

For Sale or Lease

$2,800,000

Sale Price

$12,000/mo.

Industrial Gross, Lease Rate

Contact us:

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4201 Armour Ave Bakersfield, CA 93308

4201 Armour Ave is a 13,700 square foot office/warehouse, building including approximately 1,200 square feet of office space located in the heart of the Rosedale "Oil Patch" submarket, just west of Highway 99 and north of Rosedale Highway.

Highlights:

- 0.67 Acres-Fully Paved and Fully Fenced
- Two (2) dock doors and two (2) ground level doors
- Warehouse has fully insulated walls and ceilings as well as two (2) evaporative coolers and two (2) space heaters
- Updated lighting with skylights
- 80'x50' 3 ton crane bridge
- Fully sprinklered at .2 GPM/1,500

Available
13,700 SF total for sale or lease situated on 0.67 acres

Warehouse SF
12,500 warehouse SF

Office SF
1,200 office SF

Property Details

Sale Price:

$2,800,000

Lease Rate:

$12,000/mo., Industrial Gross

Utilities:

Sewer
Septic

Water
California Water Service

Gas
PG&E

Electric
PG&E (120/208 Volt, 400 Amp, 3 Phase)

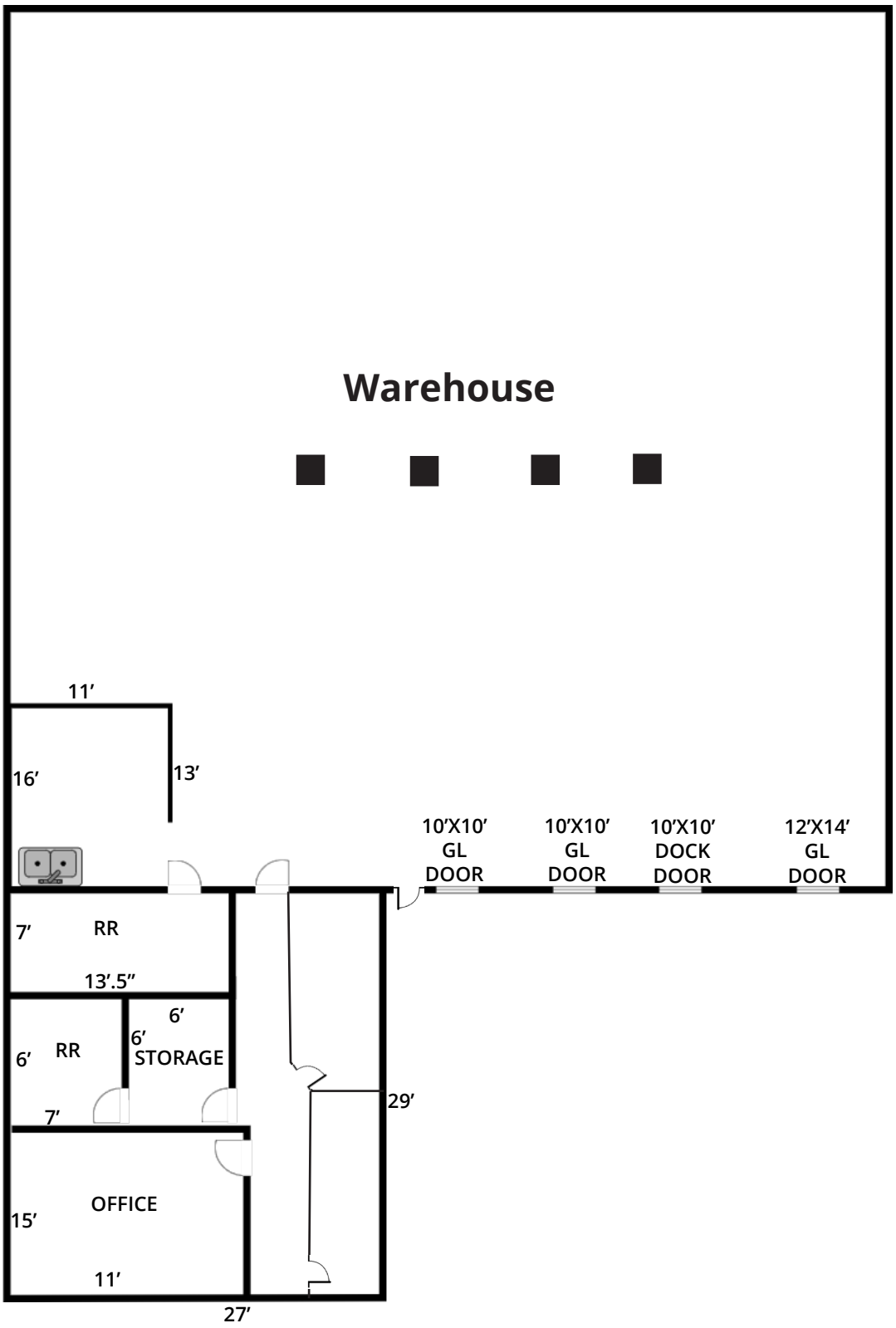








Floor Plan


Warehouse
11'
16'
13'
10'X10' GL DOOR
10'X10' GL DOOR
10'X10' DOCK DOOR
12'X14' GL DOOR
7'
RR
13'.5"
6'
6'
RR
6'
STORAGE
29'
7'
OFFICE
15'
11'
27'

Aerials



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