



# NEW INDUSTRIAL - OFFICE CONDOMINIUM PARK BAKERSFIELD, CA



# AVAILABLE FOR SALE



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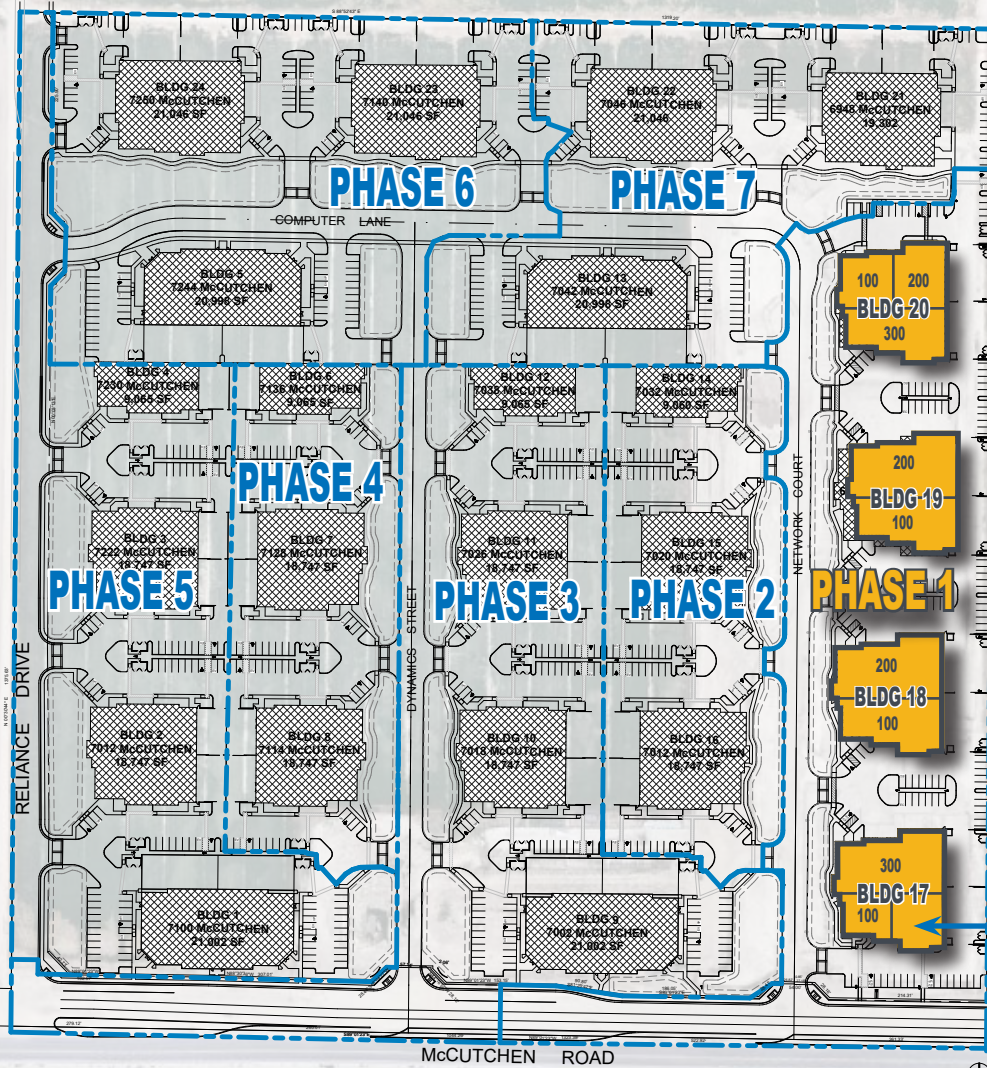


### PROPERTY HIGHLIGHTS

- **High image buildings with sustainable design and construction elements**
  - M-1 zoning
  - Low maintenance landscaping with dripless irrigation system
  - LED exterior lighting
  - High efficiency air condition systems
  - 7 inch thick structural roof system, R-22
  - Well insulated building. 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
- **Manufacturing buildings - 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
    - 5,000 SF - 200 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
- **Enduring value and strong exit strategy**
  - Institutional grade construction
  - Flexible office designs
- **Security**
  - Service yards are gated and secure
  - Service yard gates are capable of being motorized

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## CENTER SITE PLAN & AVAILABILITY



### PHASE 1 AVAILABILITY\*

Bldg #	Suite	Sq Ft
17	100	5,065
17	200	SOLD
17	300	10,399
18	100	10,096
18	200	10,399
19	100	10,096
19	200	10,399
20	100	5,065
20	200	4,762
20	300	10,399

\* Please call for pricing

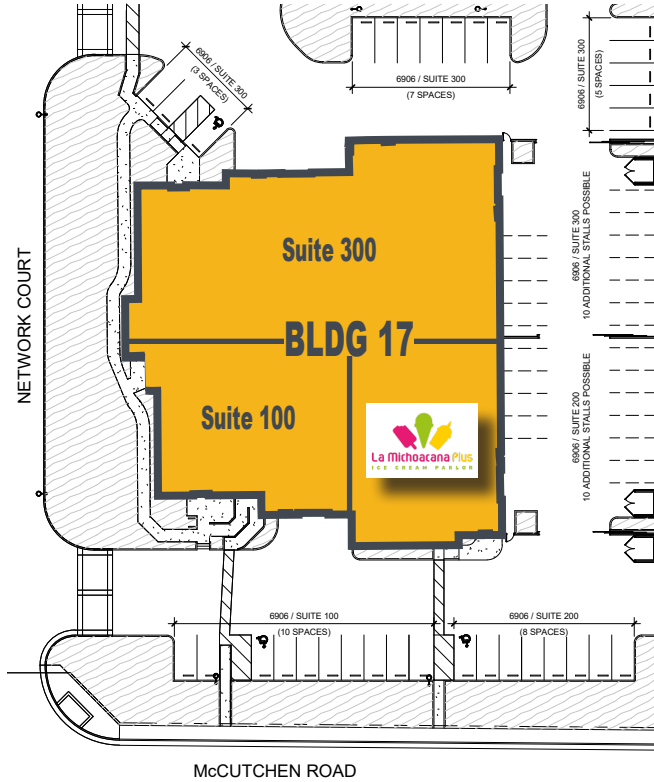






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## BUILDING 17 SITE PLAN & KEY PLAN



KEY PLAN Suite	Gross Square Footage			Parking	
	Office	Warehouse	TOTAL SF	Required	Provided
100	1,007	4,058	5,065	8	10
200*	691	4,071	4,762	7	8
300*	1,263	9,136	10,399	15	15
			<b>20,226</b>	<b>30</b>	<b>33</b>

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



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## PROPERTY PHOTOS MODEL SUITE BUILDING 17



**\*Improvements shown are not standard features. Upgraded floor and bathroom featured in building 17 model**



*\*Upgraded floor & bathroom featured in Building 17 model*

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## UPGRADED TENANT IMPROVEMENTS MODEL SUITE BUILDING 17



### Enhanced Tenant Improvements for Building 17

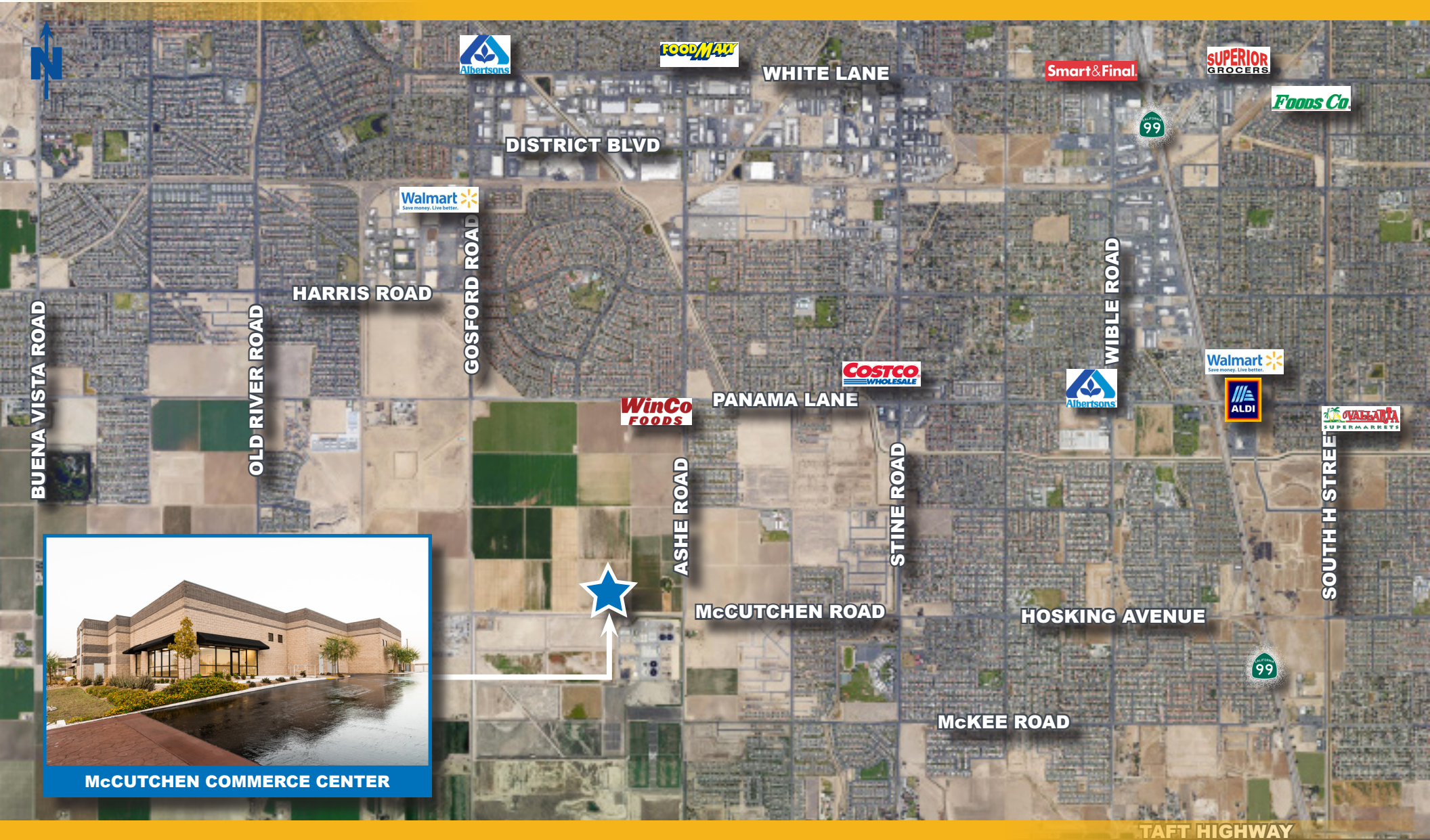
- Bathrooms
- Counter-tops & Cabinets
- Mezzanine storage
- Wood flooring in office



*\*Upgrades featured above located in Building 17 model*

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## LOCATION MAP

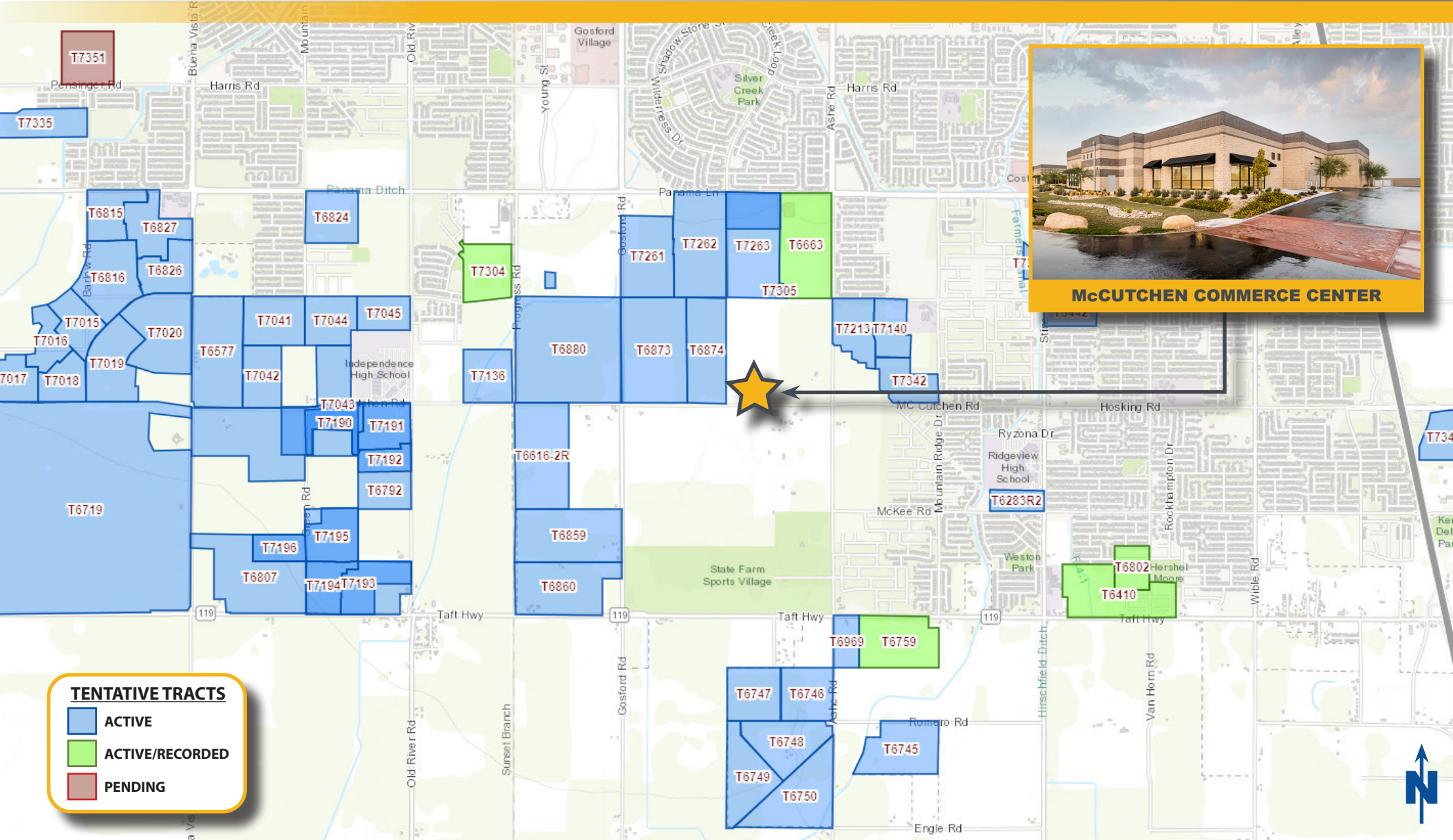


**McCUTCHEN COMMERCE CENTER**

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## TENTATIVE TRACT ACTIVITY PLANNED RESIDENTIAL



**TENTATIVE TRACTS**

- ACTIVE
- ACTIVE/RECORDED
- PENDING

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