

# For Sale and For Lease

Asking Price  
\$650,000

Lease Rate  
\$1.10/SF Mo.  
Modified Gross

## Contact us:

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## 1122 33rd St, Bakersfield, CA 93301

1122 33rd Street is a fully refurbished building conveniently located in Central Bakersfield, only a few blocks away from Golden State Fwy with quick access to Hwy 99 and Hwy 58. This location also provides close proximity to Hwy 178 West and Eastbound.

### Property Highlights:

- +/- 5,000 SF total
- +/- 280 SF of office space
- +/- 4,720 SF warehouse
- Centrally located near downtown Bakerfield
- Convenient Hwy access
- M-1 (Light Industrial) Bakersfield City Zoning
- Fully paved yard
- Fully fenced
- 12' - 18' clearance height



**Sewer**  
City of Bakersfield



**Water**  
California Water  
Service Co.

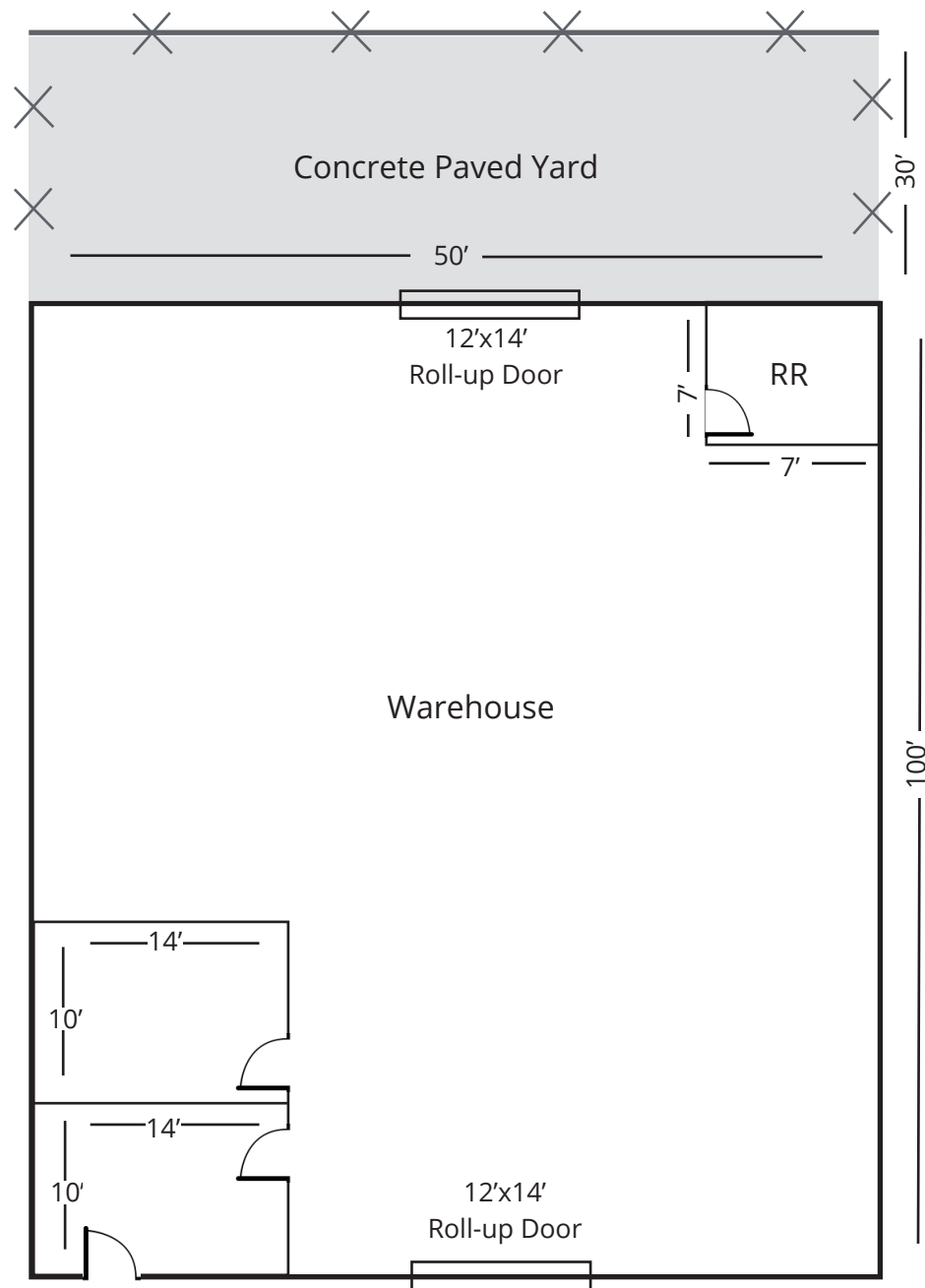


**Electric**  
PG&E (200 amp,  
120/208 volt, 3 phase)



**Gas**  
Pacific Gas & Electric  
Company

# Floor Plan



\*Not to Scale



# Floor Plan





# Aerial



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