



**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE

34947 Flyover Ct., Suite B

Bakersfield, CA

AVAILABLE NOW

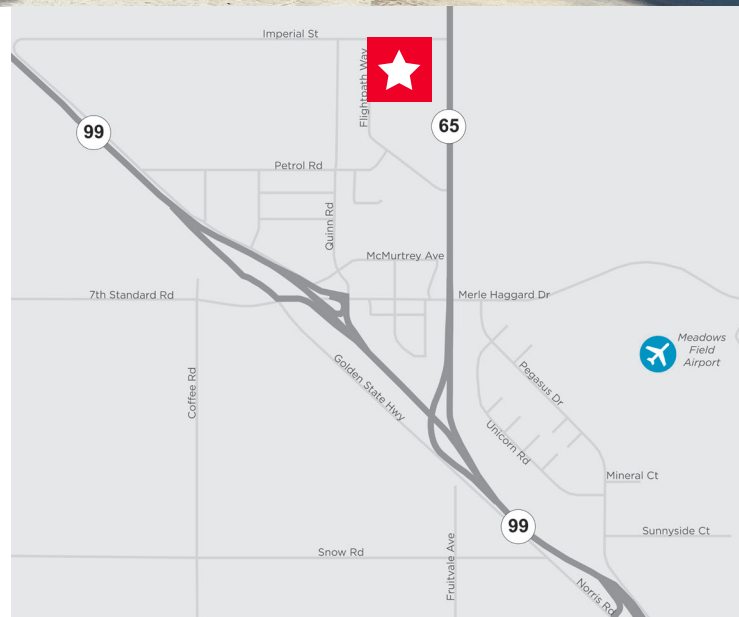


19,840 SF Industrial Office/Warehouse
Lease Rate: \$1.10psf/month, NNN

Property Highlights

Total Available:	±19,840 SF	Office:	2,500 SF
Site Size:	1.34 Acres	Clear Height:	24'
Fire Sprinklers:	ESFR		
Loading:	(2) 9' x 10' Dock Doors (1) 12' x 14' Ground-Level Door		
Zoning:	M2 PD, County of Kern		
Utilities:	Pacific Gas & Electric The Gas Company North of the River Sanitation District		

Master Lease expires November 30, 2028



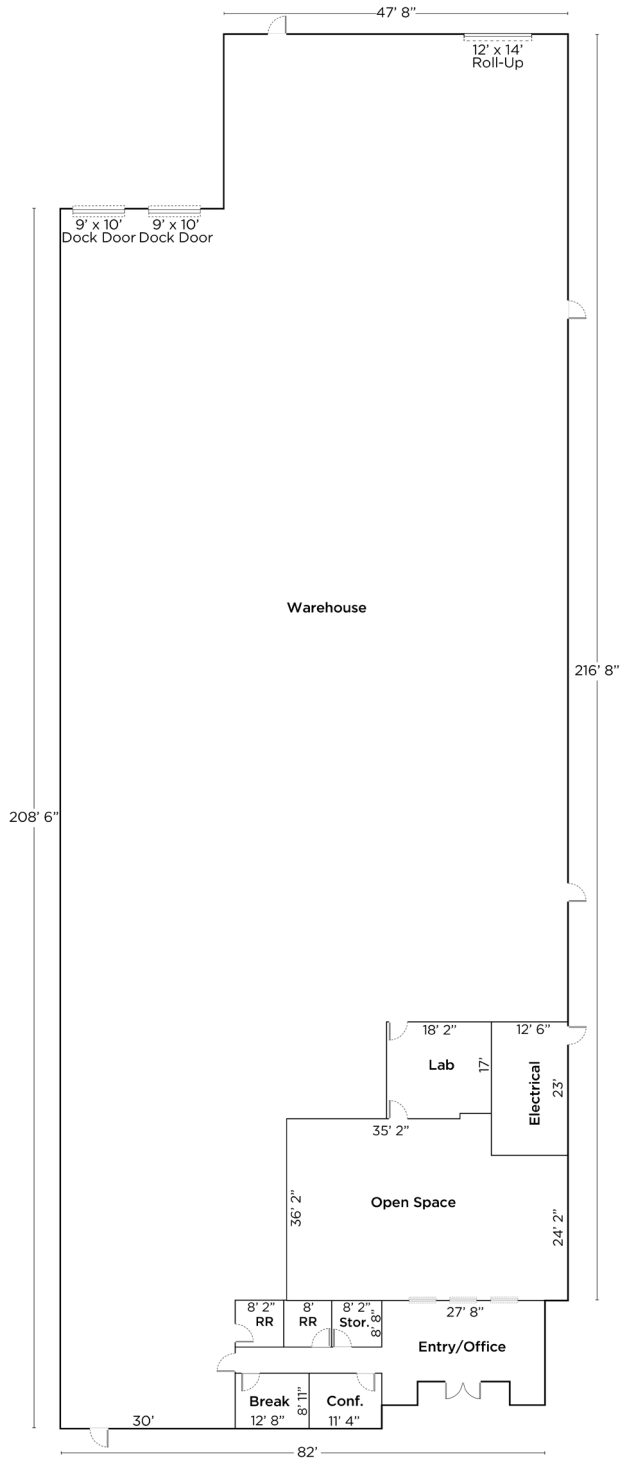
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Floor Plan



Not to Scale



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34947 Flyover Ct., Suite B
Bakersfield, CA



Front Entry



Shop Floor



Shop Floor



Lab



Warehouse Floor



Warehouse Floor



One grade-level door. Two dock doors



Grade-Level Door

Bakersfield Airport Area - Bakersfield's most active industrial submarket



Available space shares building with Mission Foods

