

Colliers

For Lease

Multi-Tenant Office/Warehouse

801 Brundage Ln | Bakersfield, CA

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Property **Details:**

Address	801 Brundage Ln Bakersfield, CA 93304
APN	011-050-03
Building Size	+/- 21,186 Square Feet
Parcel Size	+/- 41,382 Square Feet
Zoning	M-1; Light Industrial City of Bakersfield

Water
California Water Servico Co.

Electric
PG&E
(4 wire, 200 amp, 3 phase, 120/208 volt)

Sewer
City of Bakersfield

Gas
PG&E

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Available:

Suite F	+/- 850 SF	$1,050/mo., Industrial Gross + $50/mo. CAM Fee
Suite R	+/- 850 SF	$1,050/mo., Industrial Gross + $50/mo. CAM Fee
Suite T	+/- 850 SF	$1,050/mo., Industrial Gross + $50/mo. CAM Fee

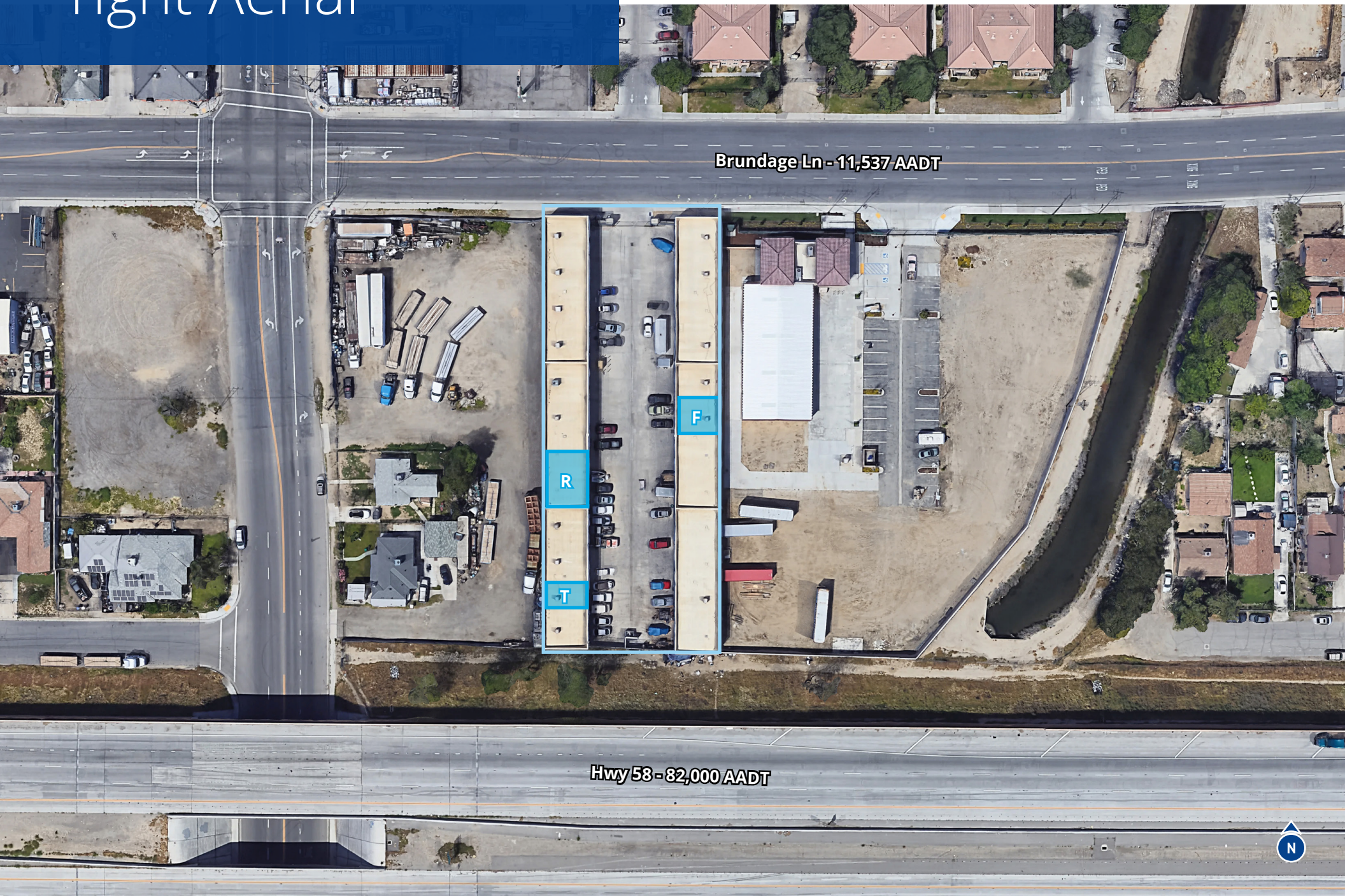
Property **Overview:**

801 Brundage Ln is a multi-tenant, office/warehouse project that is centrally located, adjacent to Hwy 58 which is soon to be connected to Interstate 5. The property also provides close proximity to North/Southbound of Hwy 99.

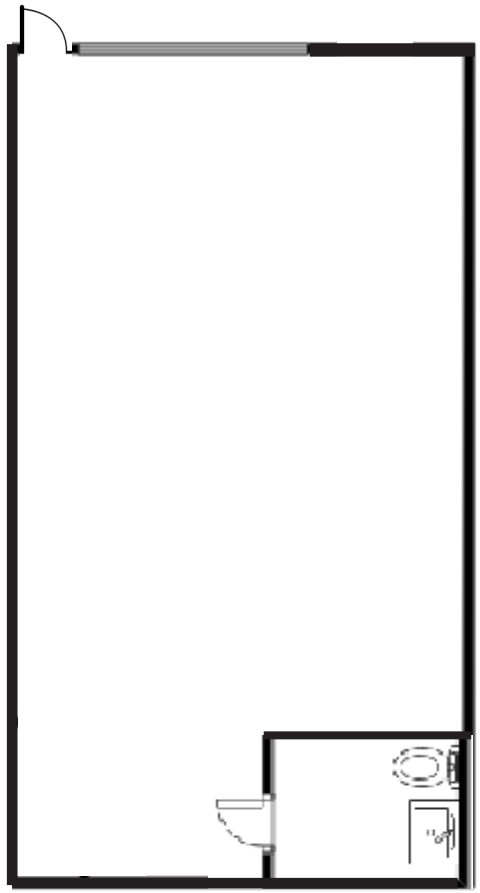
Property **Highlights:**

- Gated and secured entrance.
- Centrally located with freeway access to Hwy 58 and close proximity to Hwy 99.
- Newly installed LED lights, interior has new paint, and restroom flooring has been recently replaced.
- Flexible Term
- Suites Individually metered.

Tight Aerial



Floor Plan

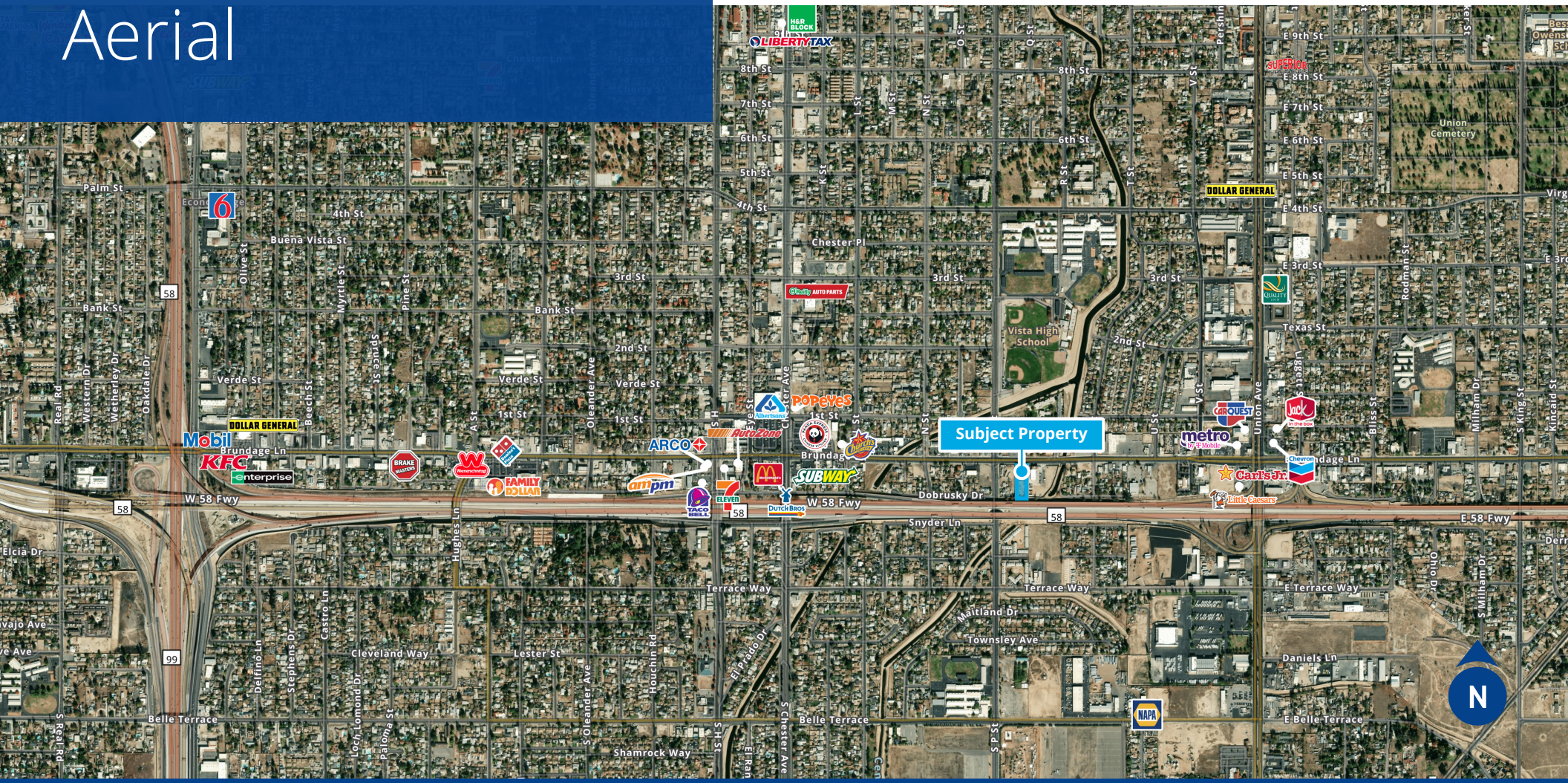


Suite F





Aerial



Population
1 Mile: 18,896
3 Mile: 144,129
5 Mile: 330,067

Daytime Population
1 Mile: 18,944
3 Mile: 186,041
5 Mile: 360,718

Median Age
1 Mile: 29.3
3 Mile: 29.4
5 Mile: 30.6

Businesses
1 Mile: 820
3 Mile: 8,241
5 Mile: 13,133

Average HH Income
1 Mile: $50,287
3 Mile: $57,250
5 Mile: $69,119

Households
1 Mile: 5,979
3 Mile: 46,086
5 Mile: 104,032