



# New Construction Dock Served Warehouse/Distribution Building **FOR LEASE**

**NWC Scarlett Danelle Ct & Young St ■ Bakersfield, CA**



**Wonderful real estate**  
DEVELOPMENT™



11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311  
661 862 5454 main ■ 661 862 5444 fax

# New Construction - Dock Served Warehouse/Distribution Building

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## Property Details & Site Plan

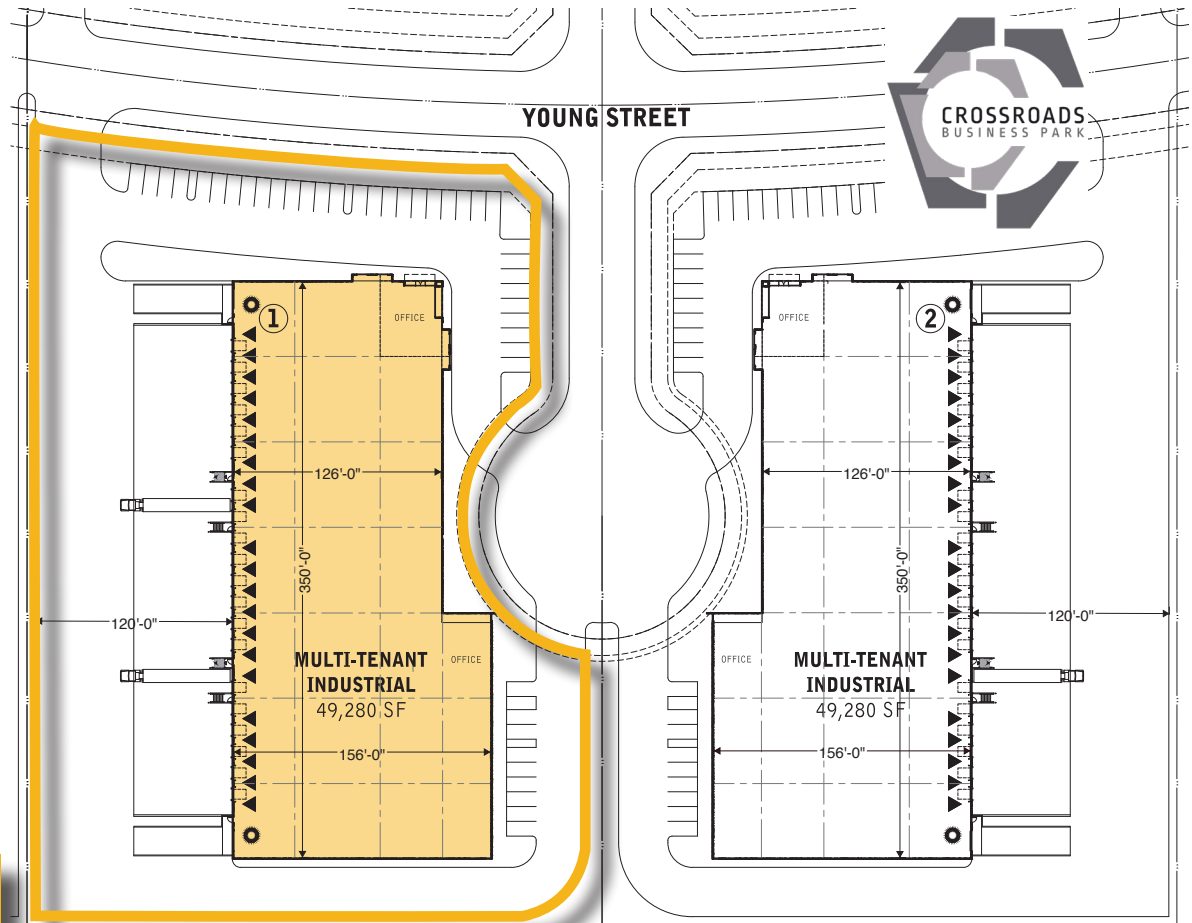
- **Total Available Space** 49,280 Square Feet (Divisible)
- **Parcel Size** 3.53 Acres
- **Office Space** 5% BTS
- **Dock Doors** Twenty (20) 9' x 10'
- **Ground Level Doors** Two (2) 12' x 14'
- **Clear Height** 30'
- **Bay Spacing** 50' x 52' (E/W)
- **Lighting** LED
- **Skylights** 2.0-2.5%
- **Power** 1600 amps of 480/277 volt
- **Parking** 42 employee parking stalls
- **Zoning** M-2 (Medium Industrial), City of Bakersfield
- Building & Monument Signage available
- 120' Concrete Truck Court
- ESFR Fire Suppression System
- Secure yard area
- Easy access to Northbound and Southbound Highway 99/Highway 58/ Interstate 5/ Westside Parkway / Highway 119
- Truck Court & Truck Entry will be concrete paved
- Three (3) points of ingress/egress to property
- Monument Signage along Young Street
- Located near Gosford Village, Gosford Business Park in the Stockdale Industrial submarket
- Brand new CTU Construction

### Utilities

- **Electric** PG&E
- **Gas** The Gas Company
- **Water** City of Bakersfield
- **Sewer** City of Bakersfield

### Lease Rate

- Call Broker for Details



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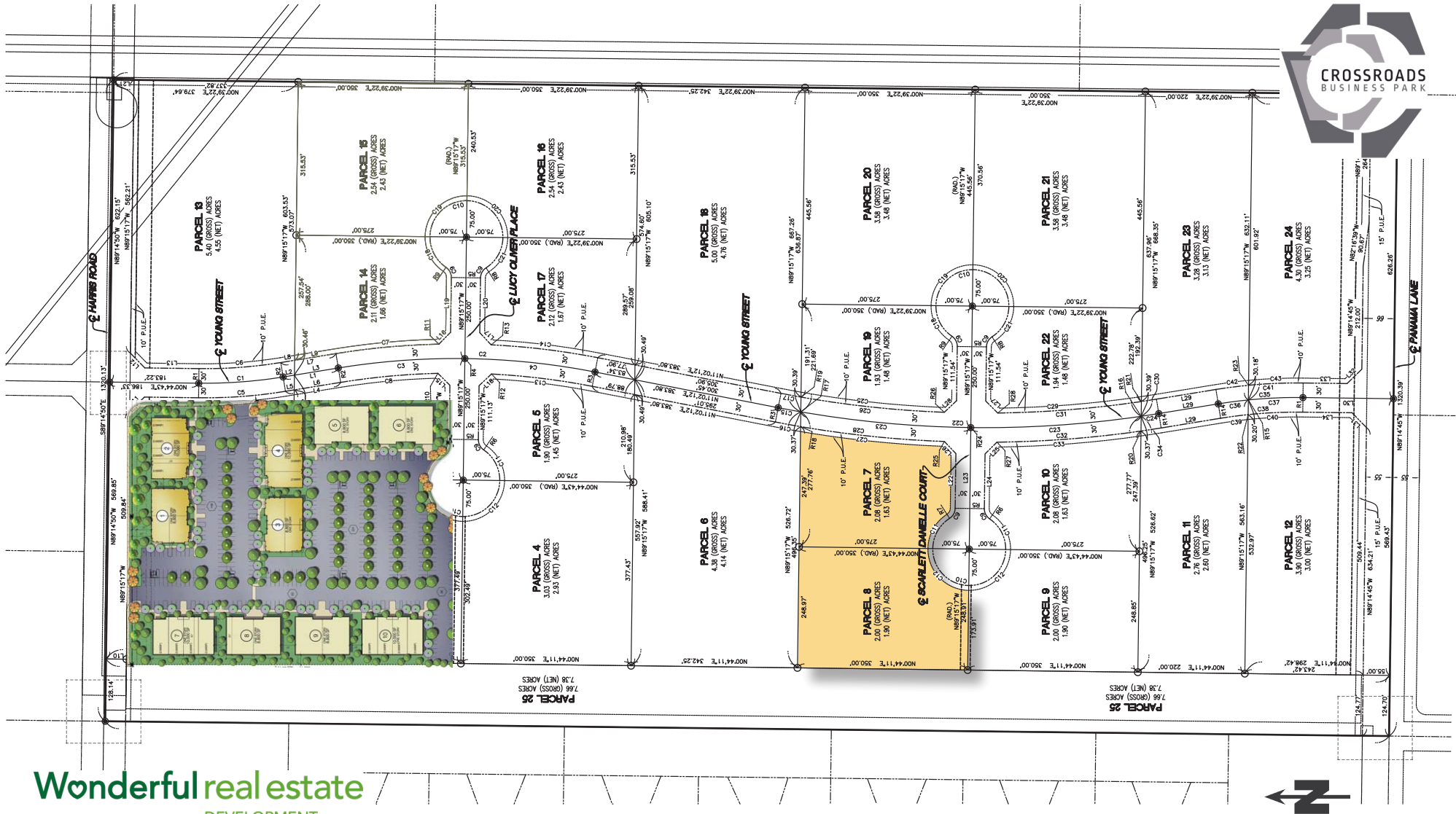


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## Crossroad Business Park Site Plan



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## Exterior Elevations



East Elevation



West Elevation



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North Elevation

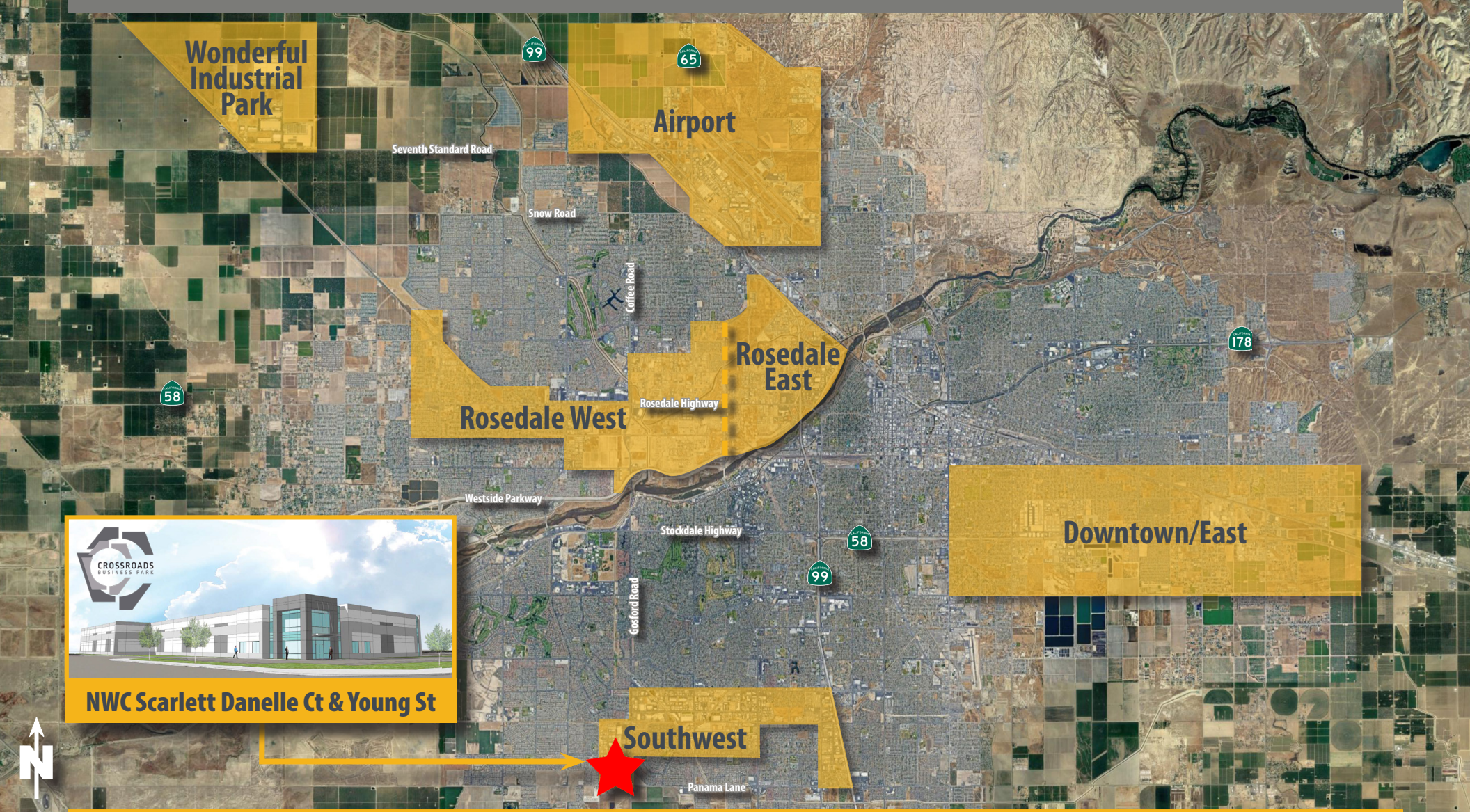


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## Industrial Submarket Aerial



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## Highway Map



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ASU Commercial Industrial Team



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## Listing Agents

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