leasable square footage	<b>Utilities:</b>	ELECTRICITY: PG&E GAS: PG&E WATER: CAL WATER SEWER: MUNICIPAL
<b>Yard:</b>	$\pm 14,000$ SF	<b>Lease Rate:</b>	\$5,000.00/Monthly/ Industrial Gross
<b>Parking:</b>	On-site & street	<b>Tenant Improvements:</b>	Negotiable

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## FLOOR PLAN

OFFICE  
±578 SF

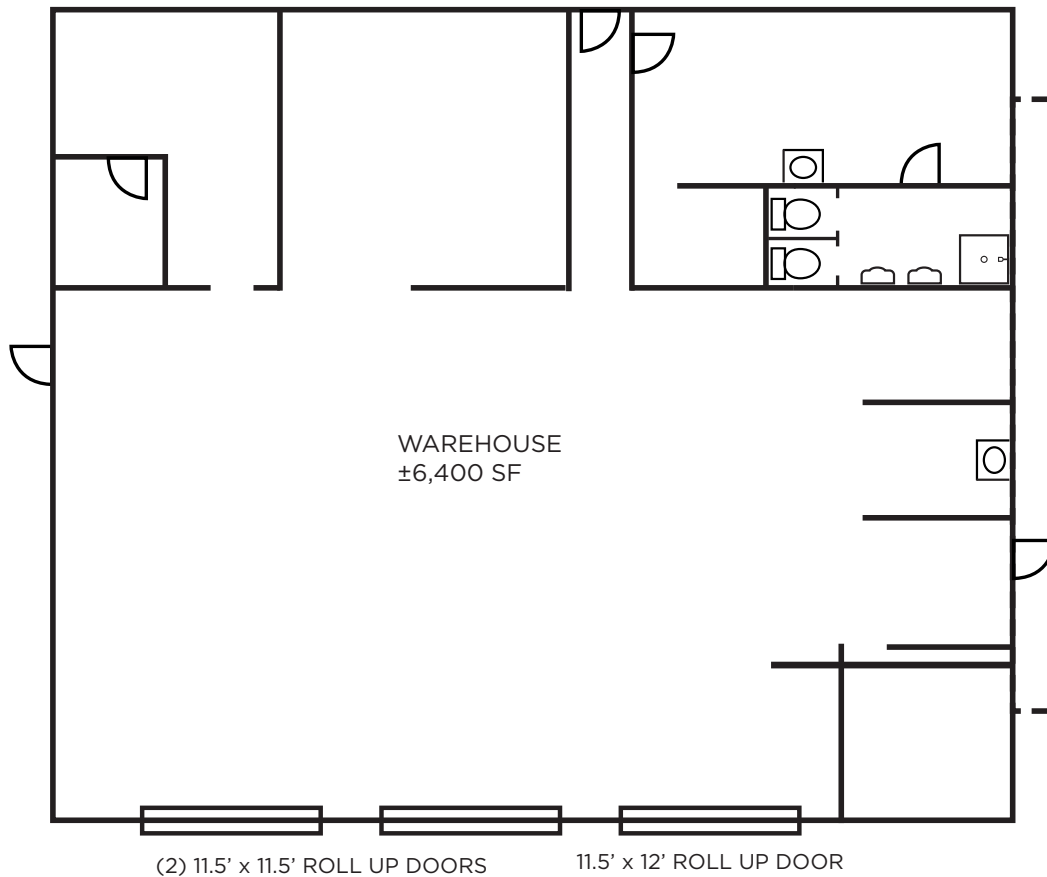


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## FLOOR PLAN

80 FT



CANOPY  
±2,400 SF

60 FT

(2) 11.5' x 11.5' ROLL UP DOORS

11.5' x 12' ROLL UP DOOR

80 FT

40 FT



PROPERTY PHOTOS



# AERIAL VIEW



Oak Street

California Avenue

Oak Street

**PINCO SOLUTIONS**

**YARD**

**KAISER PERMANENTE SINCE 2015**

**BLDG.**

16th Street

16th Street



**FOR MORE INFORMATION, CONTACT:**

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