

Colliers



For Lease | +/- 2,200 sf
**Prime Office/Warehouse in
Northwest Bakersfield**

10010 Rosedale Hwy | Bakersfield, CA 93312

David A. Williams, SIOR
Senior Vice President | Principal
License No. 00855489
+1 661 631 3816
david.a.williams@colliers.com

Jason Alexander
Senior Vice President | Principal
License No. 01360995
+1 661 631 3818
jason.alexander@colliers.com

Colliers International
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



Lease Rate:

\$1.05/sf, Industrial Gross

Available:

Suite 6 & 7:

+/- 2,200 sf



Sewer
Septic



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



Water
Vaughn Water Co.



Gas
No Gas

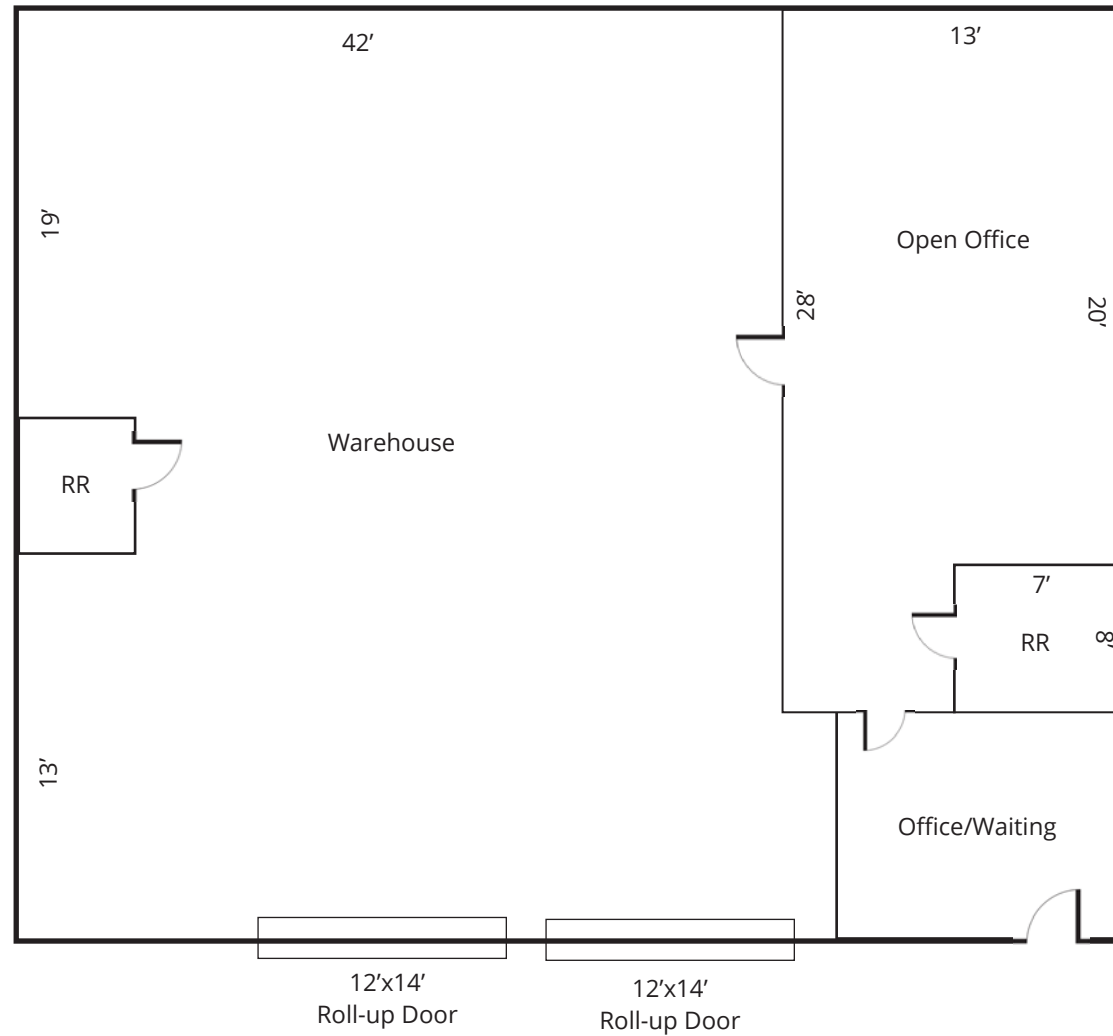
Property Overview:

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.

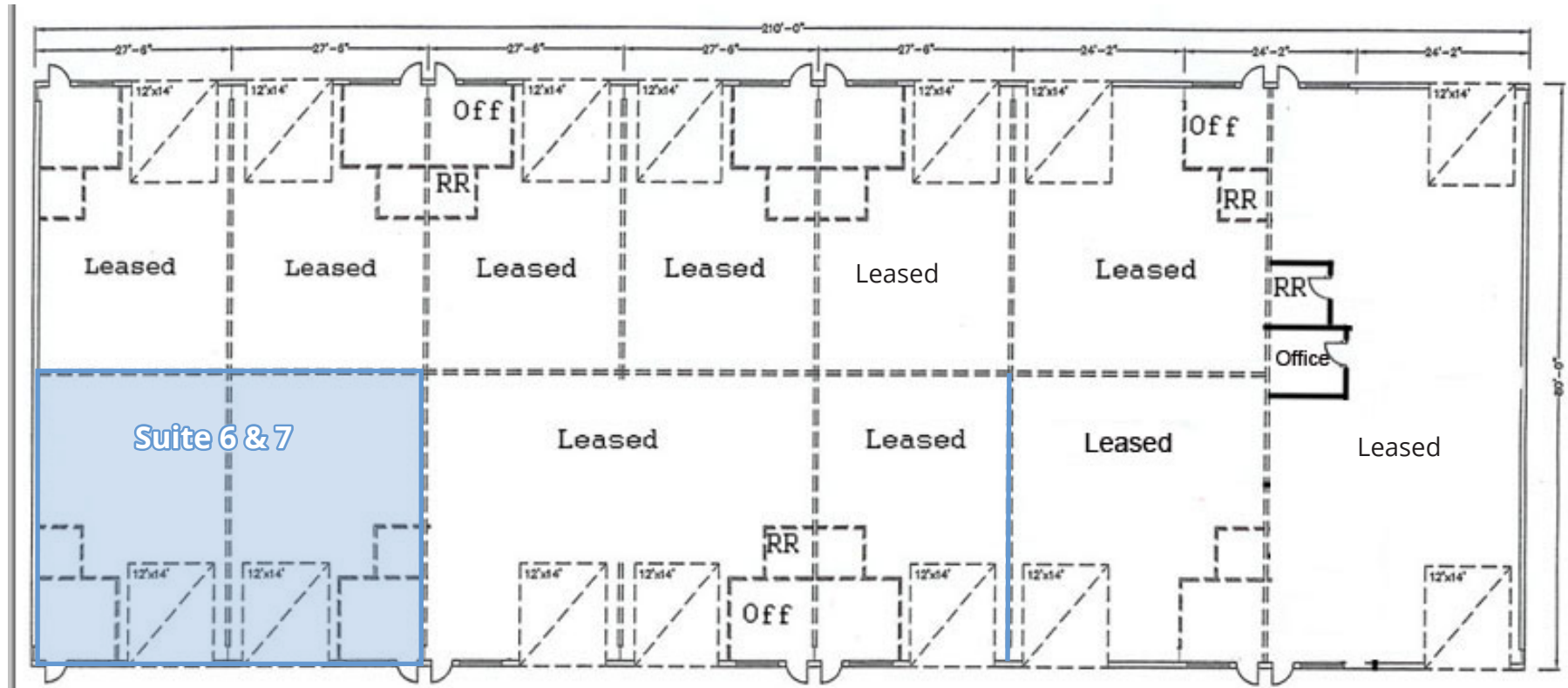
Property Highlights:

- Suite has a two (2) 12' x 14' roll-up door
- Floor plan consists of one office/waiting room, large open work area, 2 restrooms, and the rest warehouse space.
- Suite has a small fenced and gated area for parking or storage that measures 37' x 70'.
- Project is an approximate 16,800 sf multi-tenant office/warehouse building
- Property is fully fenced with an electronic gate & keypad
- Project has a $\frac{3}{4}$ acre fenced and gated lot that is shared amongst all tenants and can be used for additional parking or storage.

Floor Plan - Suite 6 & 7



Site Plan



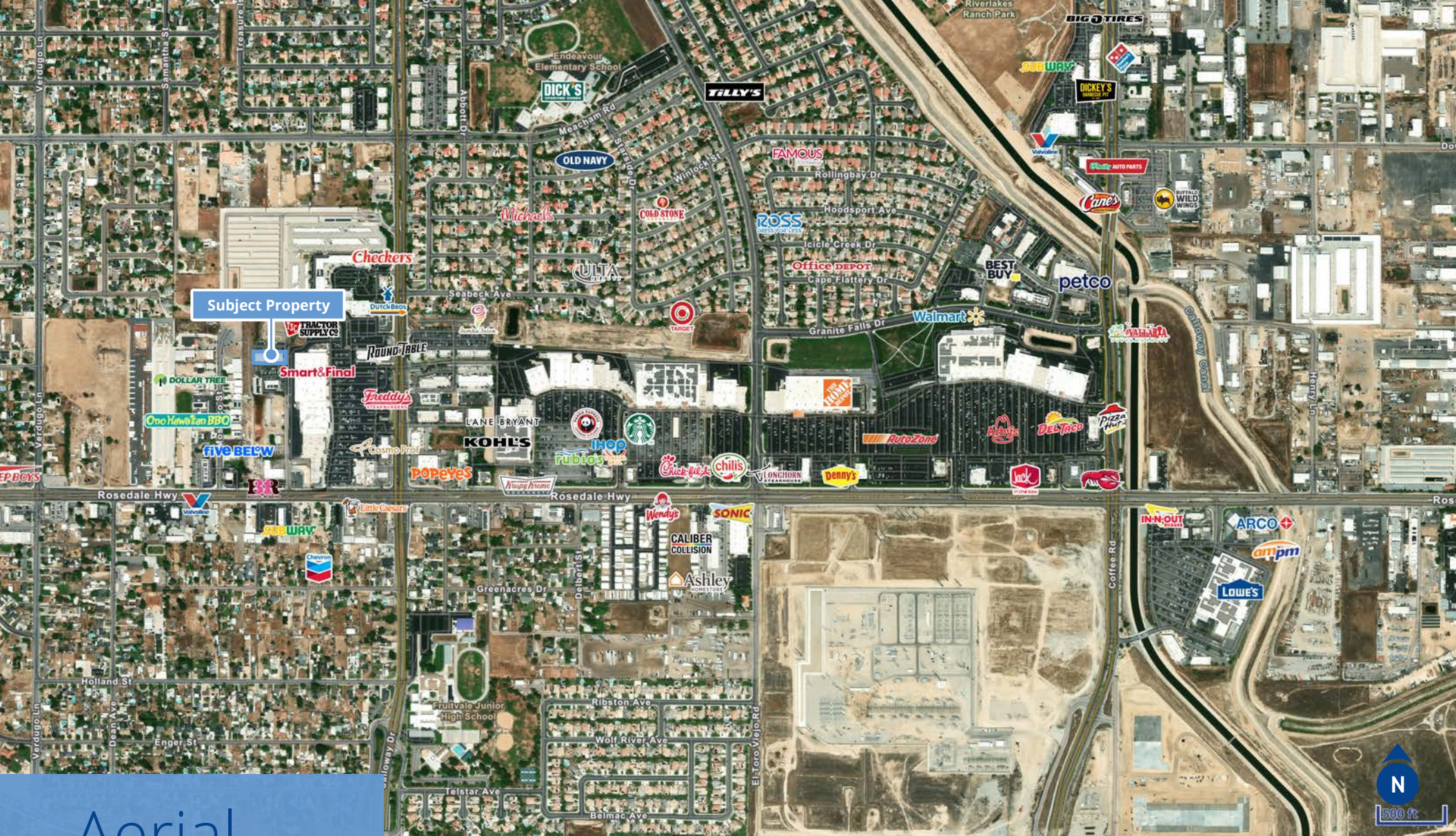
Contact Us:

David A. Williams, SIOR
Senior Vice President | Principal
License No. 00855489
+1 661 631 3816
david.a.williams@colliers.com

Jason Alexander
Senior Vice President | Principal
License No. 01360995
+1 661 631 3818
jason.alexander@colliers.com

Colliers International
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement



Aerial

Contact Us:

David A. Williams, SIOR

Senior Vice President | Principal

License No. 00855489

+1 661 631 3816

david.a.williams@colliers.com

Jason Alexander

Senior Vice President | Principal

License No. 01360995

+1 661 631 3818

jason.alexander@colliers.com

Colliers International

10000 Stockdale Hwy, Suite 102

Bakersfield, CA 93311

+1 661 631 3800

www.colliers.com/bakersfield

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement