

FOR LEASE

**34947
Flyover Court
Suite B
Bakersfield, CA 93308**



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For Lease

Office | Warehouse | Food Manufacturing

Property Details

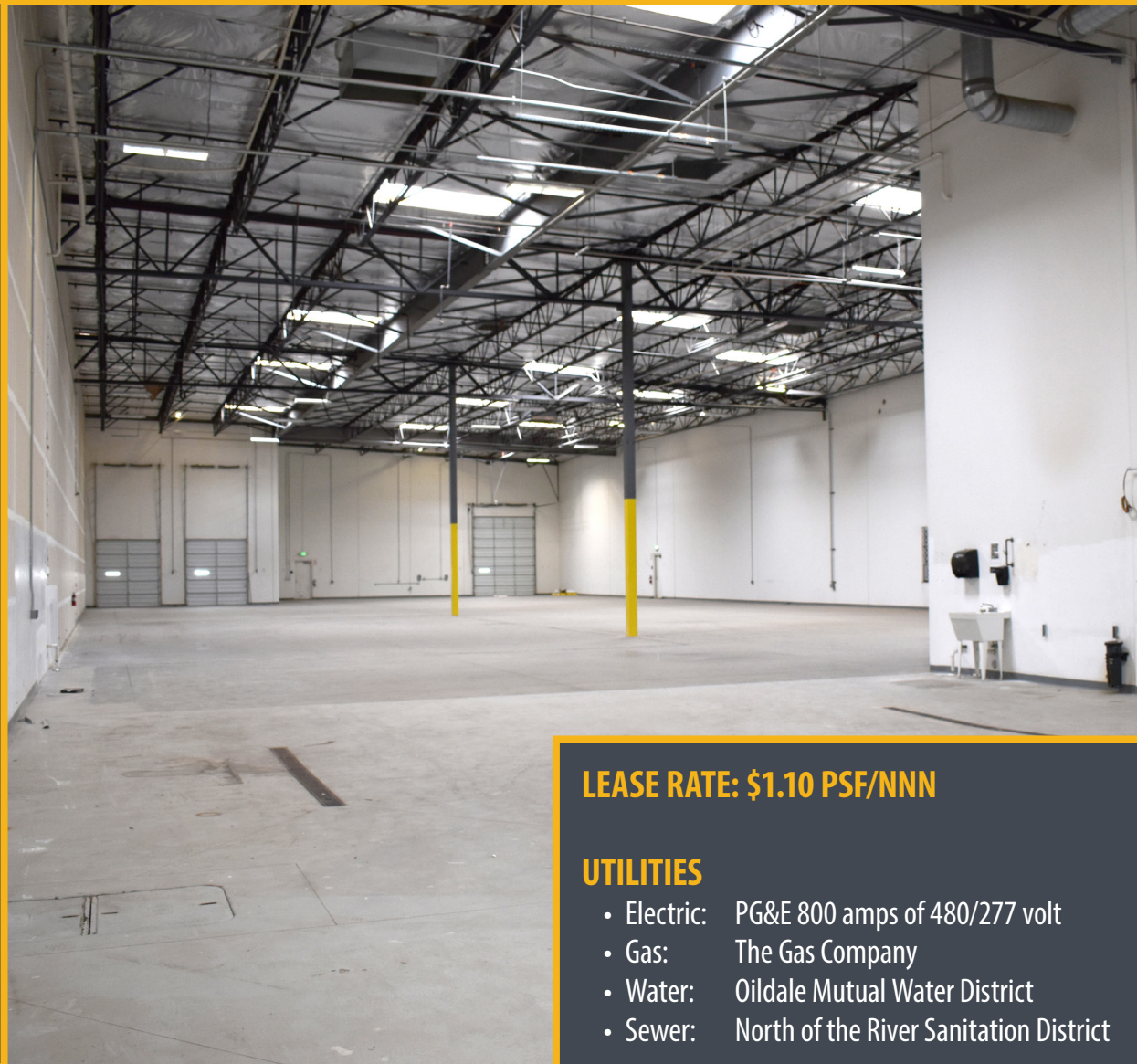
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PROPERTY DETAILS

- Total Available Space: 19,840 SF
- Office Space: 2,934 SF
- Warehouse Space: 16,906 SF
- Clear Height: 24' – 25'
- Column Spacing: 50' x 48' & 50' x 39'
- Ground Level Doors: Two (2) 12' x 14'
One (1) 10' x 12'
- Dock Doors: Two (2) 9' x 10'
- Truck Court: 143'
- Yard Size : 0.50 Acres
- Zoning: M-2 PD, County of Kern
- Warehouse Lighting: LED
- Insulated Roof
- Fire Sprinklers: ESFR
- Construction Type: Concrete Tilt-Up (CTU)

PROPERTY HIGHLIGHTS

- Subject was formerly used for food manufacturing and has an approximately 1,700 SF temperature-controlled room inclusive of two (2) floor drains.
- Concrete paved yard and truck court (can be fenced to provide secured area).
- Two (2) points of ingress/egress to property
- Located in the Airport submarket, which is the fastest growing submarket in Bakersfield
- Easy access to Northbound and Southbound Freeway 99, Highway 65, Westside Parkway & Direct Access to Highway 43, Highway 46 and Interstate 5



LEASE RATE: \$1.10 PSF/NNN

UTILITIES

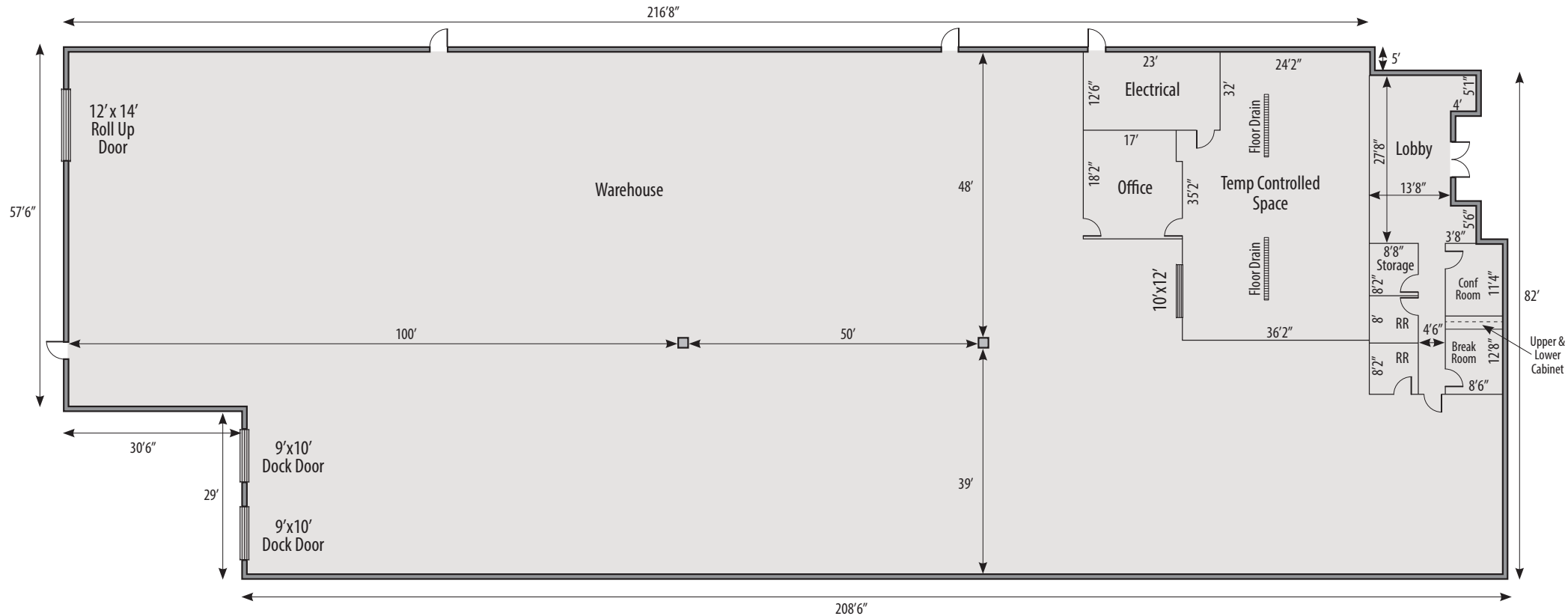
- Electric: PG&E 800 amps of 480/277 volt
- Gas: The Gas Company
- Water: Oildale Mutual Water District
- Sewer: North of the River Sanitation District

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Floor Plan

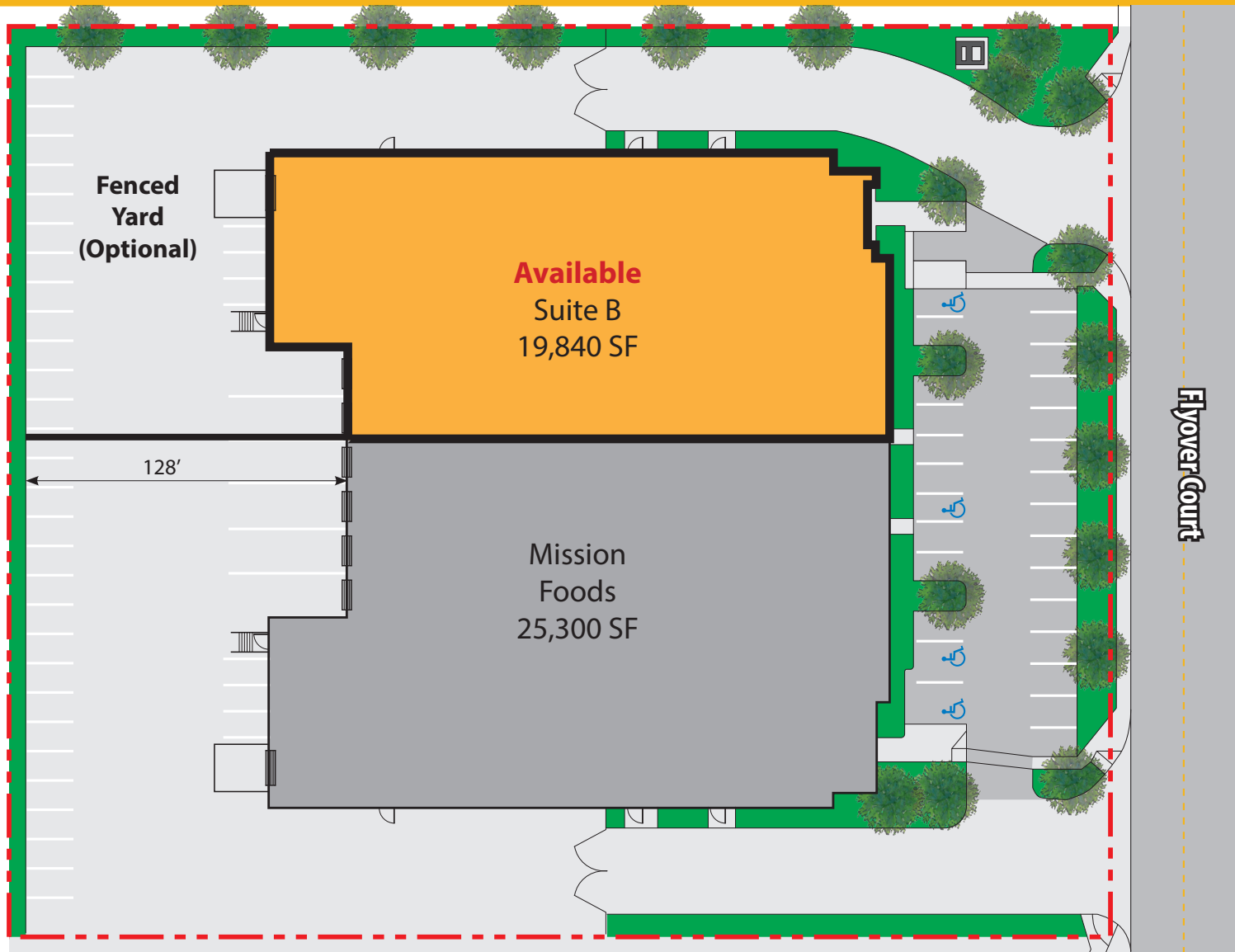
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*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

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Site Plan

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Property Photos

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Loading Docks & Truck Court



Yard



Warehouse



Temp Controlled Area

For Lease Office | Warehouse | Food Manufacturing Aerial Map

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