

FOR SALE > TWO (2) INDUSTRIAL BUILDINGS

GILMORE BUSINESS PARK



3500 - 3502 GILMORE AVENUE, BAKERSFIELD, CA 93308



3500 Gilmore Avenue



3502 Gilmore Avenue

PROPERTY LOCATION:

Subject property is located in the highly desirable Rosedale "Oil Patch" submarket just west of Highway 99 and north of Rosedale Highway.

AVAILABLE:

Two (2) Industrial buildings totaling 10,800 s.f.

3500 Gilmore Avenue.....6,300 s.f.

3502 Gilmore Avenue.....4,500 s.f.

See following pages for floor plans and property information on each building.

SALES PRICE: \$950,000.00



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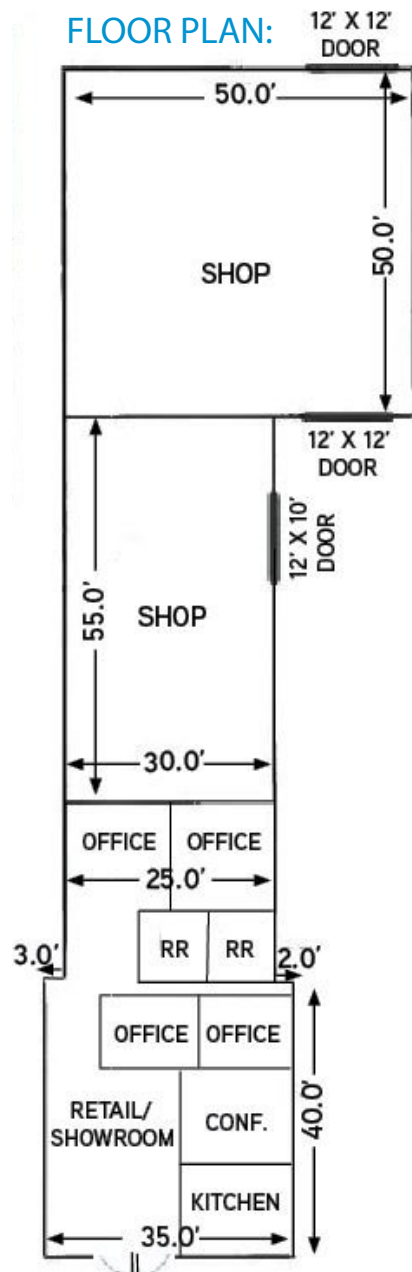
3500 GILMORE AVENUE

BUILDING DESCRIPTION:

- Building Size: 6,300 s.f.
- Office Space: 2,150 s.f.
- Office area includes retail/showroom space, kitchen and conference room
- Two (2) restrooms
- Warehouse Space: 4,150 s.f.
- Two (2) 12' x 12' doors
- One (1) 12' x 10' door
- Partially paved
- .61 acres

UTILITIES:

Water: California Water Service Co.
Sewer: Septic Tank
Gas: Pacific Gas & Electric
Electric: Pacific Gas & Electric



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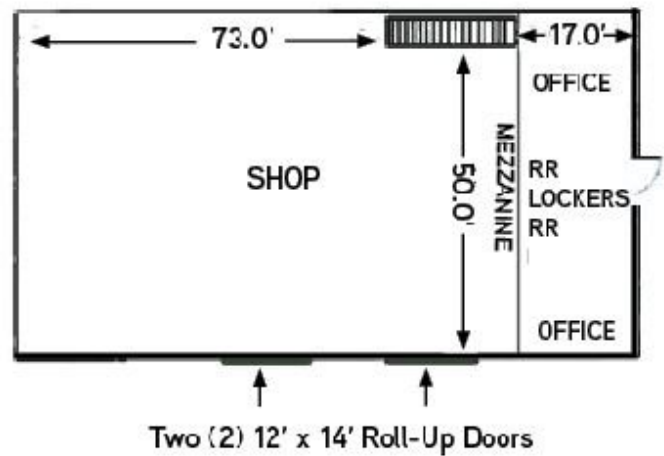
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3502 GILMORE AVENUE

FLOOR PLAN:



BUILDING DESCRIPTION:

- Building Size: 4,500 s.f.
- Office Space: 850 s.f.
- Warehouse Space: 3,650 s.f.
- Two (2) 12' x 14' roll-up doors
- Two (2) restrooms
- Second level mezzanine above office
- Partially paved and fully fenced
- Lot Size: .40 acres

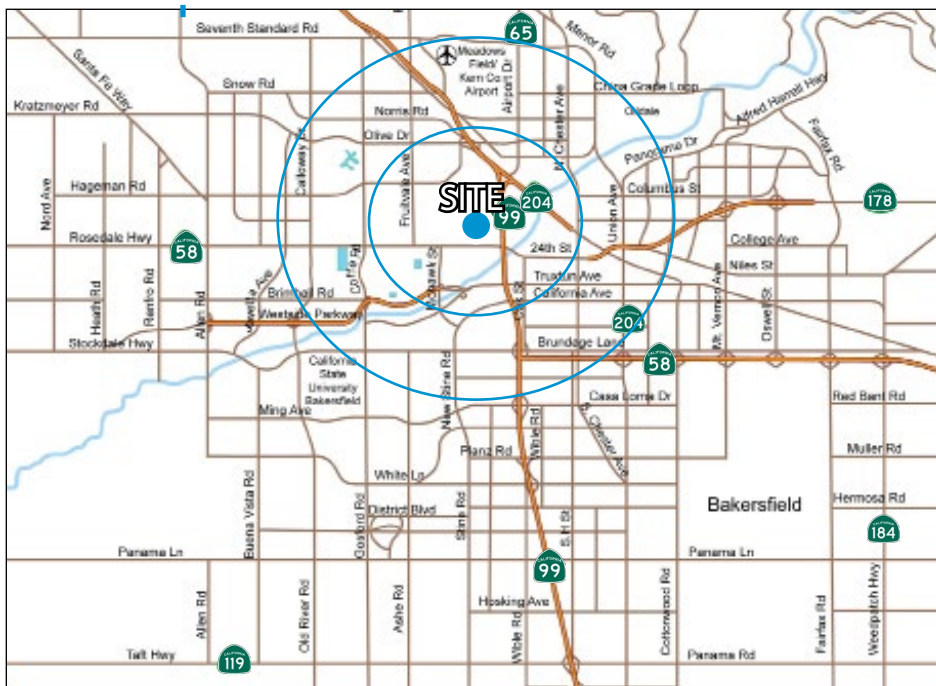
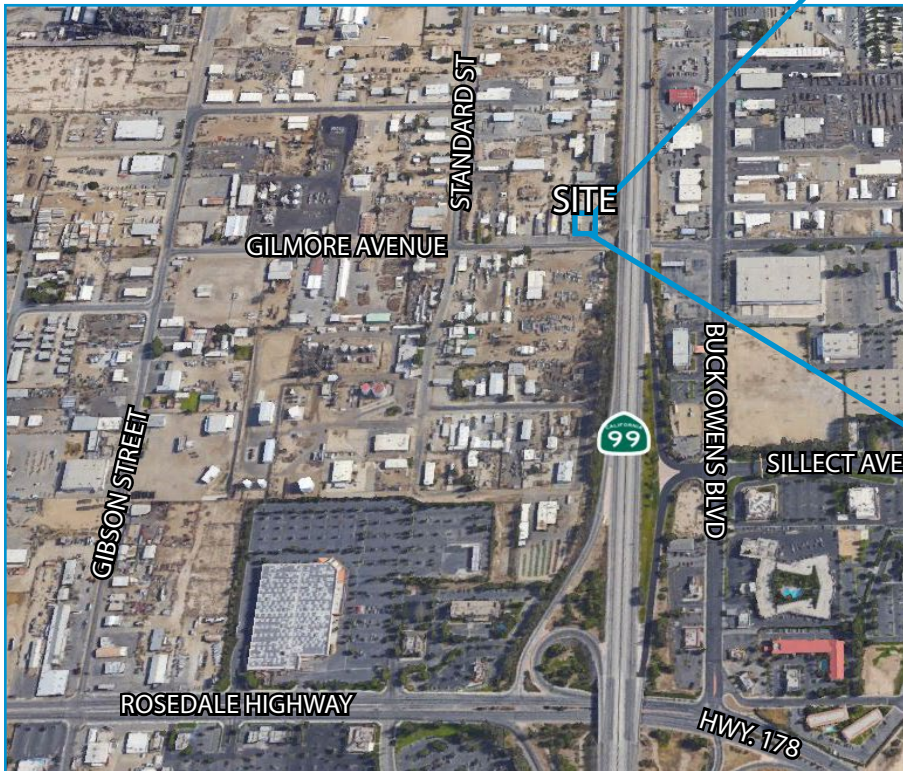
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Contact Us

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