



For Lease | +/- 1,100 - 2,550 sf
**Prime Office/Warehouse in
 Northwest Bakersfield**

10010 Rosedale Hwy | Bakersfield, CA 93312

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Lease Rate:

\$1.05/sf, Industrial Gross

Available:

Suite 2: +/- 1,450 sf

Suite 3: +/- 1,100 sf

**Suites can be combined for a total of +/- 2,550 SF*



Sewer
Septic



Electric
PG&E (280 volt, 3
phase, 4 wire)



Water
Vaughn Water Co.



Gas
No Gas

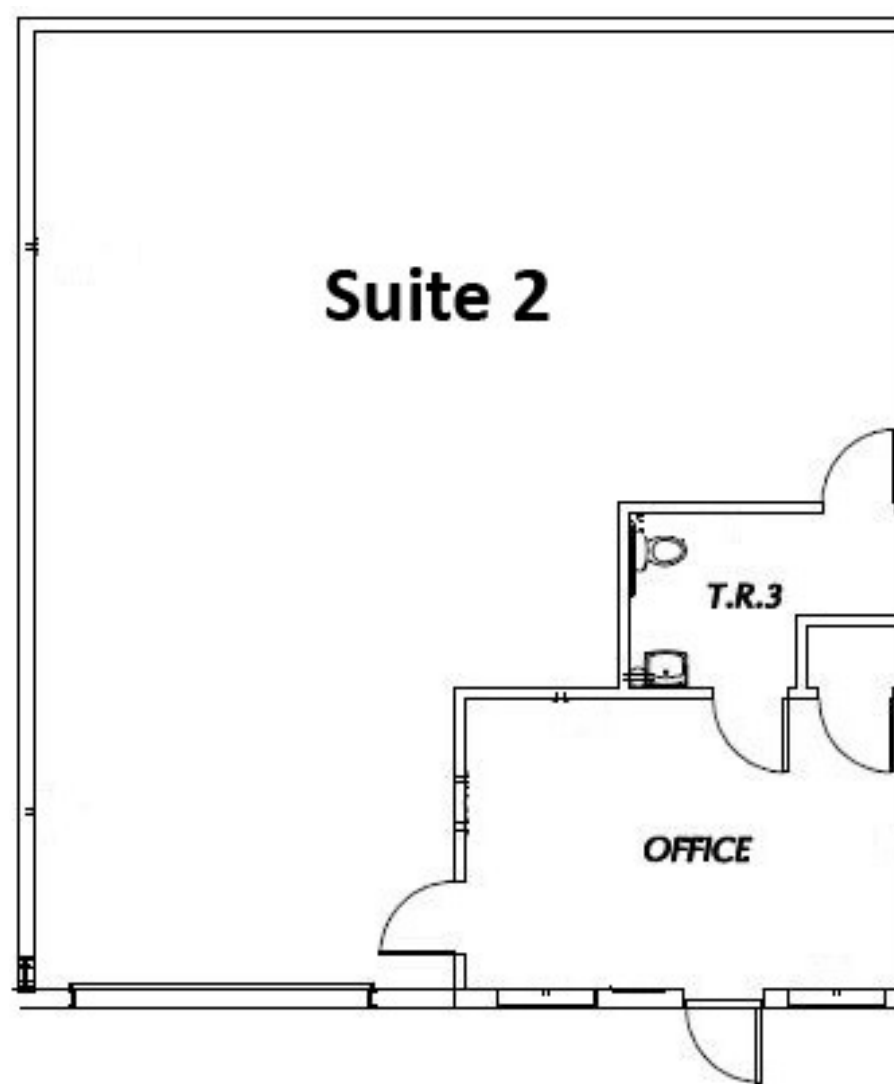
Property Overview:

10010 Rosedale Highway is located in Northwest Bakersfield, behind the bulk yard and tractor supply, near Calloway Drive. Easy access to Highway 99 north and south route and Highway 178 east and west route.

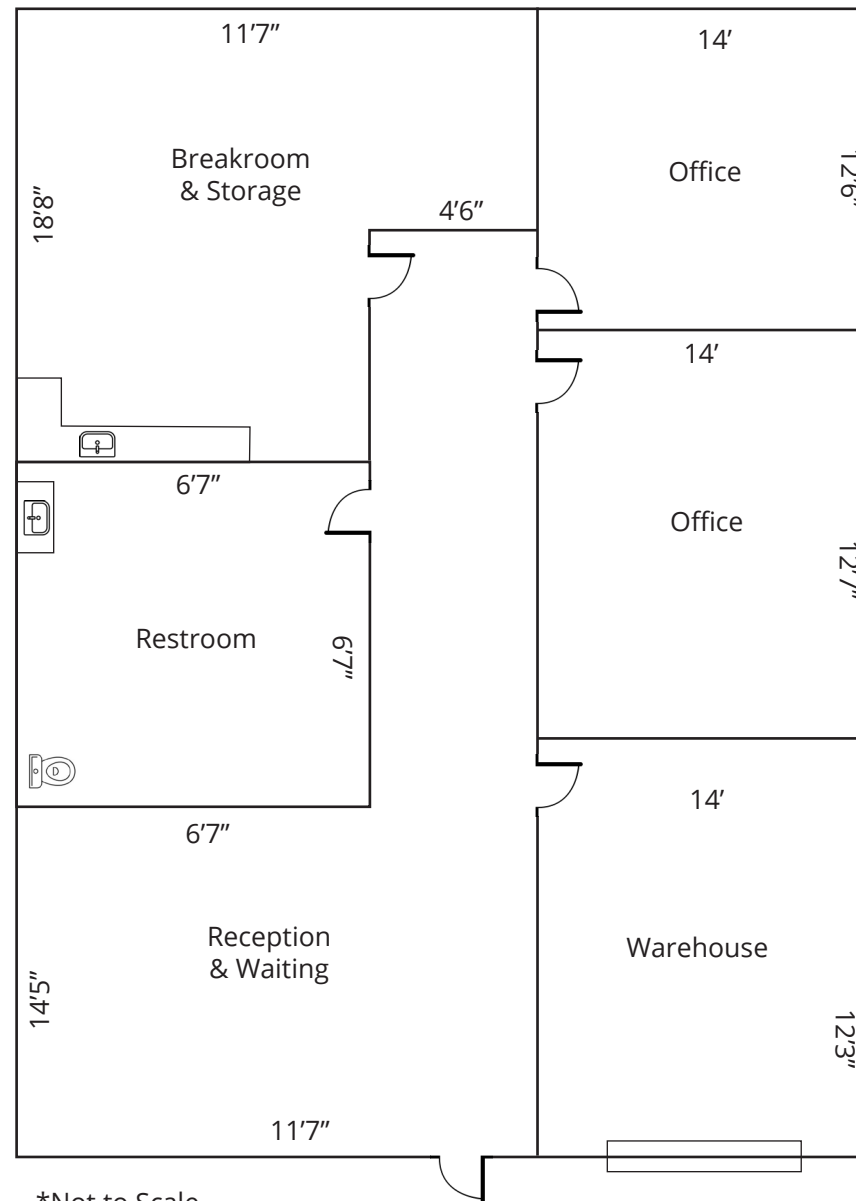
Property Highlights:

- Each suite has a 12' x 14' roll-up door
- Suite 2 has one office, one restroom, & the rest warehouse
- Suite 3 is all office space with a 12'x14' warehouse
- Project is an approximate 16,800 sf multi-tenant office/warehouse building
- Property is fully fenced with an electronic gate & keypad
- Great northwest location off Rosedale Hwy, behind The Bulk Yard
- Building is situated on 2.26 acres of land
- Zoning: M-1

Floor Plan - Suite 2

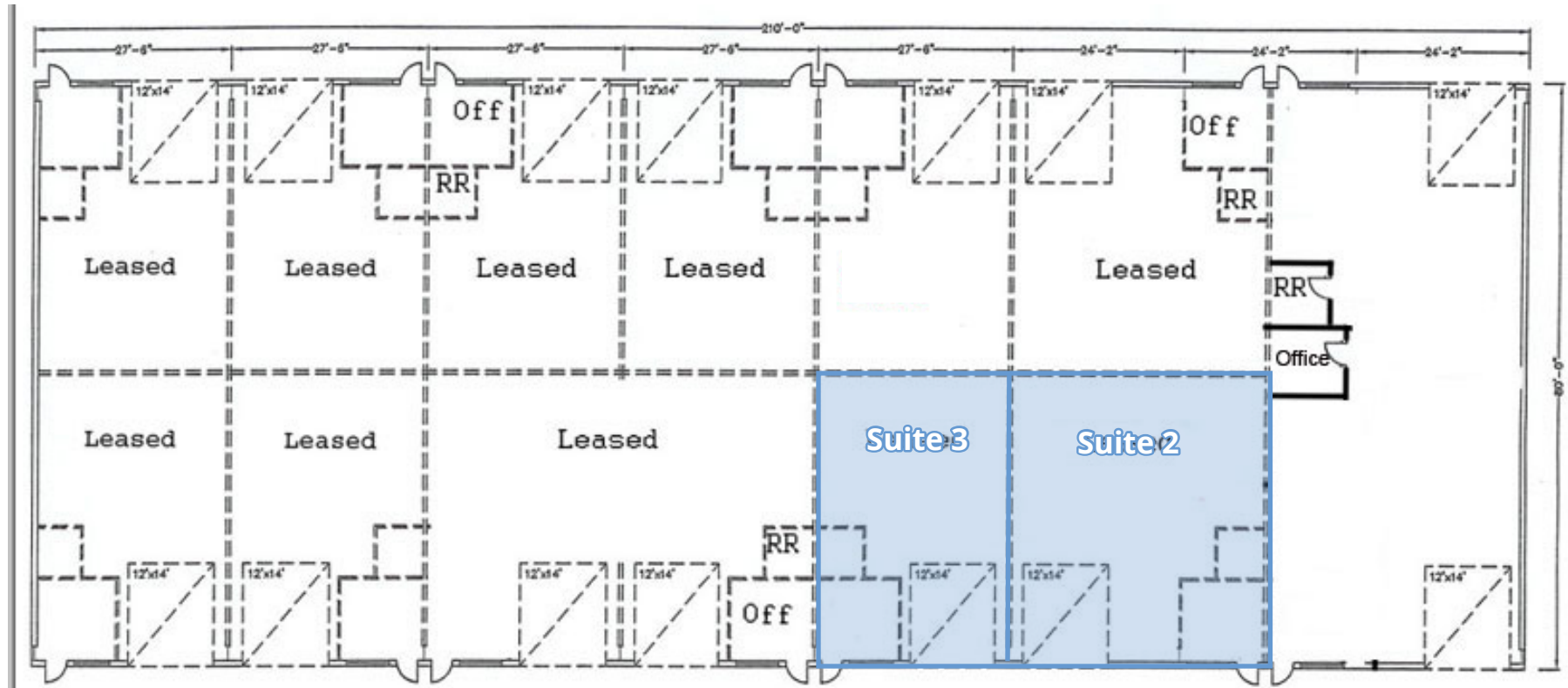


Floor Plan - Suite 3



*Not to Scale

Site Plan



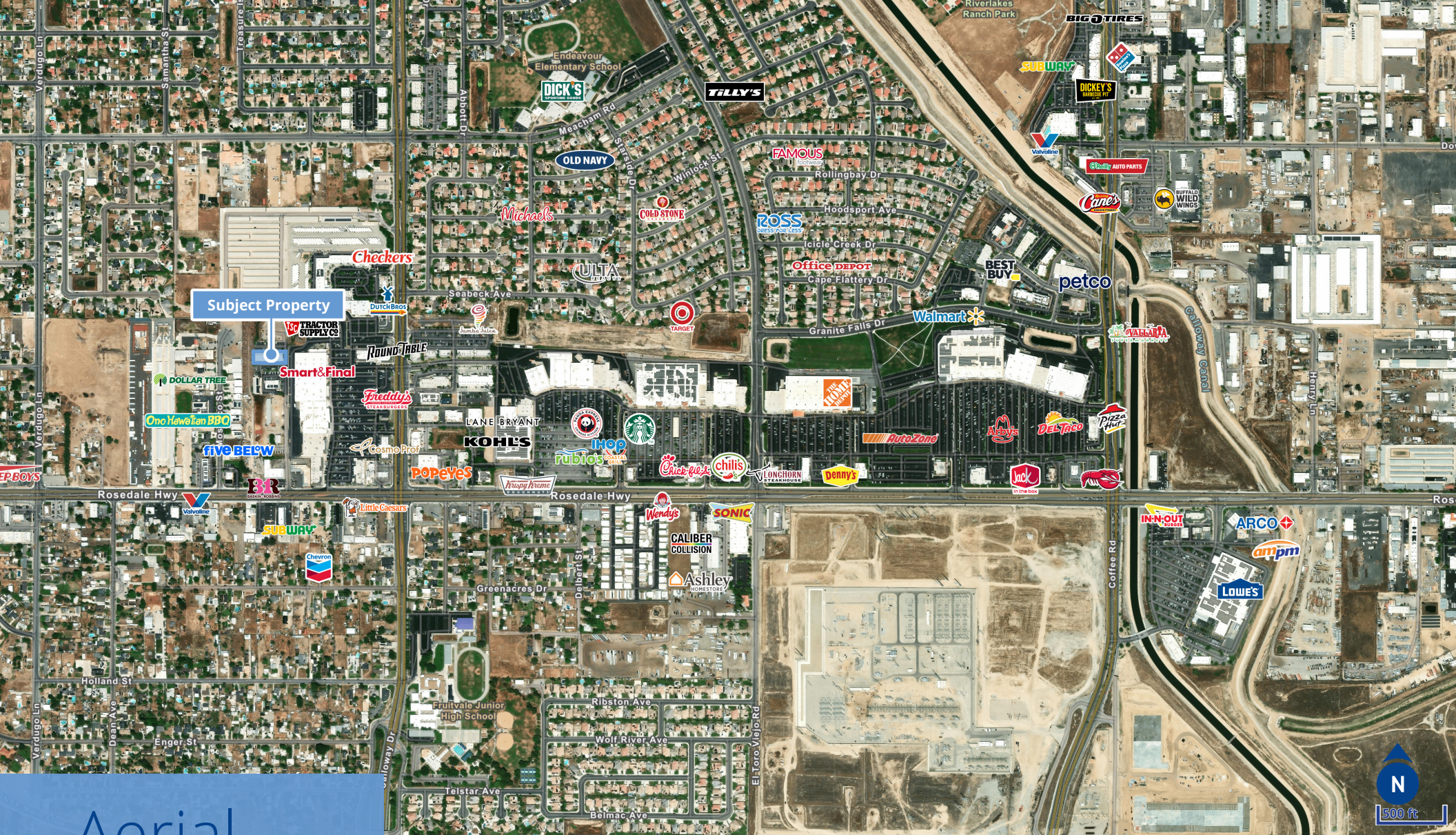
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Aerial

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