


For Lease | +/- 11,000 SF

# Freeway Frontage Office/ Warehouse within Secured Yard

4241 E. Brundage Ln | Bakersfield, CA 93307

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# Property Information

4241 E. Brundage Lane is strategically located in Bakersfield's Highway 58 Industrial Corridor, offering convenient access to Highway 58, Highway 99, and Interstate 5. The property features approximately 11,000 SF prefabricated metal building within a fully fenced industrial park with an electric remote-access gate. Zoned M-2 General Industrial, the property is well suited for warehousing, distribution, manufacturing, contractor operations, and other industrial uses.

## Property **Highlights:**

- Fully insulated warehouse with partial drywall finish
- Fire Sprinklered
- Two (2) Restrooms
- 220V outlets throughout warehouse
- Airlines installed throughout warehouse with air compressor
- Fully alarmed with security cameras surrounding perimeter
- Sky lights
- Two (2) Warehouse Evaporative Coolers
- Utilities:
  - Gas - PG&E
  - Water - California Water Company
  - Sewer - Bakersfield City

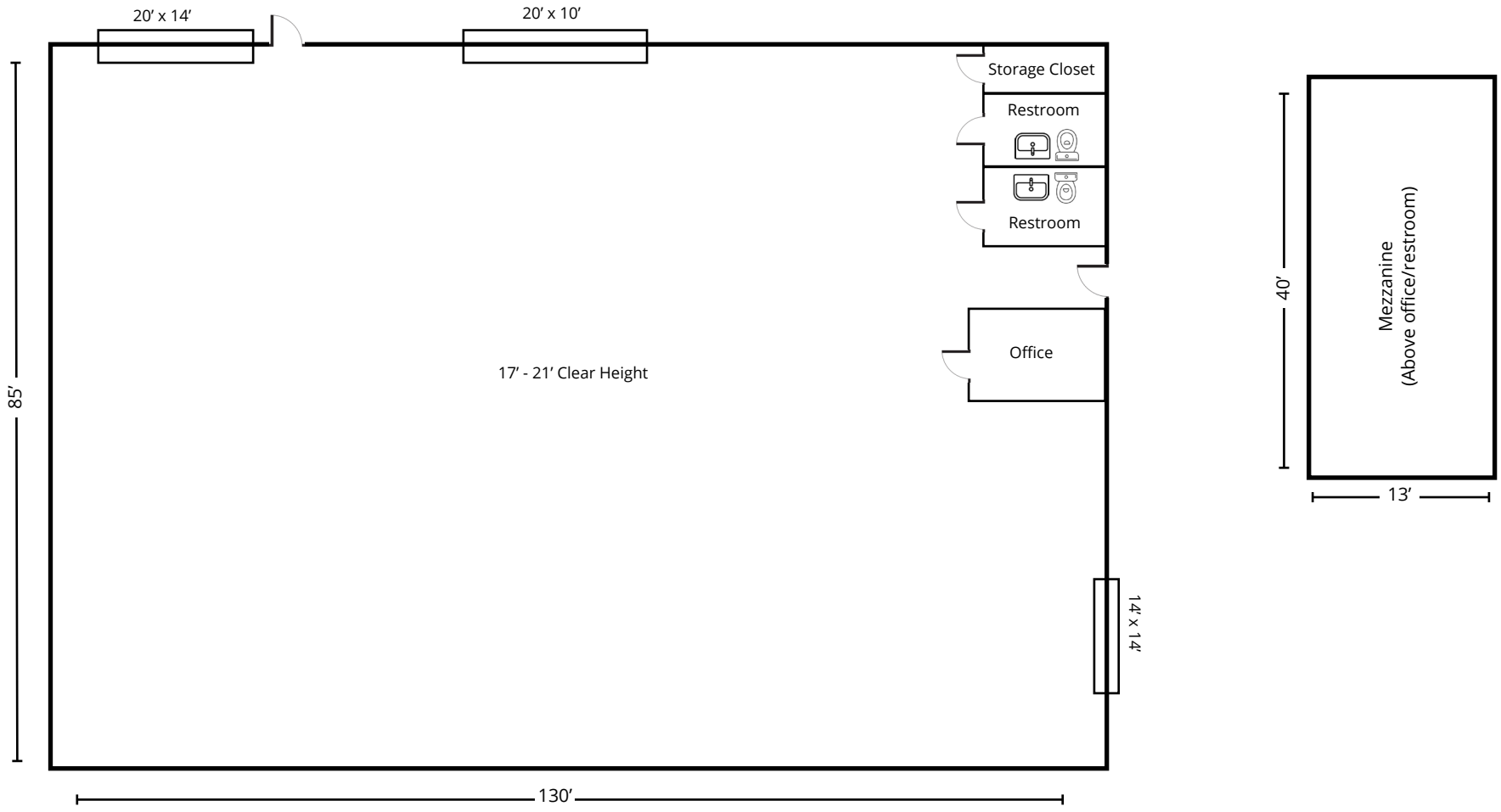
## Lease **Rate:**

$0.95/SF, Industrial Gross

## Property **Details:**

- Total Available Space: +/- 11,000 SF
- Warehouse Space: +/- 10,656 SF
- Office Space: +/- 344 SF
- Mezzanine: +/- 520 SF
- Zoning: M-2 General Industrial, City of Bakersfield
- 17'-21' Warehouse Clear Height
- One (1) 20'x14' Roll-up Door
- One (1) 20'x10' Roll-up Door
- One (1) 14'x14' Roll-up Door
- Construction Type: Prefabricated Metal Structure

# Floor Plan



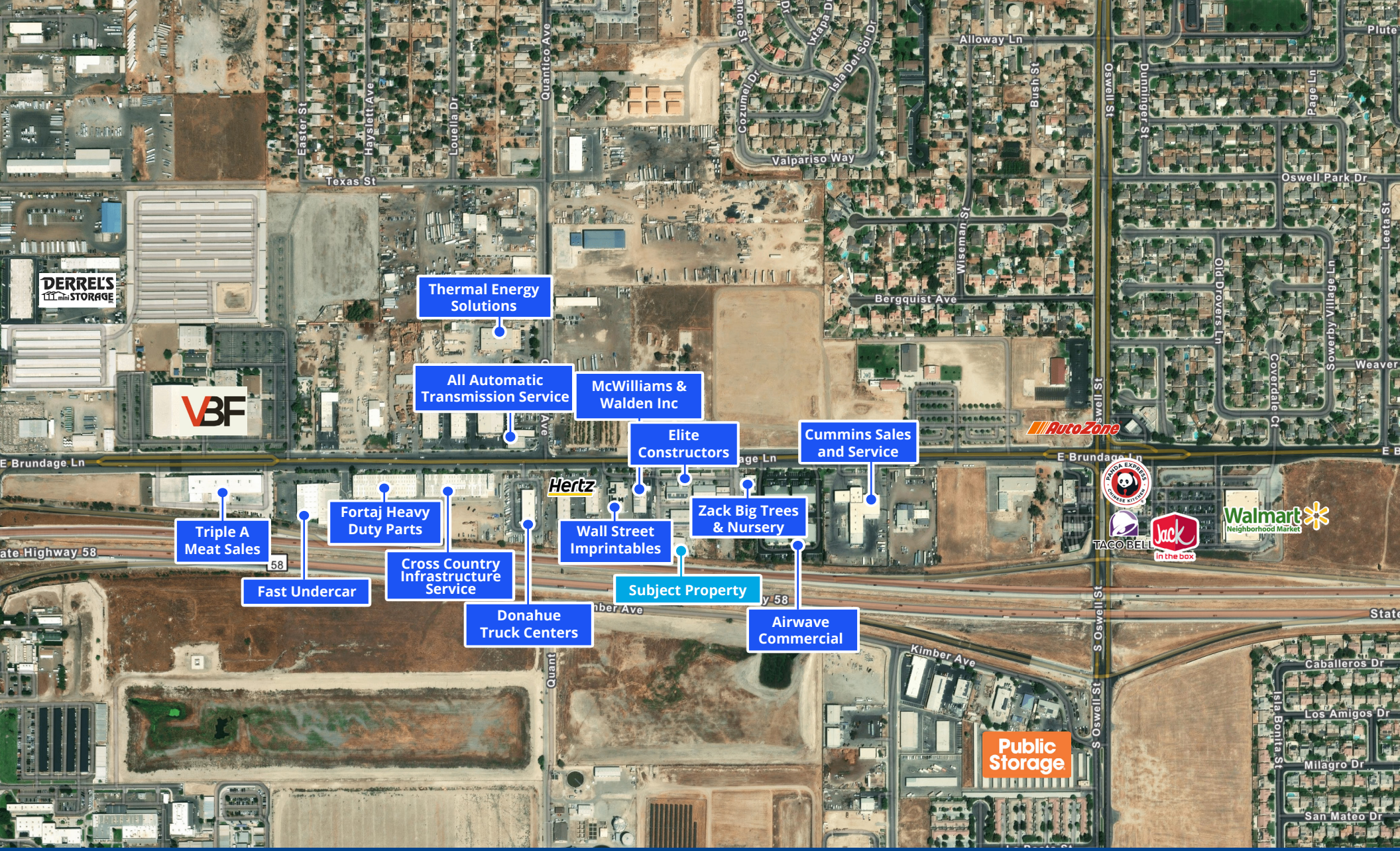

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