

New Industrial Construction **FOR LEASE**



3650
Gulfstream Lane
Bakersfield, CA 93308

Property Highlights

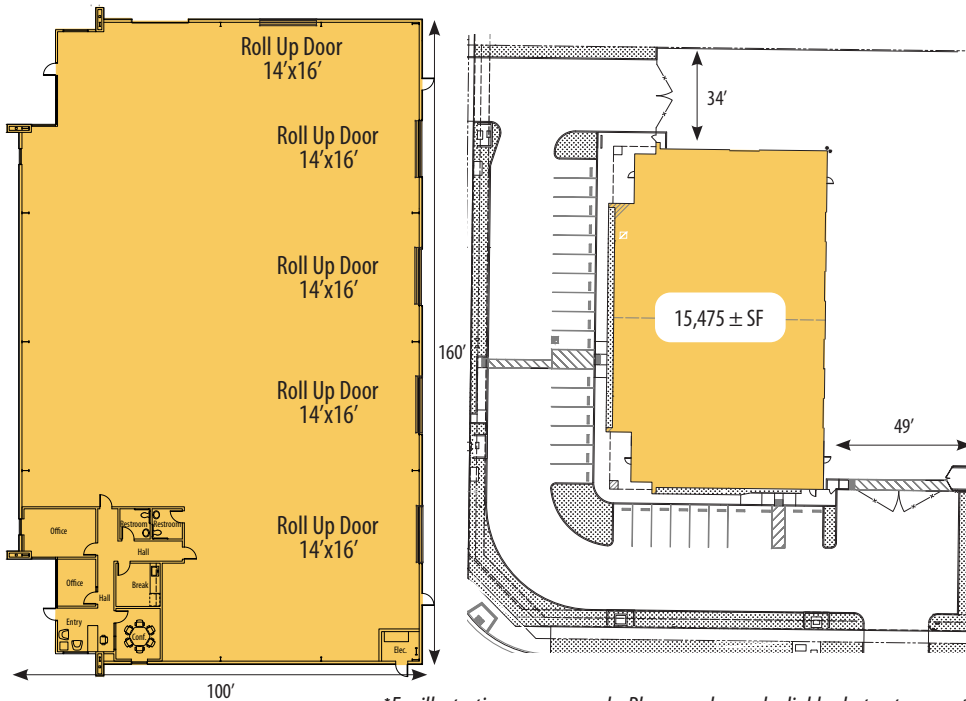
- 15,475 SF Available
- Fully fenced and concrete paved yard area
- Zoned M-2 PDH, County of Kern
- Insulated metal panel with pre-engineered metal frame, office area complete



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**For illustration purposes only. Plans are deemed reliable, but not guaranteed.*

Property Details

- Year Built** 2025
- Building Size** ±15,475 SF
- Parcel Size** 1.53 Net Acres
- Office** ±1,165 SF - Completed
- Roof** Standing Seam, Metal deck with insulation
- Power** 1000 Amps, 120/208 Volts
3 Phase, 4 Wire
- Zoning** M-2 PD H, County of Kern
- Parking** 25 Spaces (4 EV capable)
- Construction** Insulated metal panel with pre-engineered metal frame, warehouse exhaust fans
- Fire Sprinklers** 0.20 gpm/1,500 SF
- Solar** 21, 500W panels
- Column Spacing** Clear span - No columns
- Clear Height** ±22'-24'
- Doors** Five (5)-14'x16' insulated ground level roll up
- Yard Area** Concrete paved and fenced
- Gates** Two (2) swinging





KERN COUNTY At A GLANCE

LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

#2 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

70%



60%



#1 Largest
Wind Farm
in the U.S.

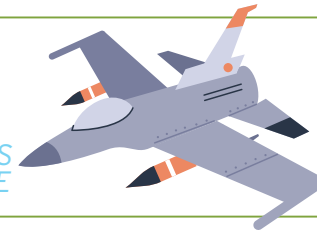


2ND Largest
Solar Farm
in the U.S.



#7 Oil-Producing
County in
the Nation

OVER 50 WORLD TECH
"FIRSTS"
NAVAL AIR WEAPONS
STATION CHINA LAKE



1ST COMMERCIAL SPACE
PORT IN U.S.
MOJAVE AIR &
SPACE PORT



1ST SPACE SHUTTLE
LANDING
EDWARDS AIR
FORCE BASE



KERN COUNTY, *California*, WHERE BUSINESS IS BOUNDLESS



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Source: Kern Economic Development Corporation - <https://kernedc.com/market-overview/>