

2,000 SF to 4,500 SF  
Office/Warehouse  
Unit Available



# For Lease - Langley Industrial Park

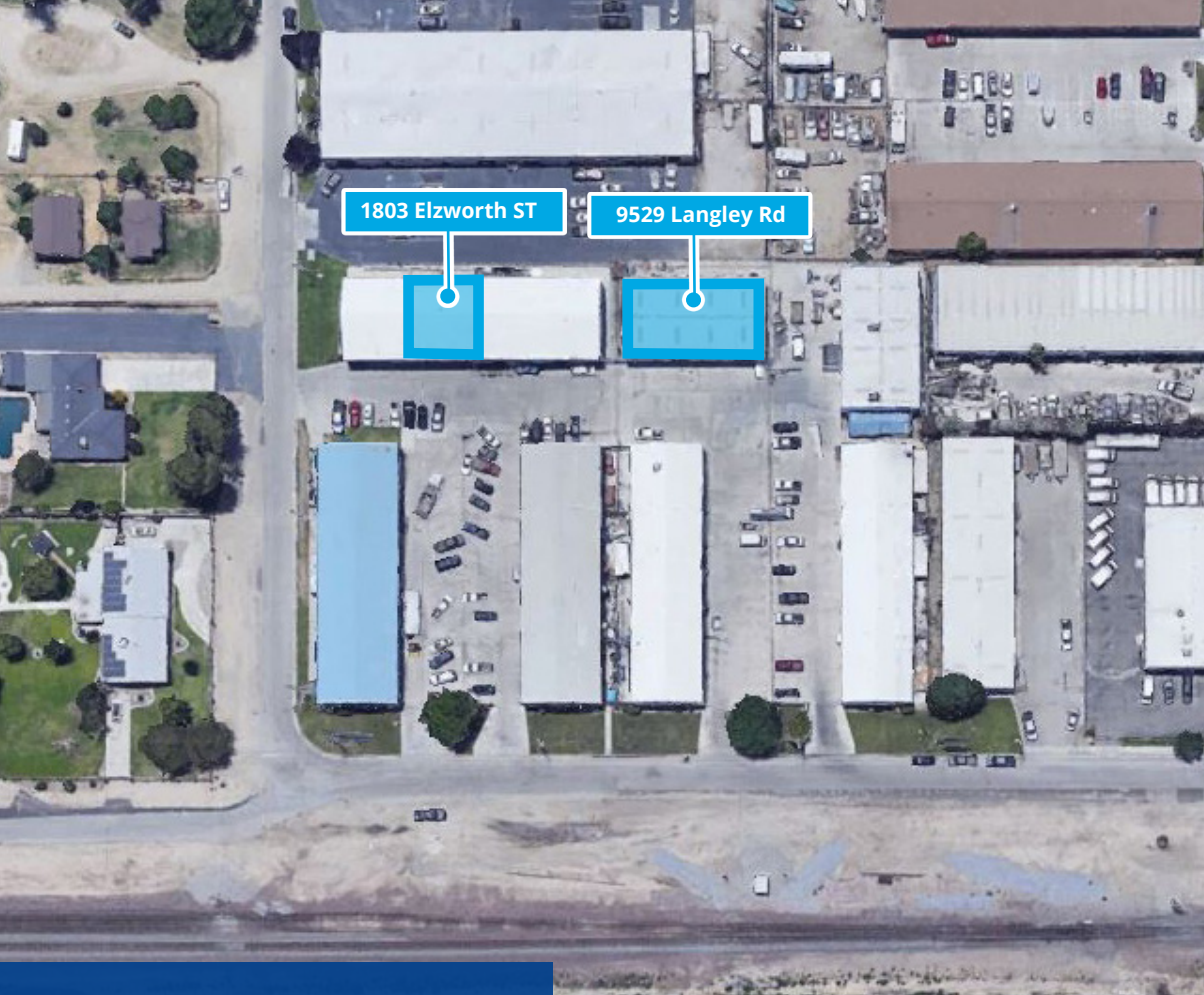
9301-9539 Langley Road  
and 1801-1807 Elzworth Street  
Bakersfield, CA

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**9301-9539 Langley Road & 1801-1807 Elzworth Street**, is an approximately 48,800 SF, multi-tenant industrial complex located in the Northwest Bakersfield area, just north of Rosedale Highway and north of the Westside Parkway. This location offers easy access to Westside Parkway, Freeway 99, and Interstate 5 via Rosedale Highway.

## Property Highlights

- +/- 48,800 SF multi-tenant industrial complex
- +/- 2,000 SF - 4,500 SF industrial unit
- Construction: Wood Frame
- Exterior Finish: Metal Skin
- One (1) restroom per unit
- One (1) office per unit
- Roll-up Doors: 10' x 12' or 10' x 14'
- Ample onsite parking
- Association professionally managed
- Zoned: M-2 City of Bakersfield Zoning (Medium Industrial)
- Separate Metered Utilities
- Utilities:

Electricity: PG&E  
Water: Vaughn Water Co  
Sewer: Septic

## Availability

1803 Elzworth St	+/- 2,000 SF
9529 Langley Rd	+/- 4,500 SF

## Lease Rate

\$0.90/sf. Ind. Gross + \$0.10 CAM Fee

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# Floor Plan



# Property Photos



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