

For Sale or Lease | +/- 3,200 SF

M-1 Zoned Office/Warehouse in Bakersfield Industrial Corridor

1105 W Columbus St | Bakersfield, CA 93301

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1105 W. Columbus Street is in the heart of Bakersfield's established central industrial corridor, this +/- 3,200 SF office/warehouse property offers a highly functional layout on a +/- 7,405 SF parcel with M-1 zoning, ideal for a wide range of light industrial and service-oriented users. The building features recently renovated office space with a professional reception area, multiple private offices, kitchenette, and restroom facilities, complemented by a warehouse component suited for storage, distribution, or light manufacturing. The secured site includes an automated gate and onsite parking, providing both operational efficiency and security.

Reduced Sales Price:

~~**$544,000 ($170/SF)**~~

$496,000 ($155/SF)

Lease **Rate:**

$4,000/mo. ($1.25/SF), Industrial Gross

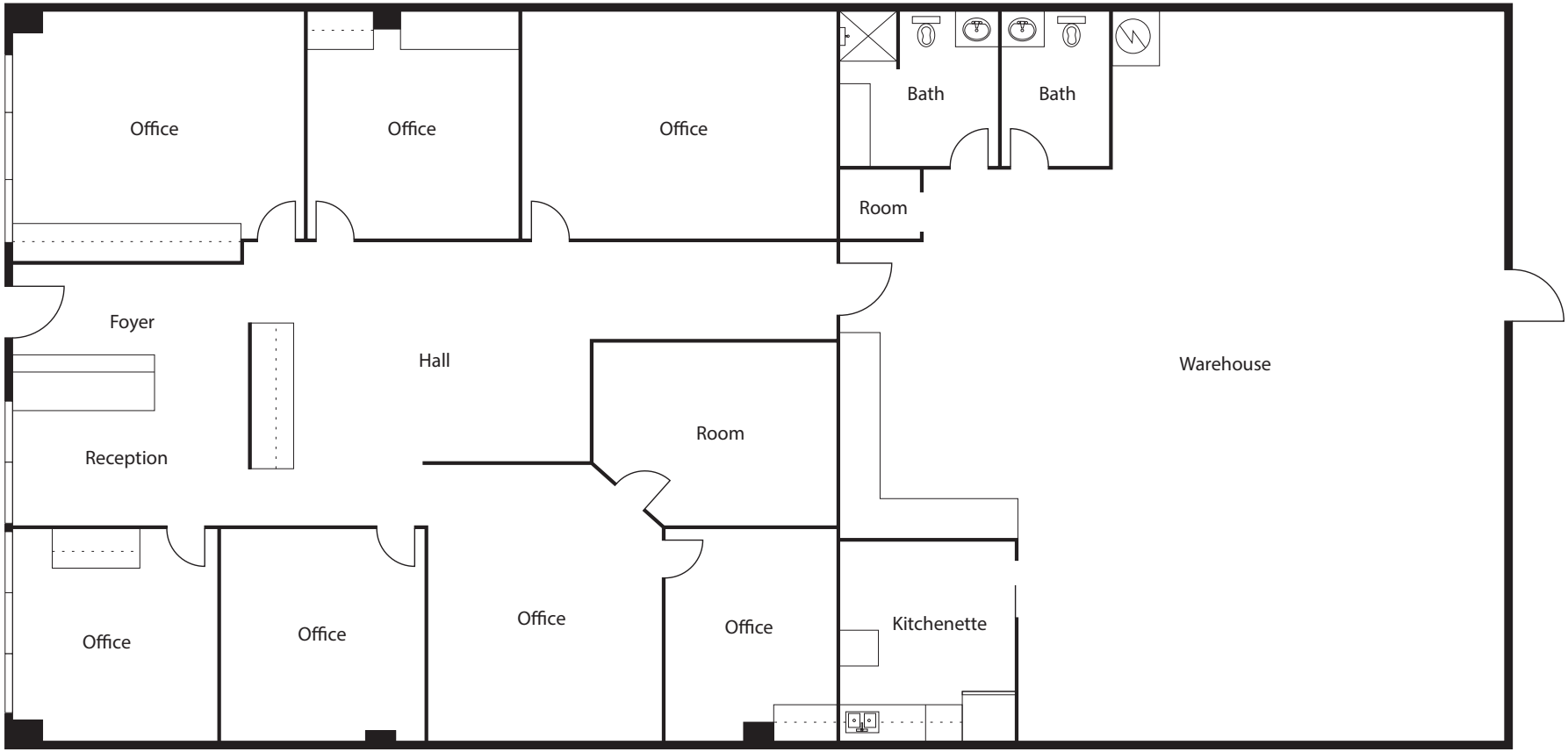
Property **Details:**

- Building Size: +/-3,200 SF (+/- 2,200 SF Office, +/- 1,000 SF Warehouse)
- Lot Size: +/- 7,405 SF
- M-1 Light Industrial Zoning City of Bakersfield

Property **Highlights:**

- Recently Updated Office Space with Modern Finishes
- Concrete paved and secured rear yard with automated gate
- Two (2) restrooms
- Functional Layout with Reception, Private Offices & Open Work Areas
- Warehouse Component for Storage and Light Industrial Use
- Central location with easy access to major corridors

Floor Plan



1105 W COLUMBUS ST- FLOOR PLAN

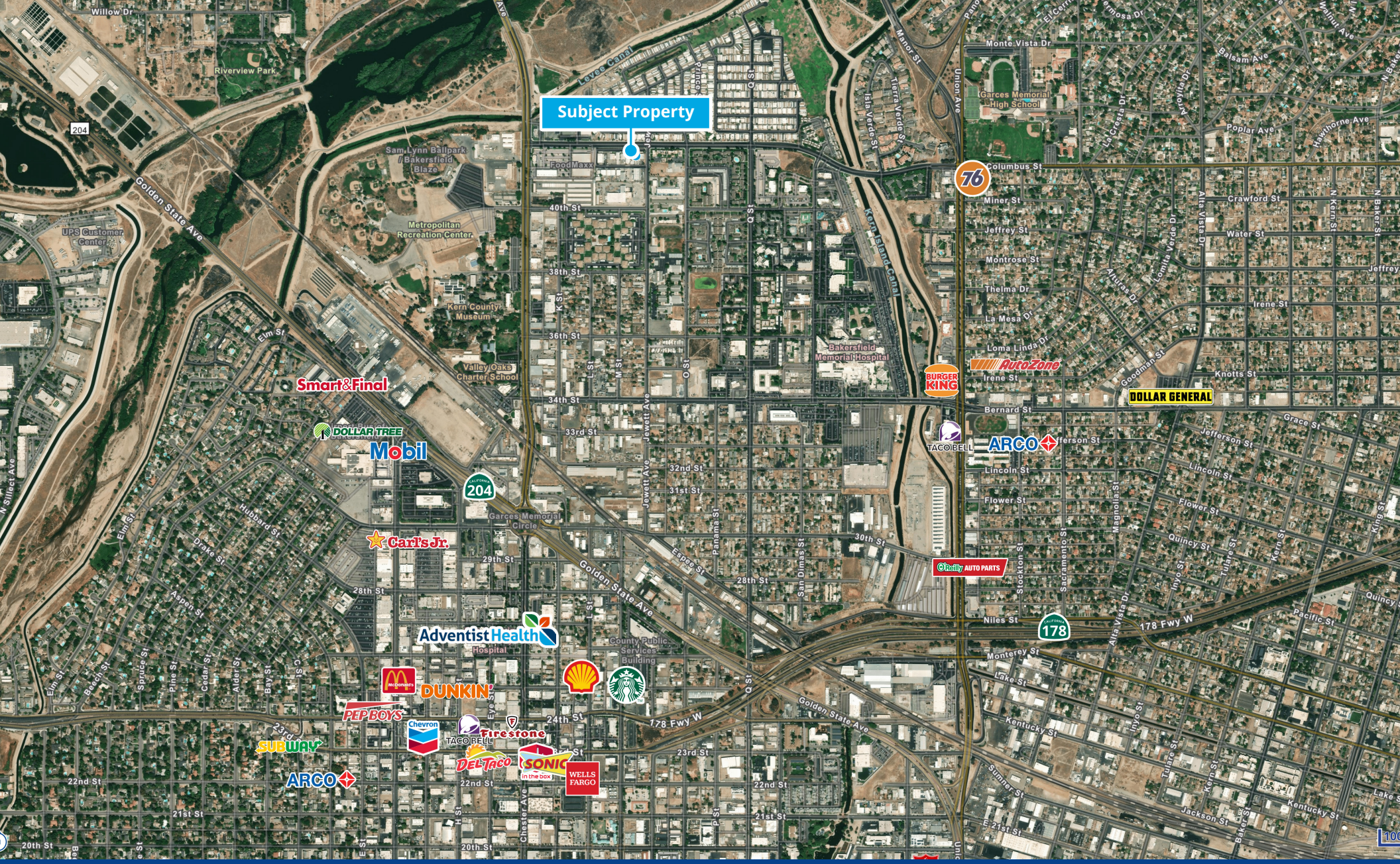
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