

For Lease

Stockdale Industrial Park
4717-4725 District Blvd
Bakersfield, CA



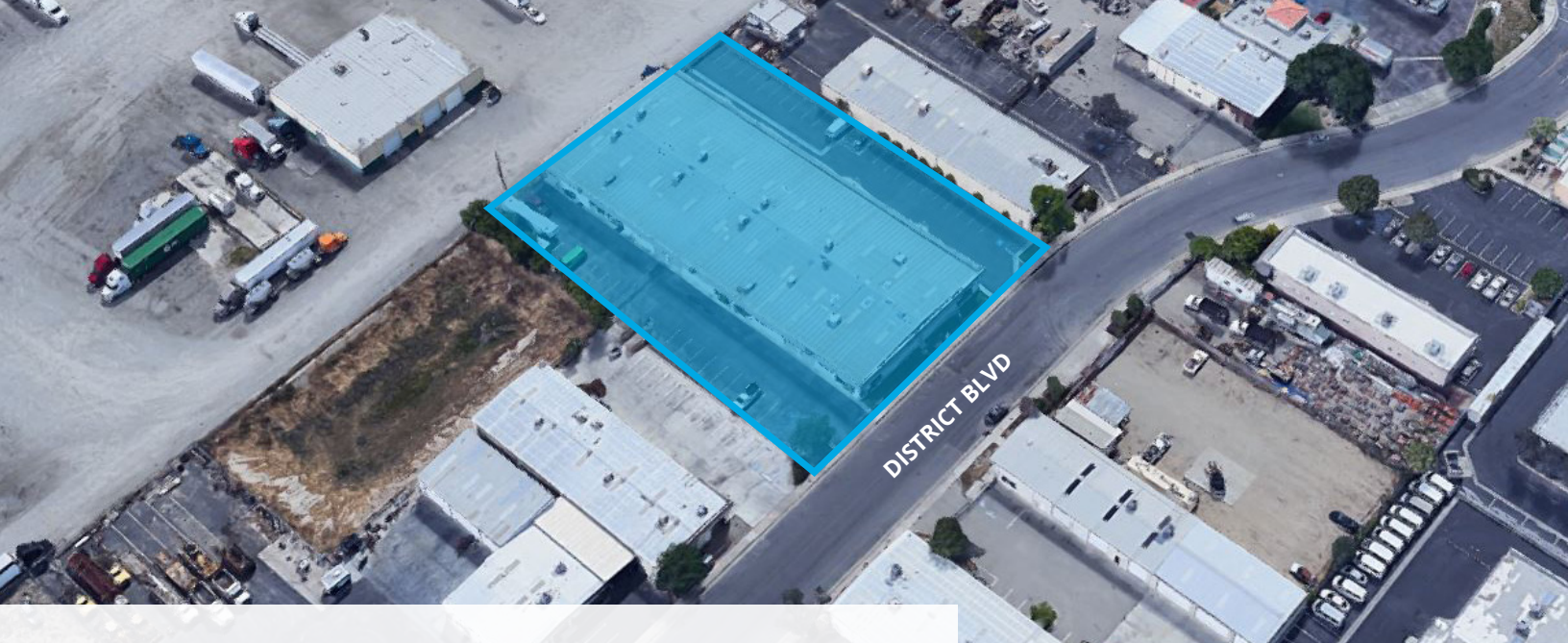
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Availability

4717 Suite 2	2,500 SF	\$2,625 (\$1.05/SF) + Trash
4717-4725 Suite 5	2,500 SF - 5,000 SF	\$2,625-\$5,250 (\$1.05/SF) + Trash

Highlights

- Parcel Size: Approximately 1.17 Acres
- Zoning: M-2 PD (City of Bakersfield)
- Clear Height: 14' Min - 16' Max
- Construction: Concrete Tilt-up
- Doors: One (1) 10' x 12' Ground Level Roll-Up
- Cooling: Swamp Cooler
- Heating: Forced Air Heater
- Power: PG&E (208 volt, 100 amp, Single Phase)
- Gas: PG&E
- Water: California Water Service Company

4717-4725 District Blvd is located within the Stockdale Industrial Park, just south of White Lane in Southwest Bakersfield. The property features CTU construction and offers convenient access to Highway 99, providing efficient connectivity to major transportation corridors throughout the Bakersfield market. The property is strategically positioned within an established area surrounded by a mix of industrial, retail, and residential developments, providing a well-connected and highly accessible location for industrial users.

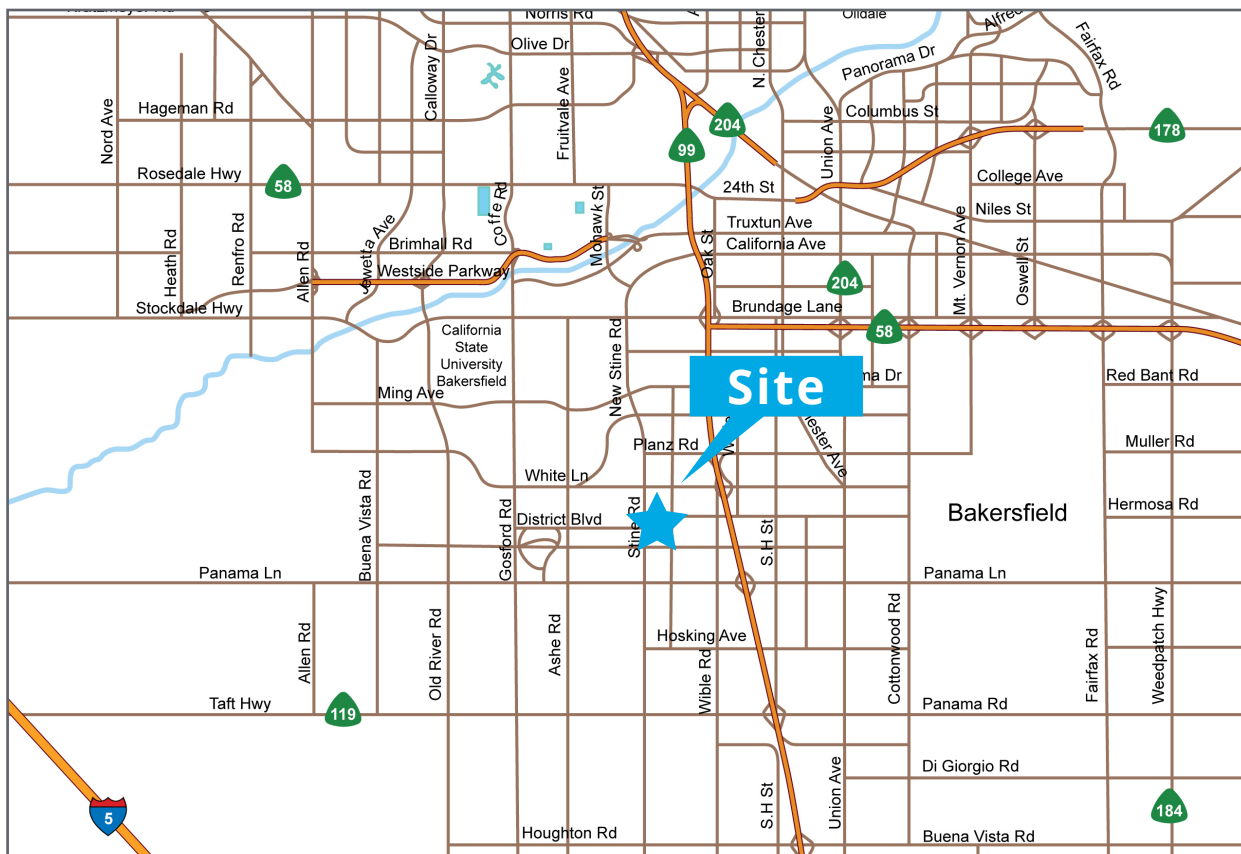
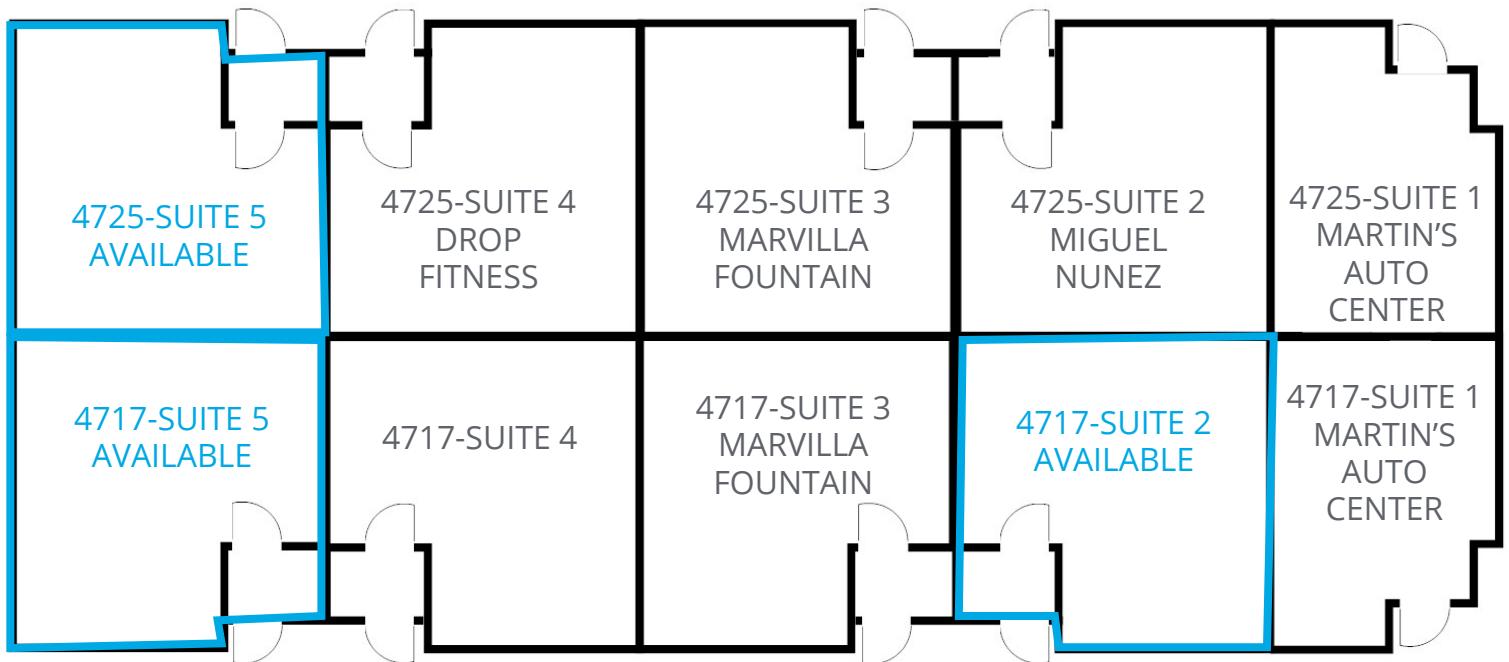


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Site Plan



Aerial Map



4717 District
Blvd

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