

±6,978 SF OF AVAILABLE WAREHOUSE FOR LEASE

3031 16TH STREET

BAKERSFIELD, CA 93301

\$1,500 HARD ROCK CASINO GIFT CERTIFICATE FOR LEASE SIGNED AUGUST 31ST, 2026



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

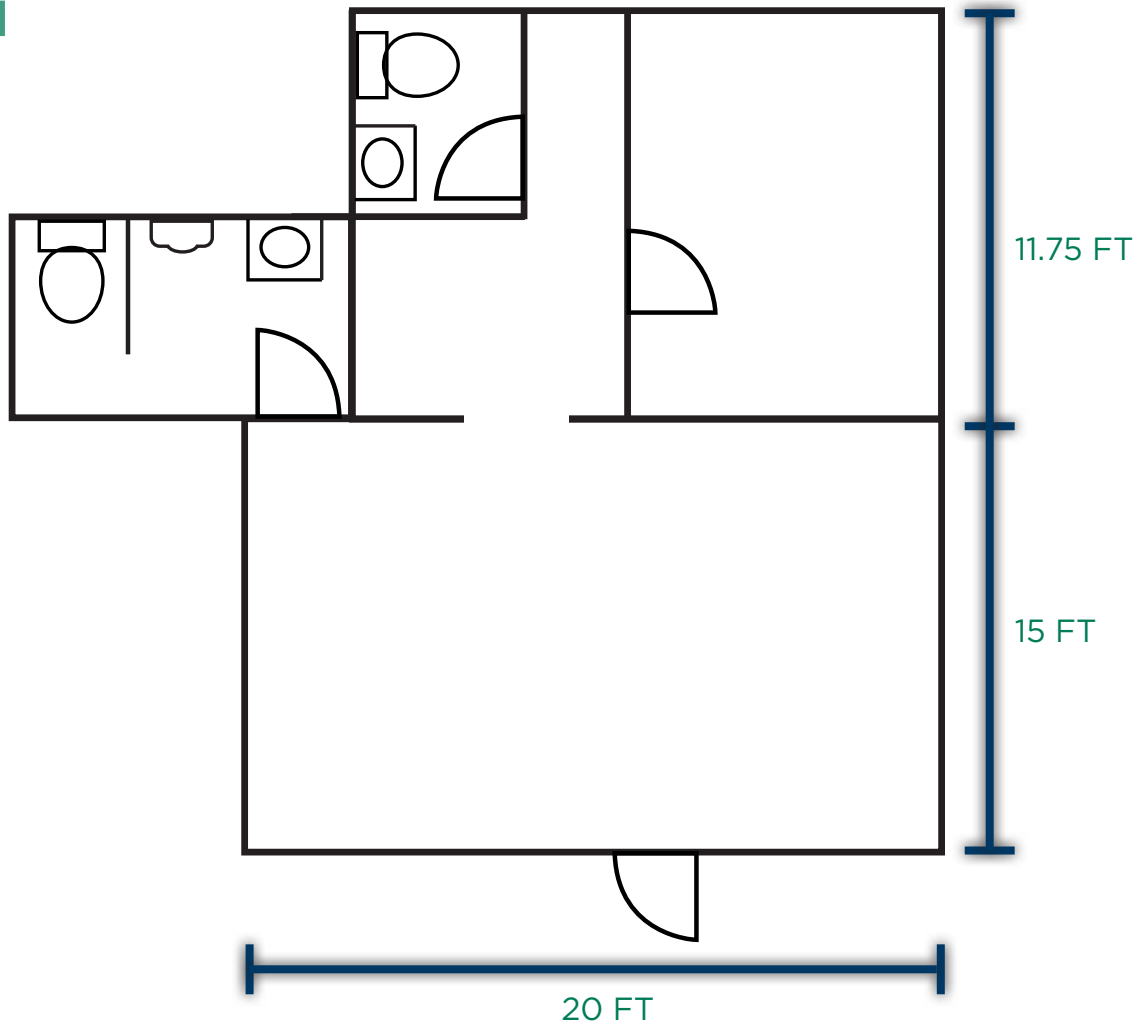
Building Size:	$\pm 6,978$ SF	Year Built:	1970
Warehouse:	$\pm 6,400$ SF (3) Drive up Roll Up Doors	Zoning:	M-1, Light Manufacturing
Office Area:	± 578 SF	Construction:	Metal
Canopy:	$\pm 2,400$ SF *Canopy not included in leasable square footage	Utilities:	ELECTRICITY: PG&E GAS: PG&E WATER: CAL WATER SEWER: MUNICIPAL
Yard:	$\pm 14,000$ SF	Lease Rate:	\$4,000.00/Monthly/ Industrial Gross
Parking:	On-site & street	Tenant Improvements:	Negotiable

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FLOOR PLAN

OFFICE
±578 SF

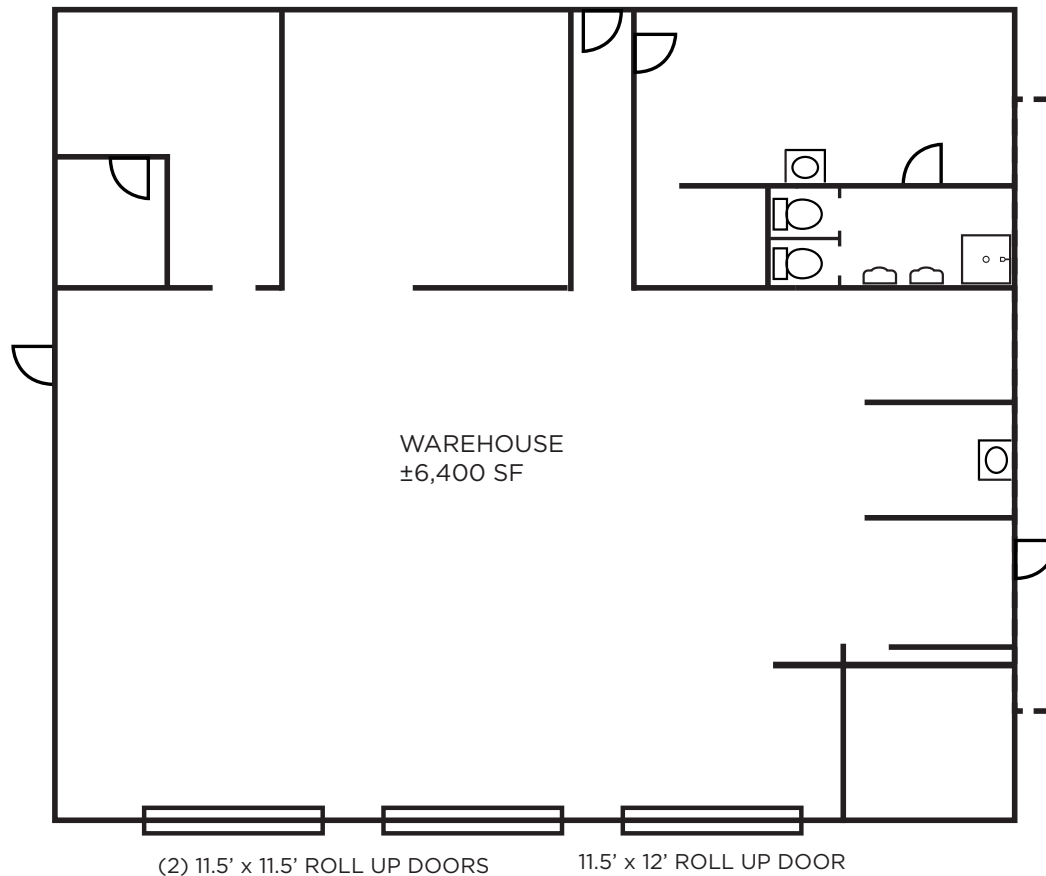


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FLOOR PLAN

80 FT



80 FT

40 FT

60 FT



PROPERTY PHOTOS



AERIAL VIEW



PINCO
SOLUTIONS

YARD

KAISER
PERMANENTE
SINCE 2015

BLDG.

16th Street

16th Street

Oak Street

California Avenue

Oak Street



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