



For Lease

Office/Warehouse
+/- 2,325 SF - 6,975 SF

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4551 Grissom Street Bakersfield, CA

4551 Grissom Street is an approximately 9,300 square foot, multi-tenant, office/warehouse building, situated on .53 acres of M-1 zoned land. Each suite is 2,325 square feet. Each suite has one (1) large 15' x 20' office, one (1) restroom, one (1) 12' x 14' ground level roll-up door, and the rest warehouse. The project is located just south of White Lane, between Ashe Road and Stine Road, on the west side of Grissom Street.

Highlights

- An approximately 9,300 square foot office/warehouse building
- Newly renovated
- Each suite is approximately 2,325 sf.
- Each suite has an approximately 15' x 20' office and one restroom
- Each suite has a 12' x 14' ground level roll-up door
- 14' - 16' clear height
- Building is parked per City Parking Code with 25 total parking spaces
- Project is fully fenced and gated for additional security
- Close & easy access to Freeway 99 (approx 1.5 miles)
- Great southwest location

For Lease

Available

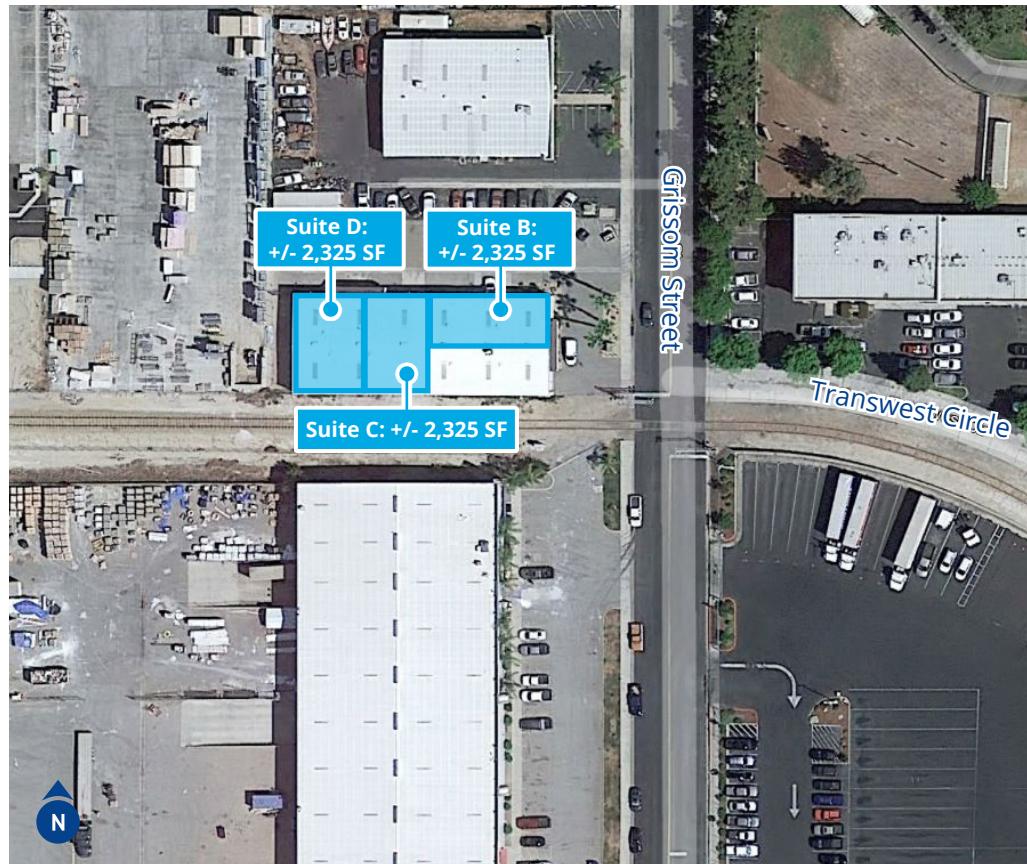
Suite B:	+/- 2,325 sf	\$1.25/psf. mo + CAM fee
Suite C:	+/- 2,325 sf	\$1.15/psf. mo + CAM fee
Suite D:	+/- 2,325 sf	\$1.15/psf. mo + CAM fee

***Can be combined up to +/- 6,975 sf**

Utilities

Water:	California Water Co.
Gas:	PG&E
Electric:	PG&E - 200 Amps, 120/208 Volt, 3 Phase
Sewer:	City of Bakersfield

Site Aerial



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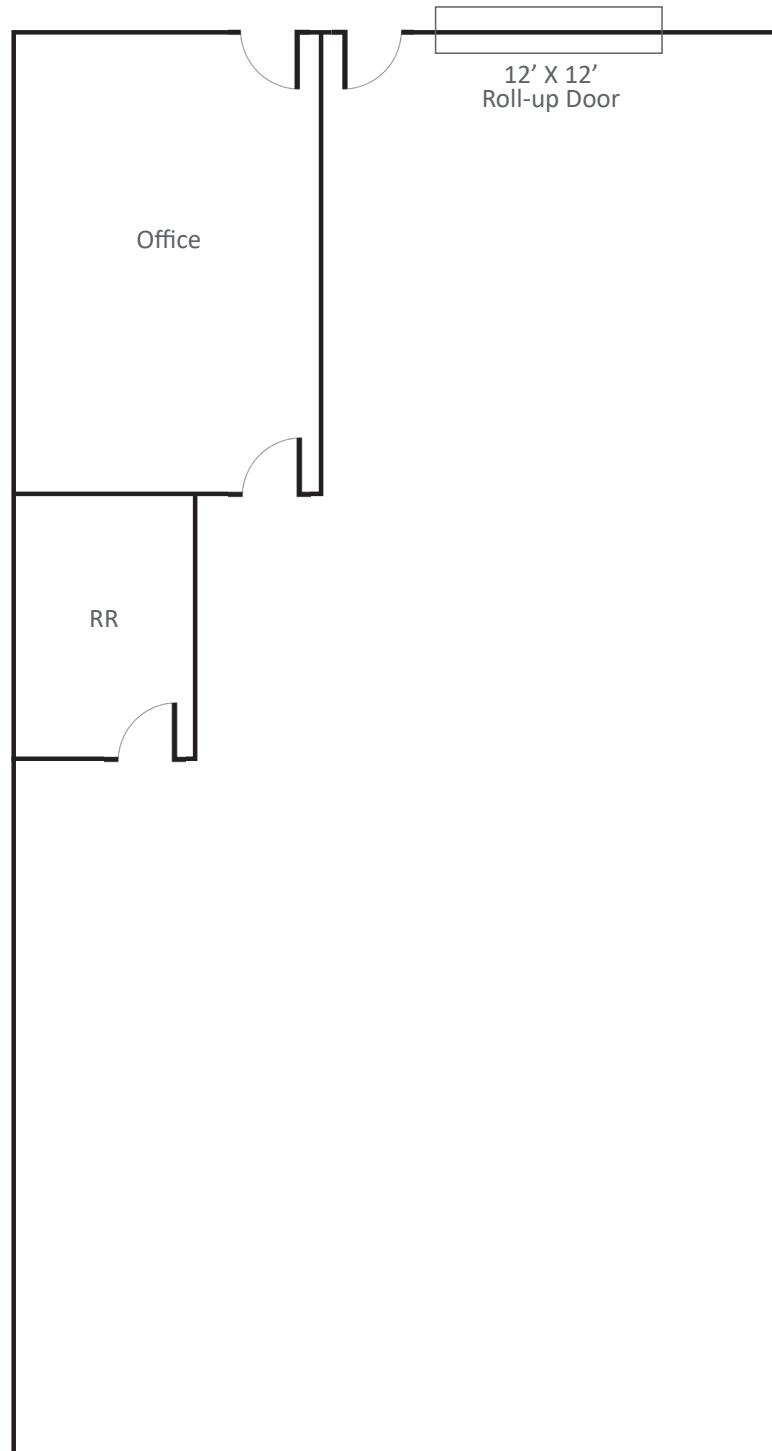
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Floor Plan



Site Plan



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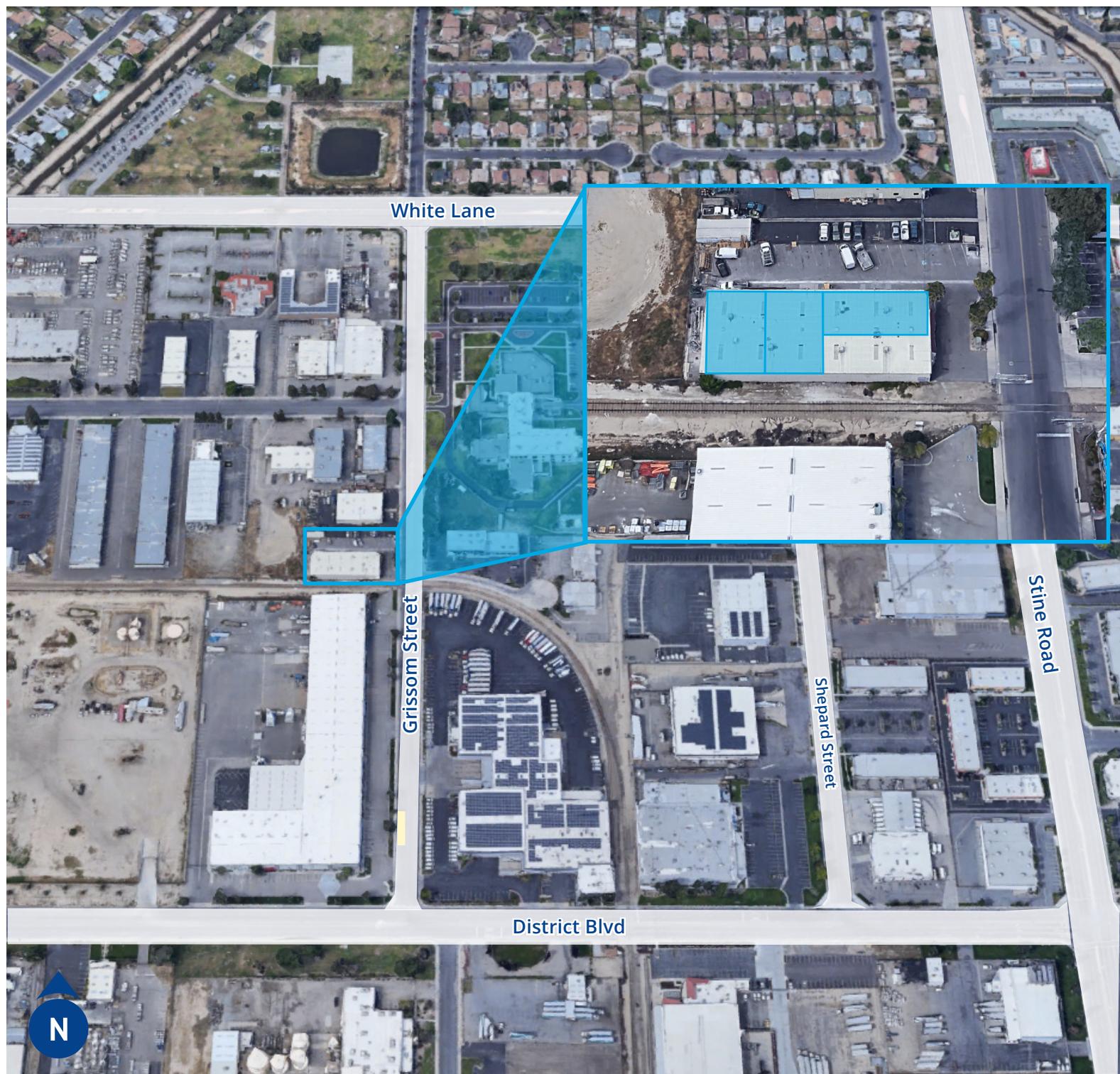
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Aerial



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