

# First-Class Industrial/Manufacturing Buildings

## AVAILABLE FOR LEASE

### New Model Suites Ready for Occupancy



**6906-6936  
McCutchen Road**

**Bakersfield, CA 93313**

#### Property Highlights

- Available Space 9,944 – 20,466 SF
- Service Yard 5,000± - 10,000± SF
- Zoned M-1 (Light industrial), City of Bakersfield
- Construction Split faced concrete block
- Lease Rate: \$0.85 PSF/Mo. NNN



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# AVAILABLE FOR LEASE

## Building Features

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### Utilities

- **Electric** PG&E  
400-800 Amps  
480/277 volts  
3 phase, 4 wire
- **Gas** PG&E
- **Water** Cal Water
- **Sewer** City of Bakersfield

### Designed by a manufacturer for a manufacturer

- Enhanced power - High capacity 480v 3 phase power provided to each unit with stepdown transformer
  - 10,000± SF - 400 amp
  - 20,000± SF - 800 amp
- Minimal columns in warehouse areas for maximum operational efficiency
- Natural gas available to each unit
- High load bearing concrete floors in warehouse
- High load bearing concrete service yards

### High image buildings with sustainable design and construction elements

- Low maintenance landscaping with dripless irrigation system
- LED exterior lighting and automatic LED interior Lighting
- 7 inch thick structural roof system, R-22
- Well insulated buildings. The walls are 100% better than concrete tilt up. The roof is 600% better than a standard roof. The exterior roll up doors are 700% better than a standard door
- Store front plate glass used for office

### Low maintenance design

- 20 year warranty on white reflective T.P.O roof
- Industrial property association for exterior maintenance
- No exterior paint used or needed due to the design of the building, split faced concrete block

### Enduring value

- Institutional grade construction
- Flexible office designs

### Yard/Truck Court

- 6" base at 95% compaction
- 6" Concrete with 3,000 PSI
- ¾" rock used in the mix
- #3 rebar placed at 18" on center

### Security

- Service yards are gated and secure
- Service yard gates are capable of being motorized

### Warehouse

- 4" base at 95% compaction
- 5" Concrete with 3,000 PSI
- ¾" rock used in the mix
- #4 rebar placed at 18"

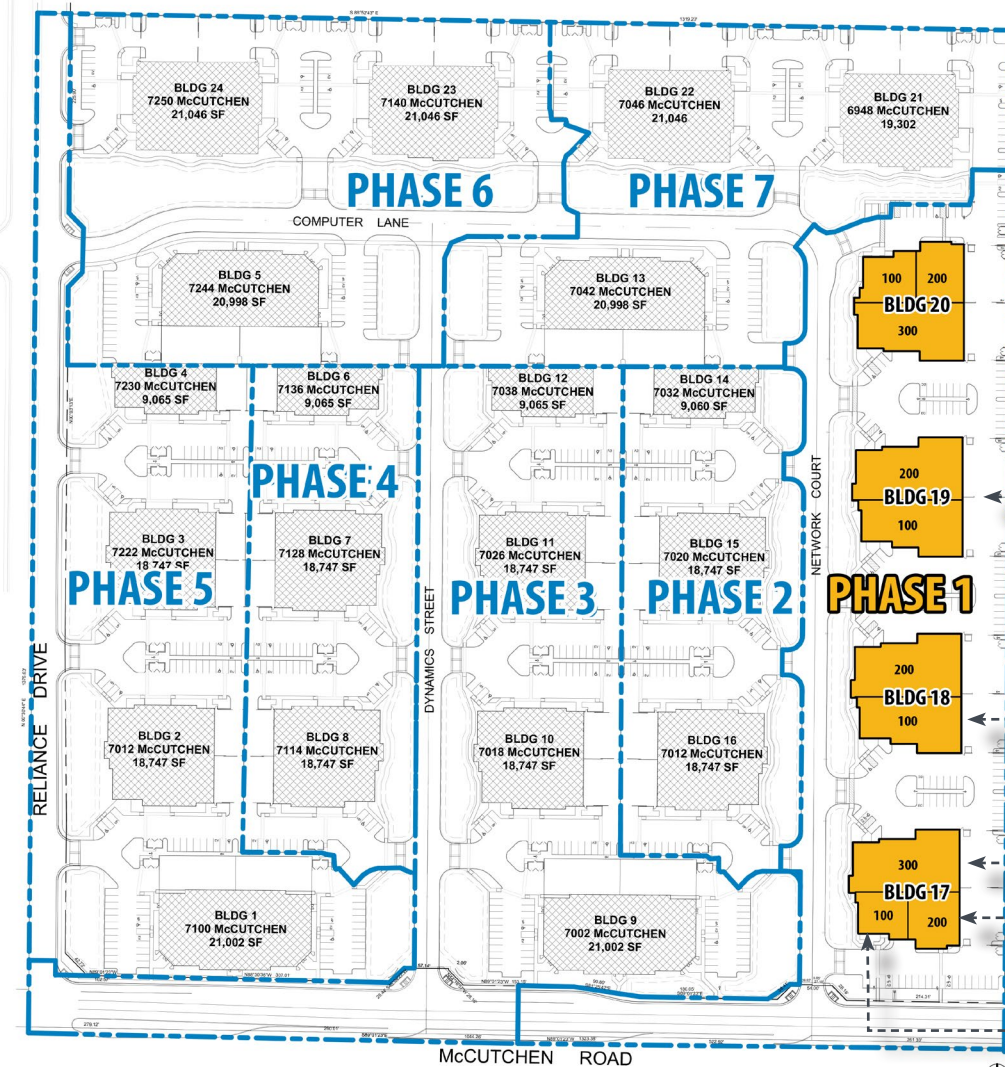


# AVAILABLE FOR LEASE

## CENTER SITE PLAN & AVAILABILITY

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Bldg #	Suite		Sq Ft
17	100		5,125
17	200		4,819
17	300		10,522
18	100		10,215
18	200	Available	10,520
19	100		10,215
19	200		10,520
20	100	Available	5,125
20	200	Available	4,819
20	300	Available	10,522





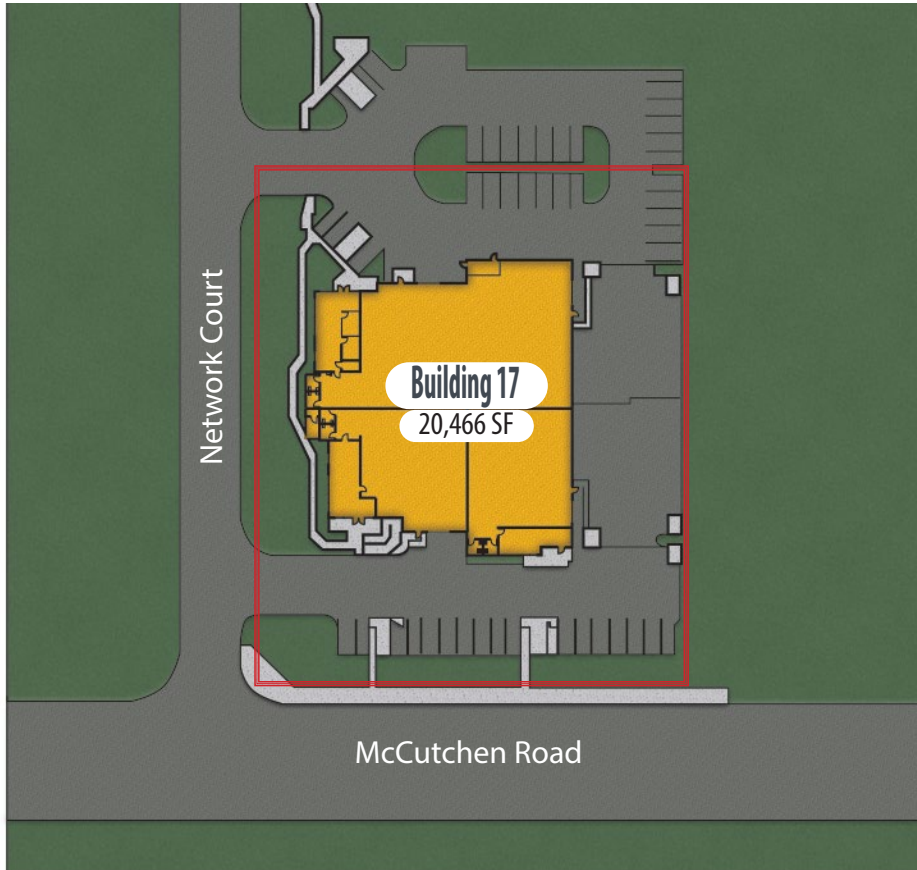




# AVAILABLE FOR LEASE

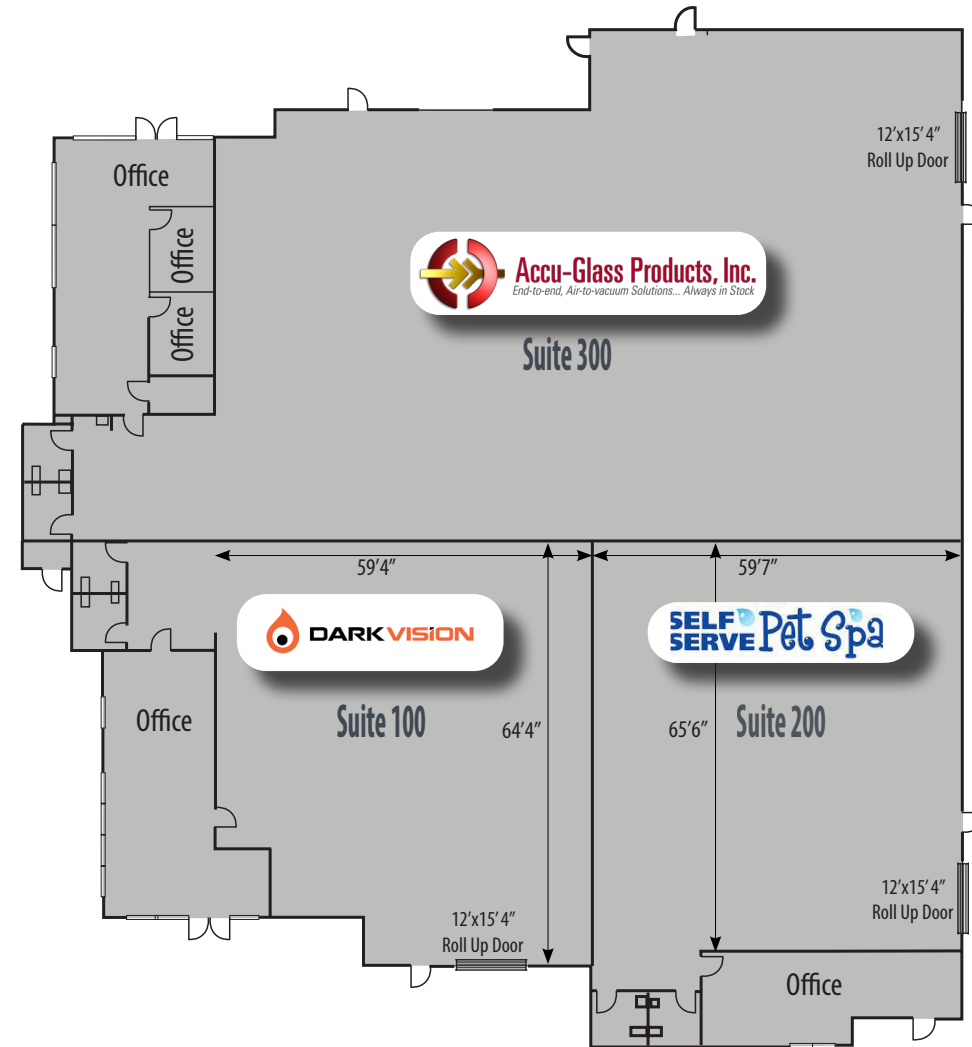
## BUILDING 17 SITE PLAN & FLOOR PLAN

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AVAILABILITY	Gross Square Footage				Parking	
	Suite	Office	Warehouse	Utility Rooms	TOTAL SF	Required
100	1,007		60	5,125	8	10
200*	691		57	4,819	7	8
300*				10,522	15	15
				<b>20,466</b>	<b>30</b>	<b>33</b>

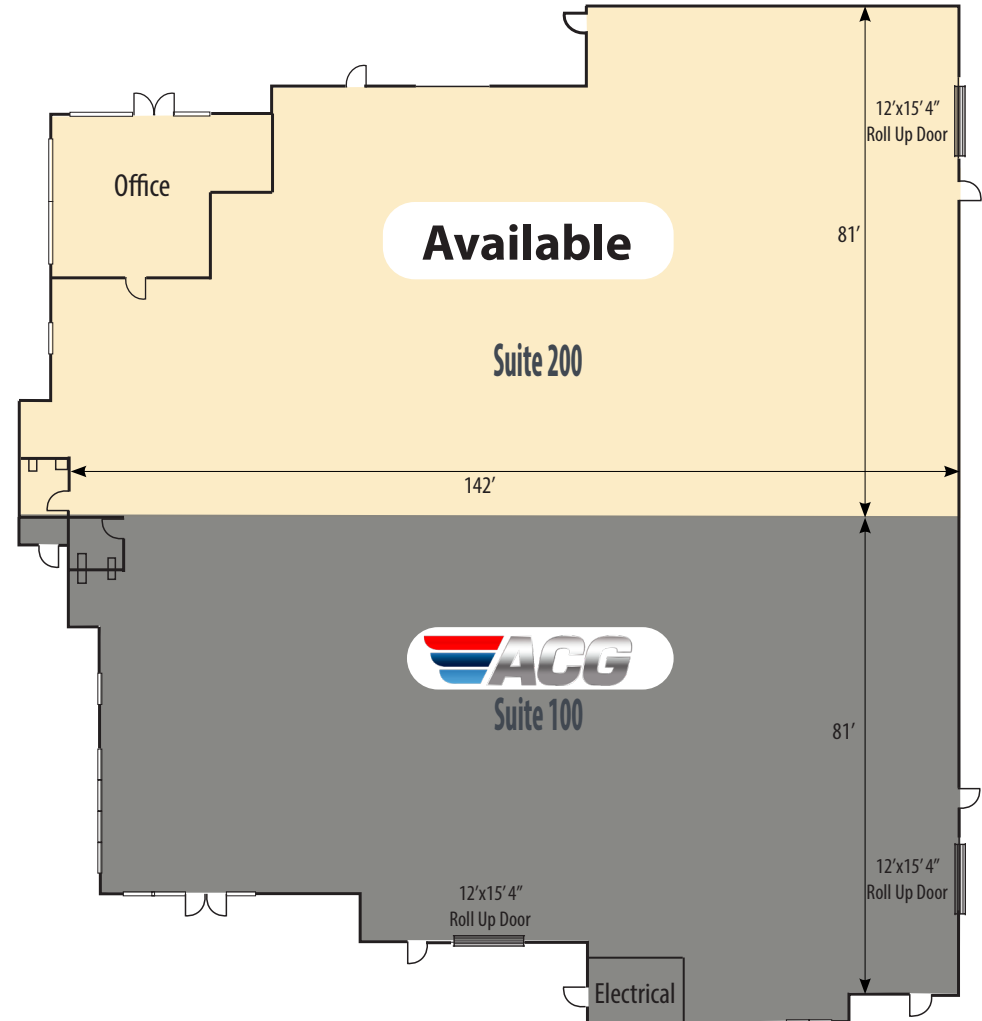
\*Potential future parking stalls within the service yards can be utilized to increase office area but must be coordinated with the city




# AVAILABLE FOR LEASE

## BUILDING 18 SITE PLAN & FLOOR PLAN

New Model Suites  
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AVAILABILITY	Gross Square Footage			TOTAL SF	Parking	
	Suite	Office	Warehouse		Utility Rooms	Required
100*				10,215	23	30
200*	725	9,673	112	10,520	23	30

\*Potential future parking stalls within the service yards can be utilized to increase office area but must be coordinated with the city



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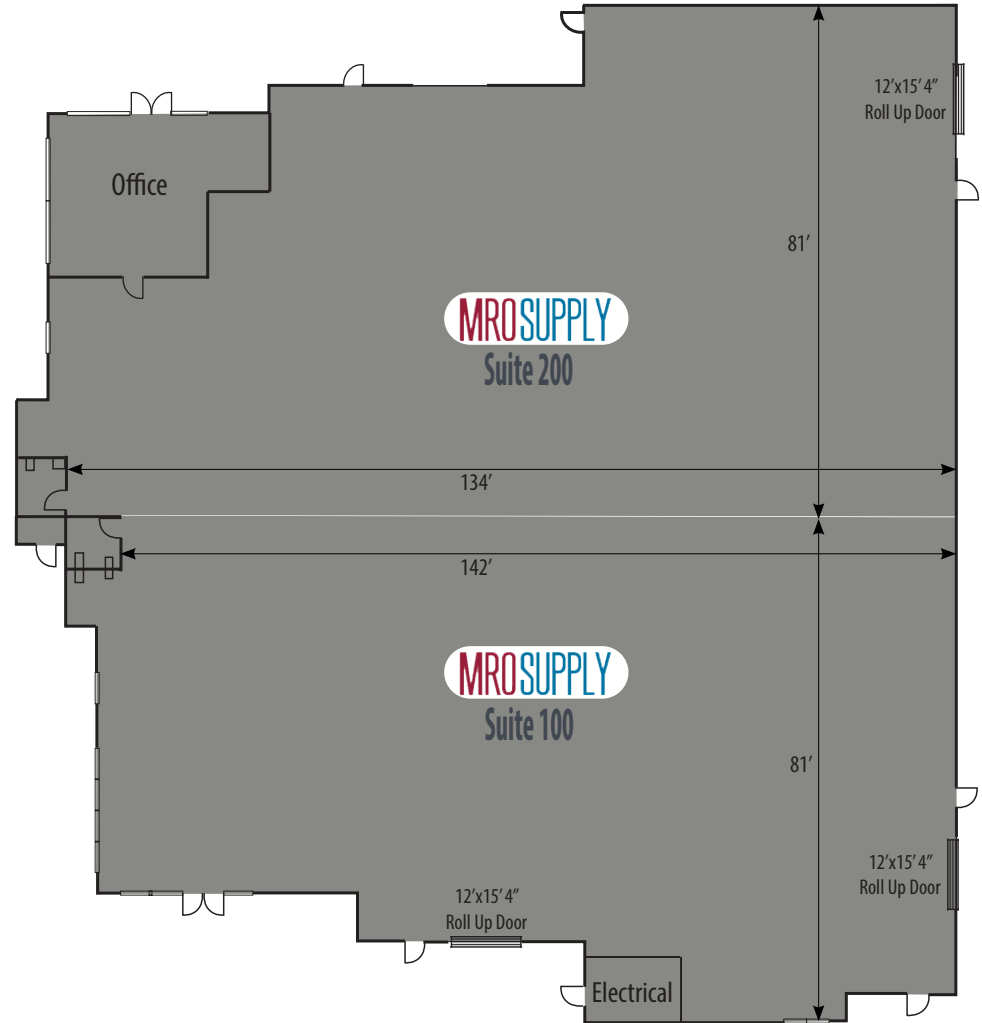
## BUILDING 19 SITE PLAN & FLOOR PLAN

New Model Suites  
Ready for Occupancy



AVAILABILITY	Gross Square Footage			TOTAL SF	Parking	
	Suite	Office	Warehouse		Utility Rooms	Required
100*			MROSUPPLY	10,215	12	15
200*			MROSUPPLY	10,520	25	30

\*Potential future parking stalls within the service yards can be utilized to increase office area but must be coordinated with the city



# AVAILABLE FOR LEASE

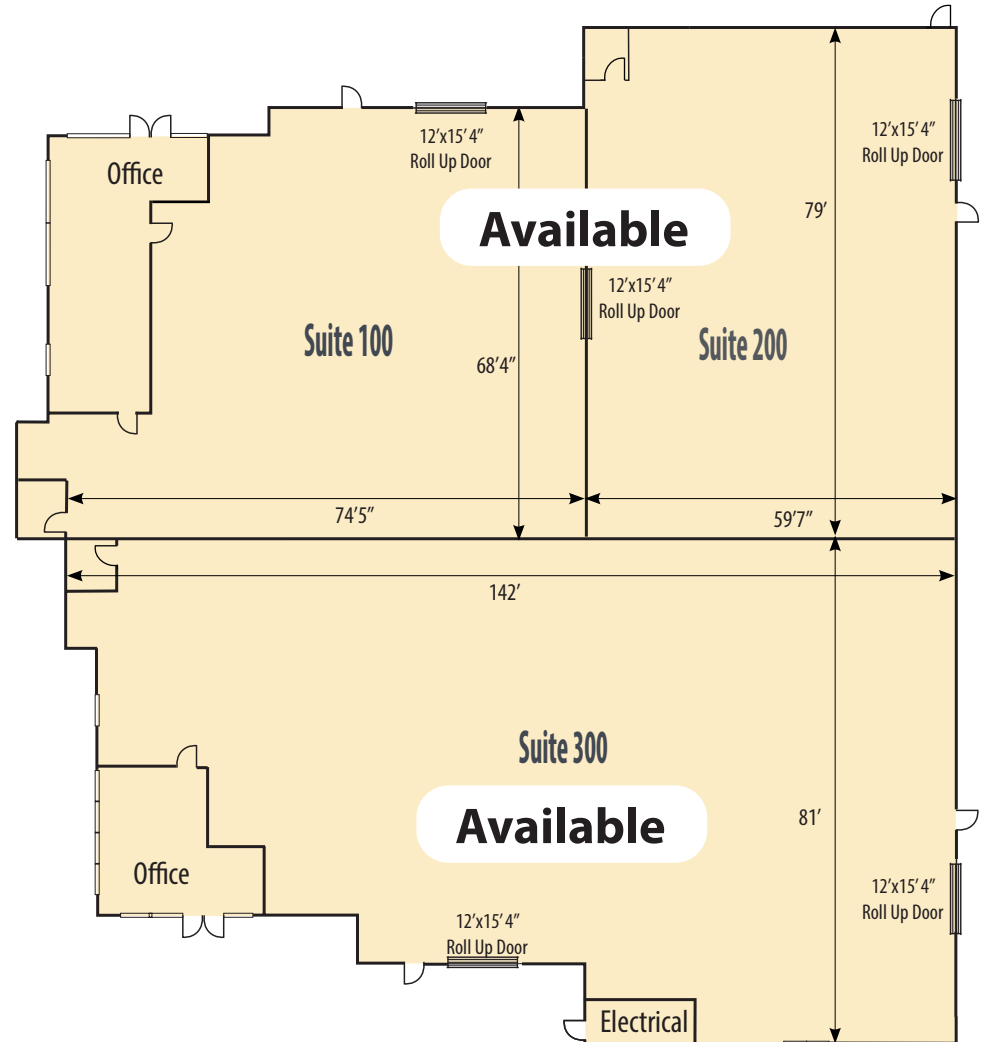
## BUILDING 20 SITE PLAN & FLOOR PLAN

New Model Suites  
Ready for Occupancy



AVAILABILITY	Gross Square Footage				Parking	
	Suite	Office	Warehouse	Utility Rooms	TOTAL SF	Required
100/200*	1,280	8,547	112	9,944	14	18
300*	599	9,800	123	10,522	13	15
				<b>20,466</b>	<b>28</b>	<b>33</b>

\*Potential future parking stalls within the service yards can be utilized to increase office area but must be coordinated with the city









# AVAILABLE FOR LEASE

## PROPERTY PHOTOS

**New Model Suites  
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# AVAILABLE FOR LEASE

## AERIAL SITE PHOTO

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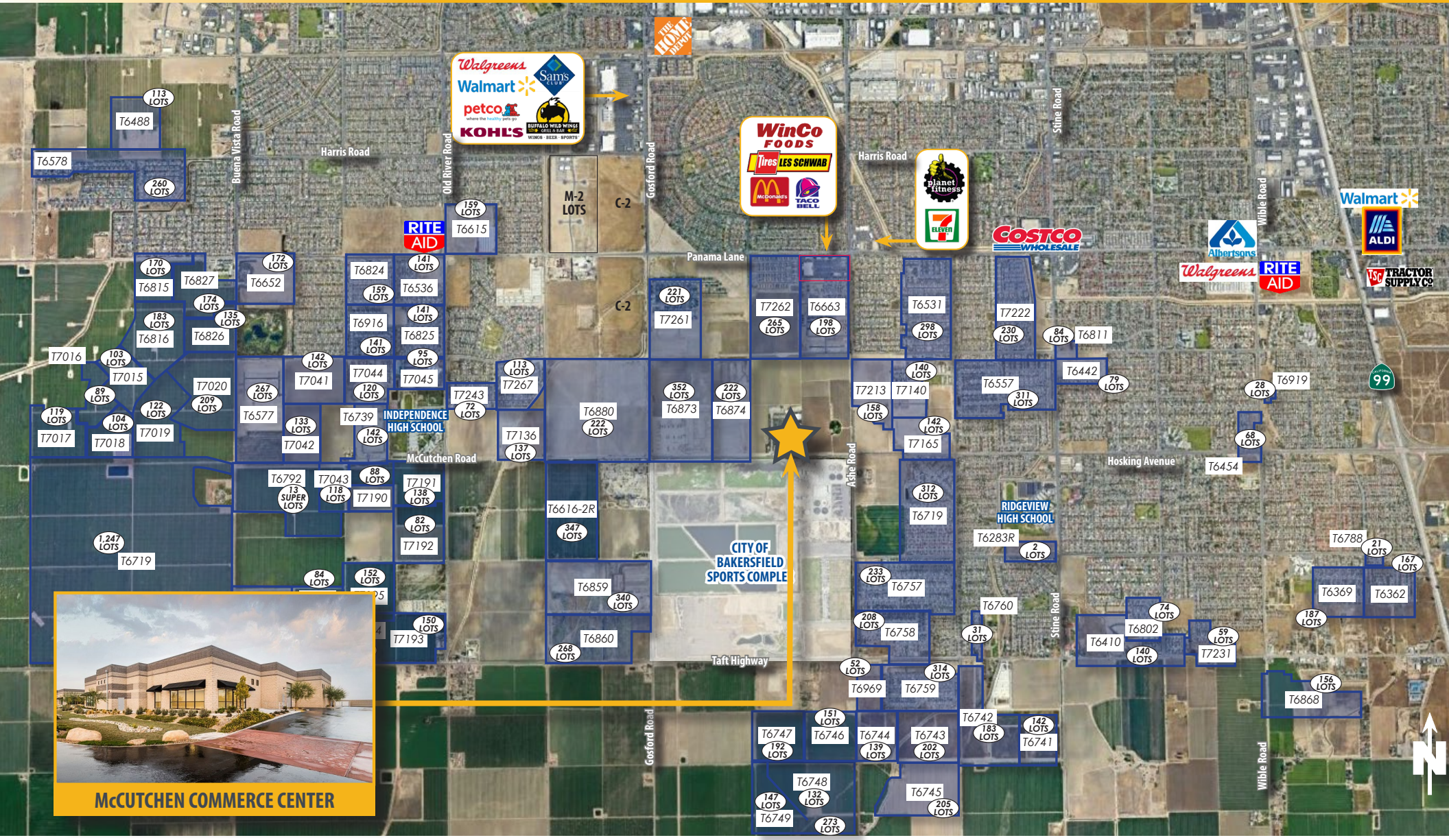




# AVAILABLE FOR LEASE

## TRACT ACTIVITY PLANNED RESIDENTIAL

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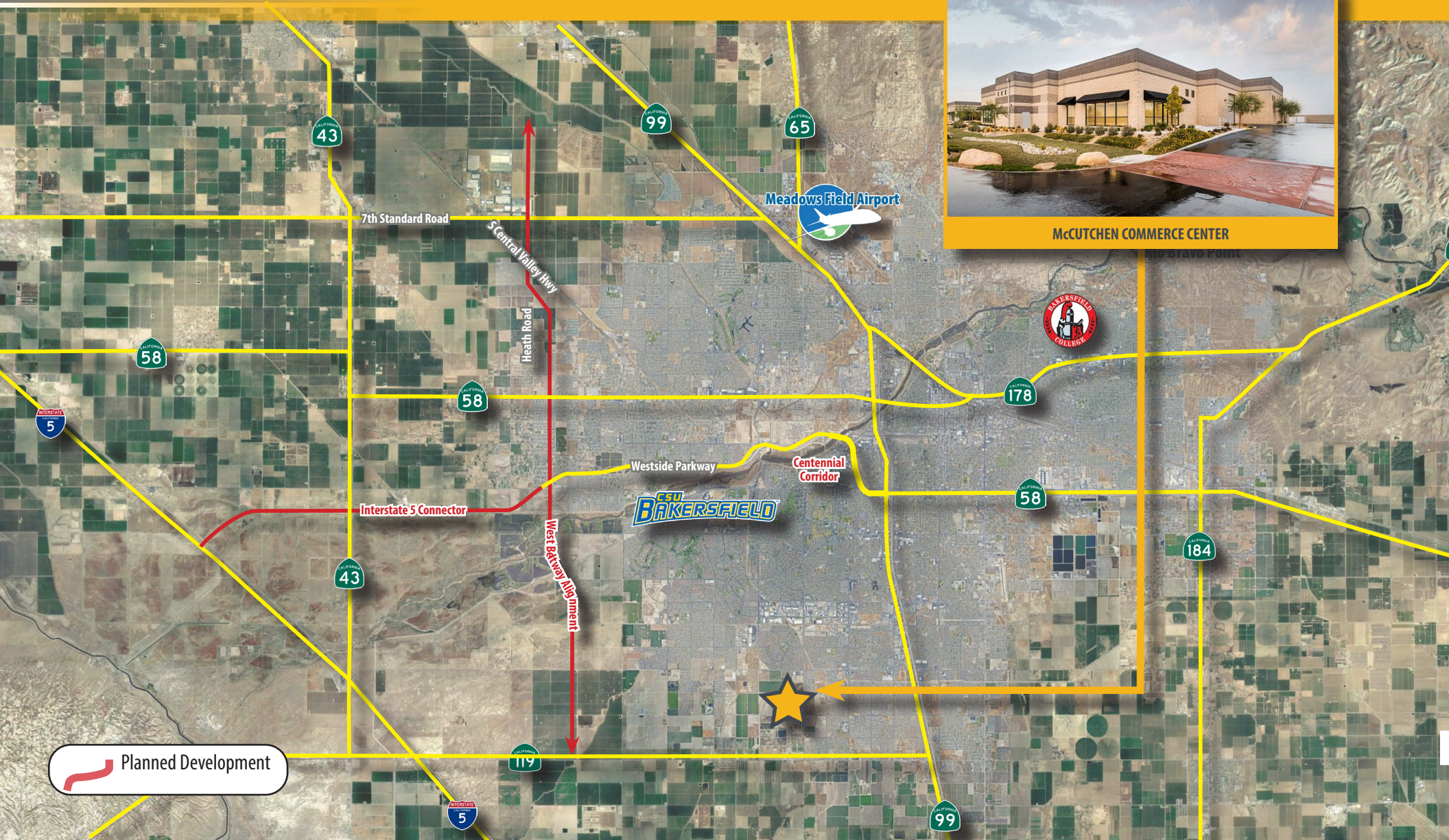
**McCUTCHEN COMMERCE CENTER**



# AVAILABLE FOR LEASE

## ROADWAY AERIAL

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# KERN COUNTY At A GLANCE

## LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

**#2** in Agricultural  
Production  
Nationwide



**#3** in Economic  
Diversity  
Nationwide

**#4** in STEM  
Jobs  
Nationwide

**OVER 50** MAJOR DISTRIBUTION  
CENTERS



## THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

**70%**



**60%**



**#1** Largest  
Wind Farm  
in the U.S.

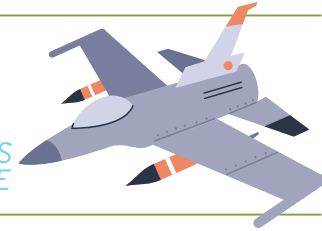


**2<sup>ND</sup>** Largest  
Solar Farm  
in the U.S.



**#7** Oil-Producing  
County in  
the Nation

**OVER 50** WORLD TECH  
"FIRSTS"  
NAVAL AIR WEAPONS  
STATION CHINA LAKE



**1<sup>ST</sup>** COMMERCIAL SPACE  
PORT IN U.S.  
MOJAVE AIR &  
SPACE PORT



**1<sup>ST</sup>** SPACE SHUTTLE  
LANDING  
EDWARDS AIR  
FORCE BASE



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS



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Source: Kern Economic Development Corporation - <https://kernedc.com/market-overview/>