

Industrial Building

AVAILABLE

FOR LEASE

9352
Shellabarger Rd
Bakersfield, CA

Property Features

- Office warehouse project located in Northwest Bakersfield
- The M-1 (Light Manufacturing) Zone designation allows for a multitude of uses
- Project location allows for easy access to Rosedale Highway and the Westside Parkway
- One suite of 3,750 SF available



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Industrial Building Available For Lease

Offering Terms | Floor Plan

9352 Shellabarger Rd - Bakersfield, CA

Offering Terms

- **Available Suite & Size** 9352 - 3,750 SF
- **Asking Lease Rate** \$1.15 PSF Industrial Gross



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

Office Building Available For Lease

Location Map

9352 Shellabarger Rd - Bakersfield, CA

