

# CVCB



CENTRAL  
VALLEY  
COMMERCIAL  
BROKERS, INC

# FOR LEASED

**700 22<sup>nd</sup> Street, Bakersfield**

APN: 005-241-02



## **Property Details**

- \$1.30 ft Modified Gross
- 6,250 SF steel framed metal building office/warehouse
- 3,788 SF Office
- 2,462 SF Shop
- Industrial M-1 zoning
- 15,865 SF parcel
- Paved fenced in yard
- Max roll up door clearance 12 ft
- 4 wire 3 phase 200 Amps
- Insulated shop with heaters and swamp coolers



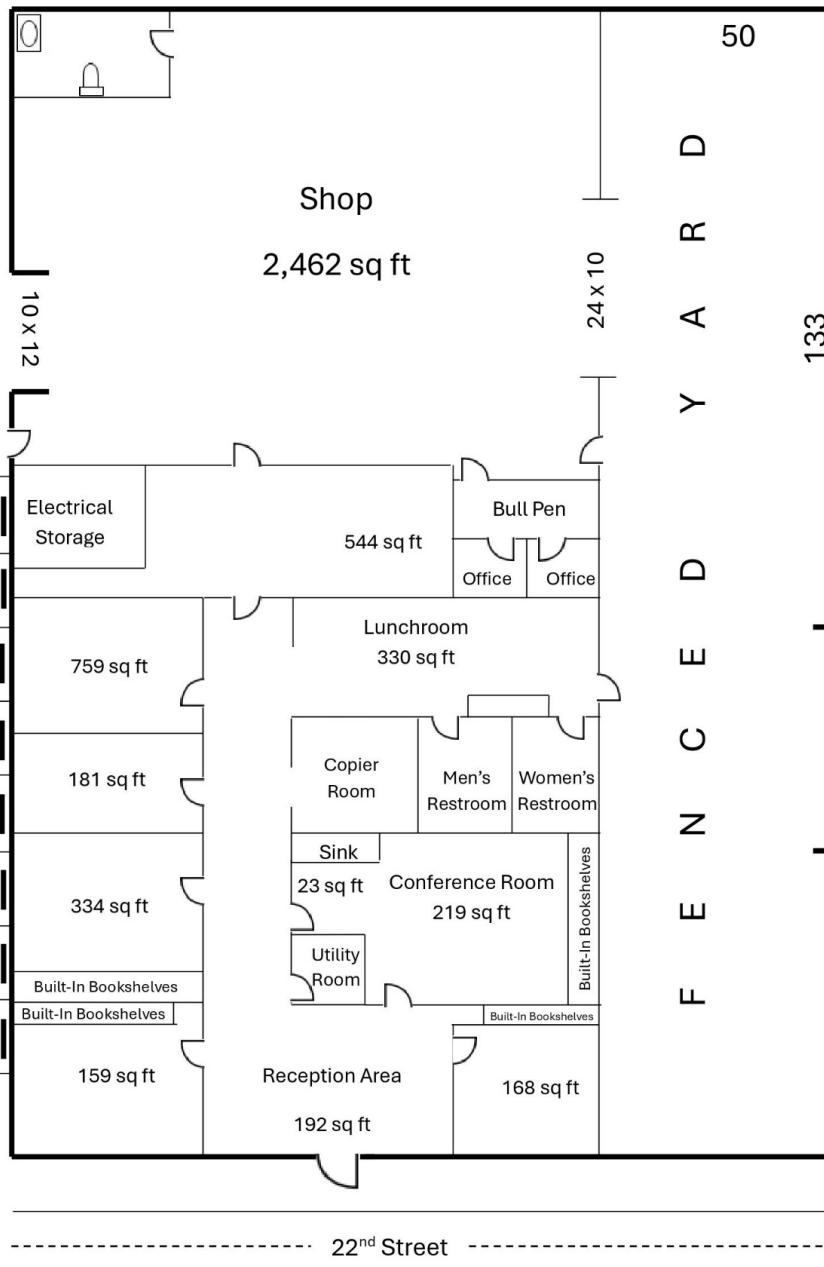
**HENRY E. MENDEZ, JR.**

CA RE #01127054 CA DRE #02084340 •Broker/ Principal  
hmendez@cvcbrokers.com • 661.404.4090 Office  
930 Truxtun Ave., Suite 101, Bakersfield, CA 93301

The information contained herein may have been obtained from sources other than CVCB. We have not verified such information and make no guarantees, warranties, or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

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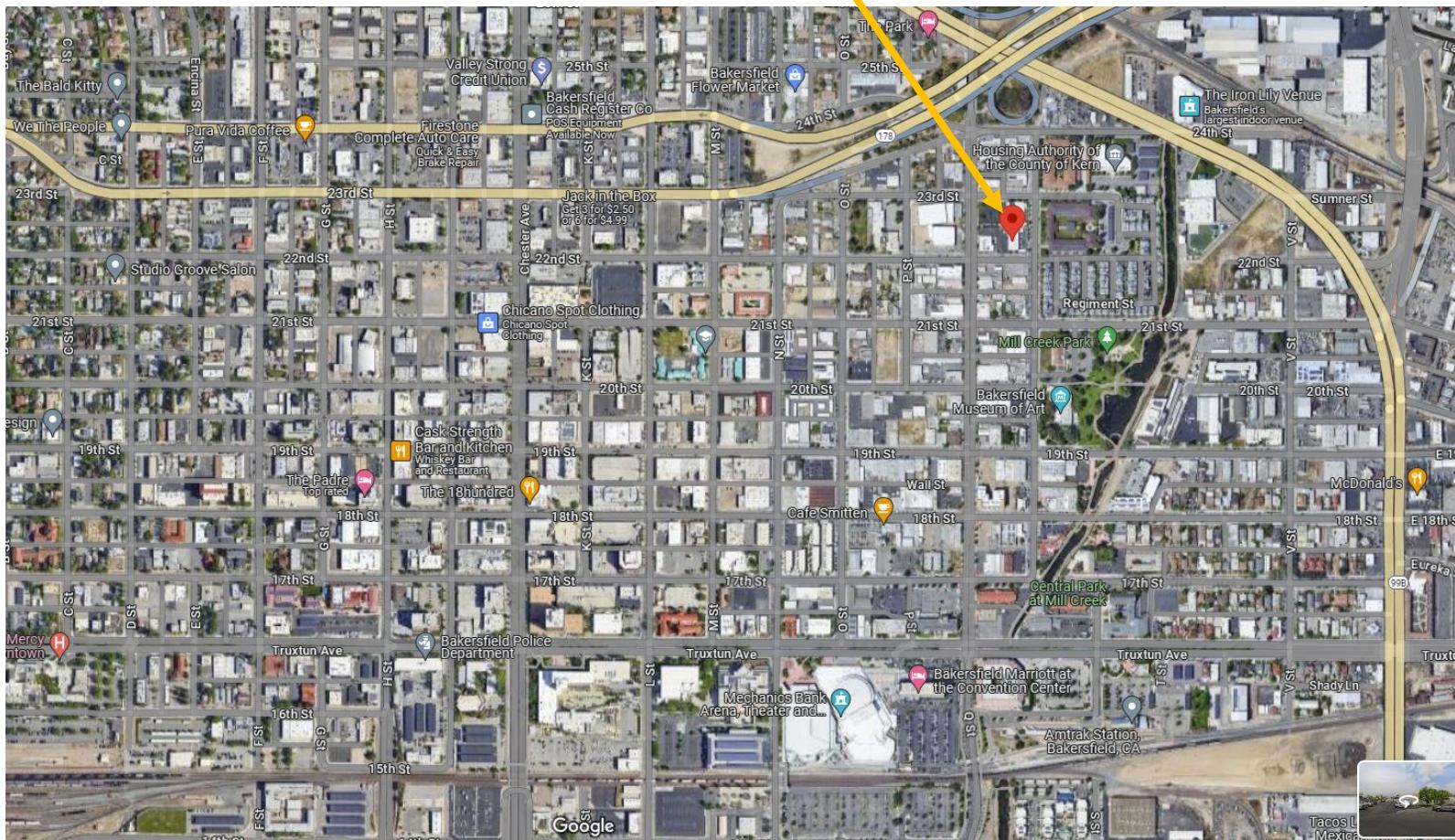
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