

INDUSTRIAL FOR LEASE

WAREHOUSE/OFFICE SPACE OFF TEHACHAPI BLVD

1170 E Tehachapi Blvd, Tehachapi , CA 93561



Lease Rate

**\$1.00
SF/MONTH
(MG)**

OFFERING SUMMARY

Building Size:	10,892 SF
Available SF:	1,000 SF
Lot Size:	1.12 Acres
Year Built:	2013
Clear Height:	18'
Market:	Bakersfield
Submarket:	SE Outlying Kern County
Cross Streets:	Tehachapi Blvd & Bailey Ct
APN:	223-650-18-00-7

PROPERTY HIGHLIGHTS

- ±1,000 SF on ±1.12 Acres in Tehachapi, CA | 2013 Construction
- Ready For Immediate Occupancy | TI's Available
- End Cap Unit w/ Direct Highway Access & Exposure
- ±1.12 Acre Lot: Fully Fenced Paved Yard Area + Extra Land
- Distribution/Light Industrial Space | Quick Freeway Access
- Clear Height 18' | Flexible Zoning | Quality Neighboring Tenants
- Fully Insulated | Skylights Throughout | (1) 12' x 16' Rollup Door
- Excellent Access To All Major Freeways | 2 mi to CA-202
- Large Paved Open Area | Heavy Power Available
- Roll Up Door, Large Warehouse Areas, & Private Restrooms
- 240 Volt, 3-Phase 4-Wire 600 Amp Electric Service
- Water & Air Lines Throughout | Paved & Fenced Yard
- Flexible Zoning That Allows Many Uses

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PROPERTY DESCRIPTION

Move-in ready clear-span industrial space with direct highway access & exposure on ± 1.12 acres. Suite #1170B of $\pm 1,000$ SF consists of wide open (25' x 40') warehouse, front & rear man door access, private restroom, & (1) 12' x 16' rear roll up door to yard area. Property is gated & offers ample private parking as well as side street parking. This site also features 18' clear height, full insulation, interior lighting, electrical throughout and fenced paved yard area. Equipped with heavy power (400 Amps 240 Volt 3-Phase, sky lights, insulated ceiling, & ADA restrooms.



LOCATION DESCRIPTION

Direct Tehachapi Blvd (CA-58B) exposure located within minutes from the CA-58 and CA-202 Interchange, with close access to all neighboring cities. Subject is located just down the street from Tehachapi Airport. Tehachapi is a city in Kern County, California, United States, in the Tehachapi Mountains, at an elevation of 3,970 feet between the San Joaquin Valley and the Mojave Desert.



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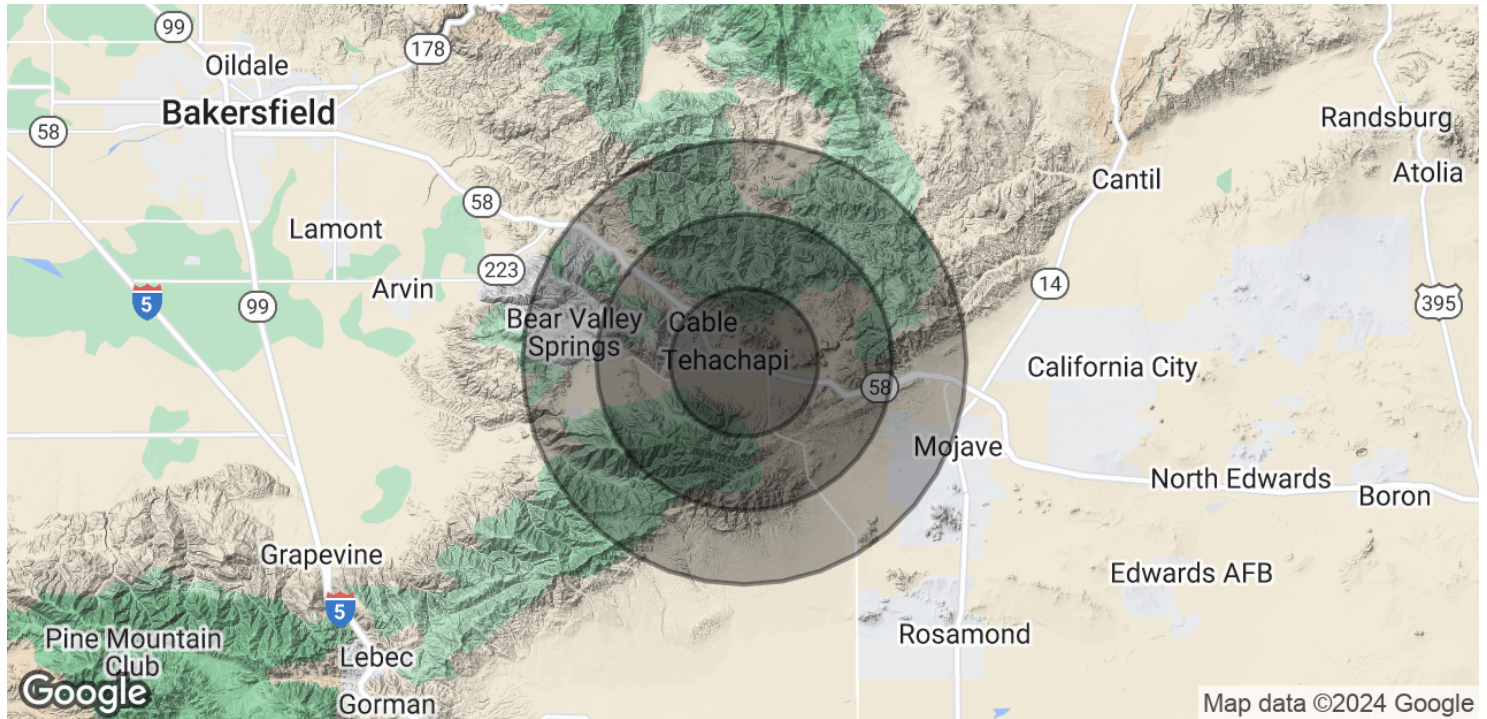
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	17,626	26,886	34,639
Average Age	39.4	40.4	42.4
Average Age (Male)	40.1	41.1	43.3
Average Age (Female)	39.9	34.1	37.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	7,624	9,864	13,793
# of Persons per HH	2.3	2.7	2.5
Average HH Income	\$76,783	\$79,287	\$76,063
Average House Value	\$266,748	\$285,830	\$286,303
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	28.0%	30.4%	28.4%

* Demographic data derived from 2020 ACS - US Census

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