

# FOR LEASE ► INDUSTRIAL

+/- 8,750 SF AVAILABLE

4580 State Rd., Bakersfield, CA 93308

APN: 116-060-29-00-7, County of Kern

## PROPERTY DETAILS

- ASKING RENT: \$1.10 PSF INDUSTRIAL GROSS
- LOT SIZE: +/- 1.22 AC
- BUILDING SIZE: +/- 8,750 SF
  - CLEAR HEIGHT: 16' - 18'
- YEAR BUILT: 1978
- WAREHOUSE WITH 4 (16' X 14') ROLL UP DOORS AND +/- 3,500 SF OFFICE & SHOWROOM
- POWER: 120/208V, 3PH 4 WIRE - 200 AMPS
- PARKING: 20 ON-SITE PARKING STALLS
- LOCATION: FREEWAY ACCESS & VISIBILITY
  - MONUMENT SIGNAGE VISIBLE FROM FREEWAY
- ZONING: M-2 PD, COUNTY OF KERN
- (OPTIONAL) ADJACENT +/- 4.53 AC YARD AVAILABLE FOR EXPANSION
  - ZONING: M-2 PD, COUNTY OF KERN



### OLIVIERI COMMERCIAL GROUP

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# CLOSE-UP AERIAL PROFILE

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## BUILDING & MONUMENT SIGNAGE VISIBLE FROM FREEWAY





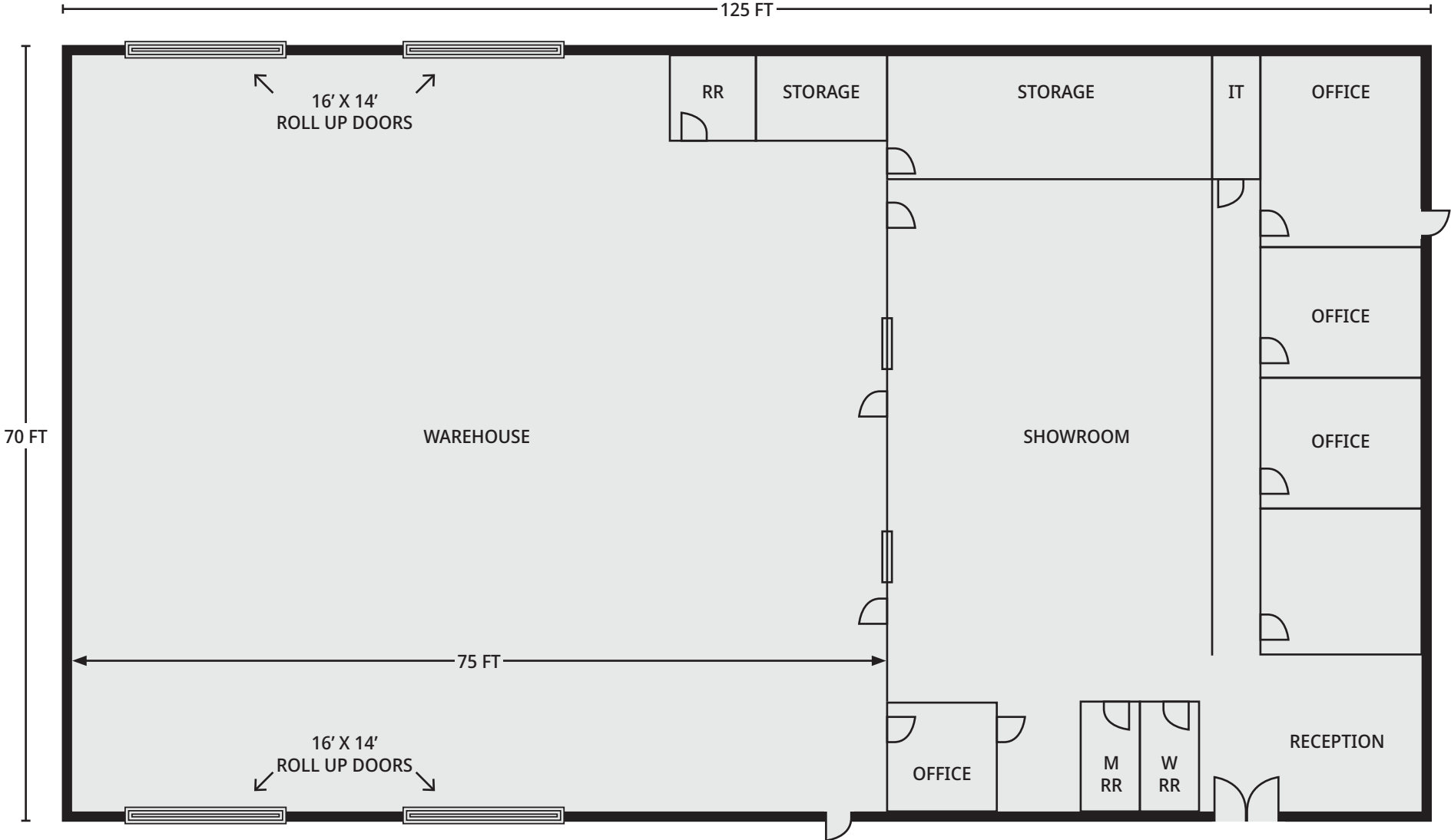
SITE DISTANCE FROM HWY	
HIGHWAY	DISTANCE
CA-99	0.16 mi
CA-204	0.90 mi
Old Hwy 58	2.01 mi
CA-178	2.02 mi
CA-65	2.36 mi

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# FLOOR PLAN

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\*Floor Plan not to scale

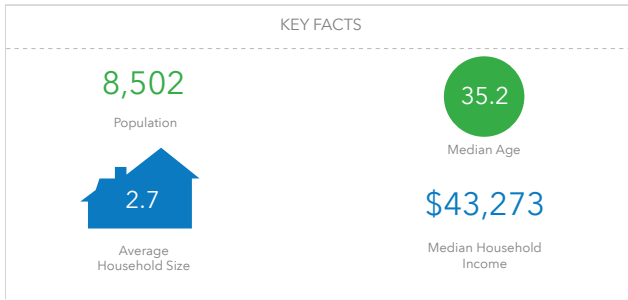


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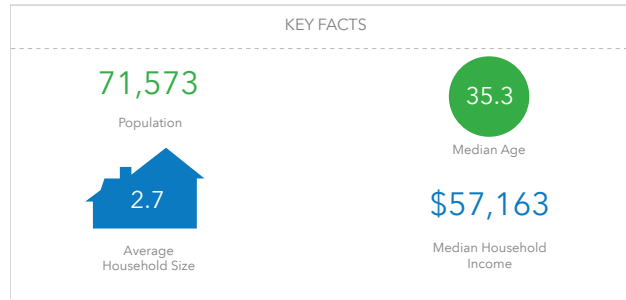




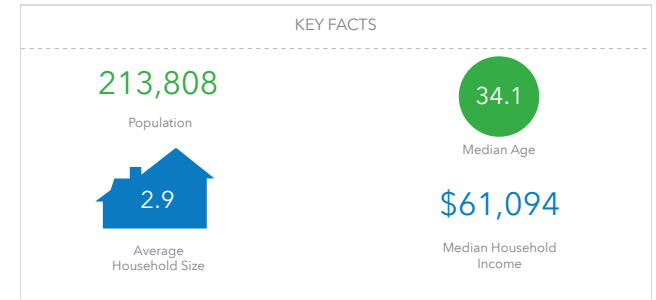
## 1-Mile Radius



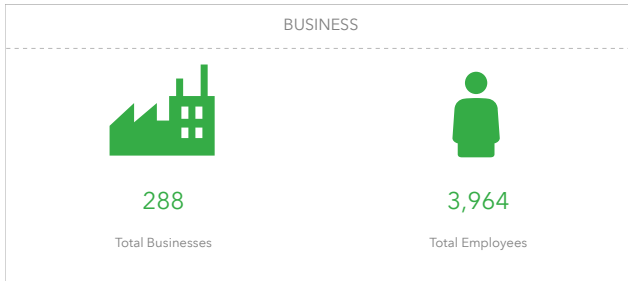
## 3-Mile Radius



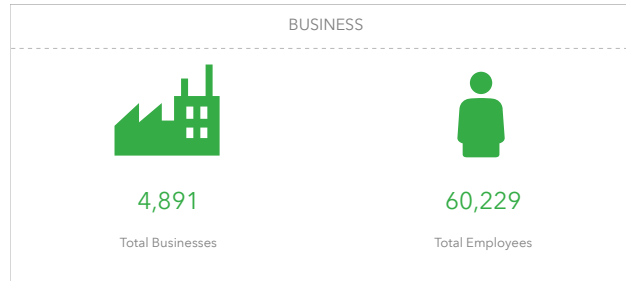
## 5-Mile Radius



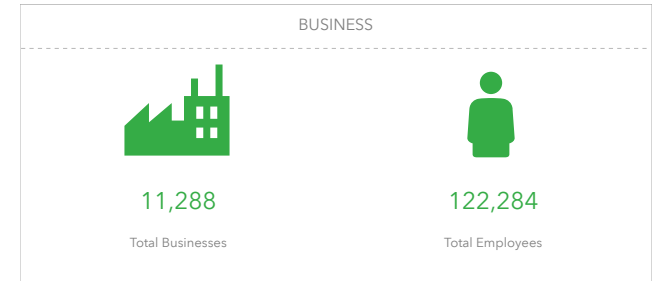
## BUSINESS



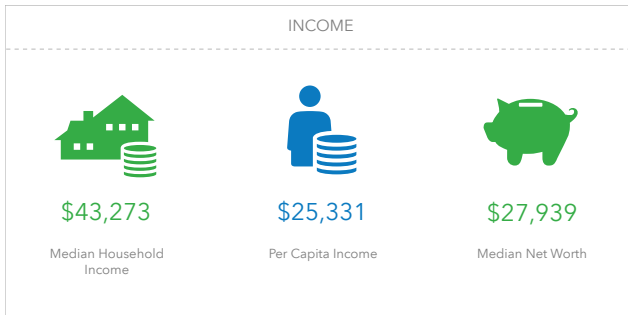
## BUSINESS



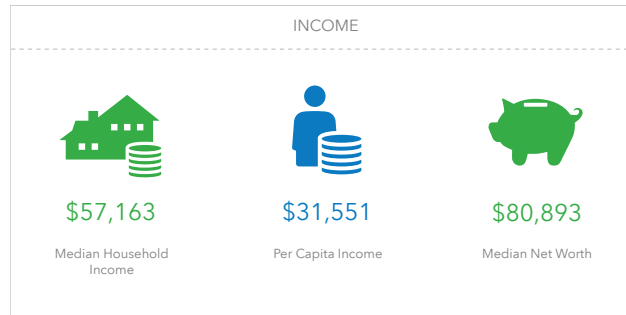
## BUSINESS



## INCOME



## INCOME



## INCOME

