

401 34TH STREET

BAKERSFIELD, CA 93304



SUBLEASE INDUSTRIAL.OFFICE

Chad J. Brock, Managing Principal

Office: 661.864.1000
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cbrock@lee-associates.com
DRE# 01890697

Lee & Associates - Central California
5401 Business Park South, Ste, 122
Bakersfield, CA 93301

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

401 34TH STREET

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PARCEL/ AERIAL MAP

LEASE RATE:

\$1.00 PSF MONTHLY NNN

\$12 PSF ANNUAL NNN

PROPERTY HIGHLIGHTS

- MINIMUM DIVISIBLE 69,236 RSF +/-
- MAX CONTIGUOUS 97,000 WITH DIRECT LEASE OF ADJACENT SPACE
- SUBLEASE TERM EXPIRES AUG. 31, 2028
- ABUNDANT PARKING
- TURN-KEY CORPORATE OR GOVT CALL CENTER
- POTENTIAL USES: **MEDICAL, CALL CENTER, GOVT, RETAIL, WAREHOUSING, CLIMATE CONTROLLED DRY STORAGE**

PROPERTY DETAILS

- APN: 002-011-26
- PARCEL SIZE: 10.50 ACRES +/-
- ZONING: M-1 (CITY)



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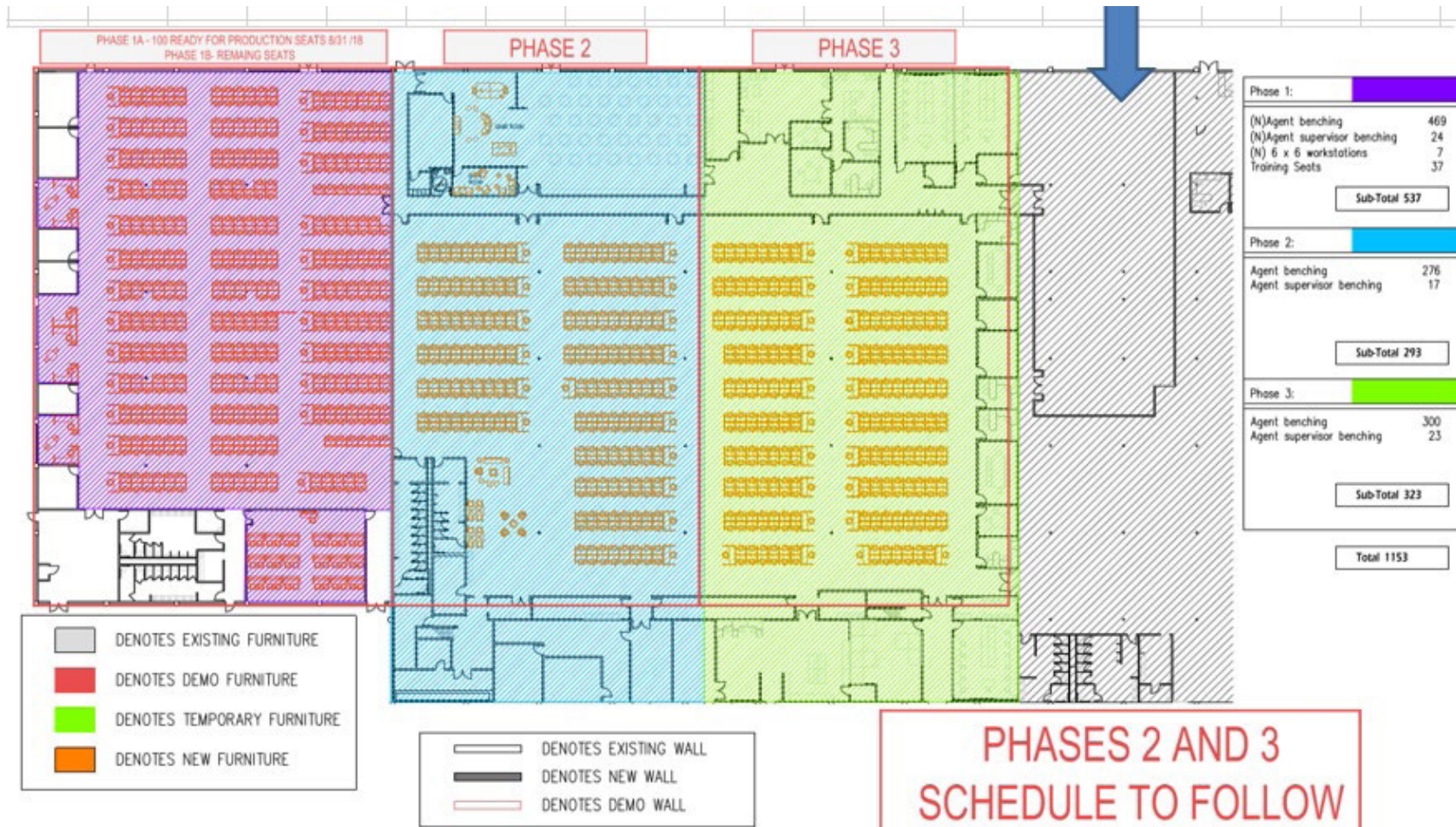
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FLOOR PLAN/ SUITE BREAKDOWN



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PROPERTY PHOTOS



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