



# For Lease

## Office/Warehouse +/- 2,325 SF

### Contact us:

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## 4551 Grissom Street Bakersfield, CA

4551 Grissom Street is an approximately 9,300 square foot, multi-tenant, office/warehouse building, situated on .53 acres of M-1 zoned land. Each suite is 2,325 square feet. Each suite has one (1) large 15' x 20' office, one (1) restroom, one (1) 12' x 14' ground level roll-up door, and the rest warehouse. The project is located just south of White Lane, between Ashe Road and Stine Road, on the west side of Grissom Street.

### Highlights

- An approximately 9,300 square foot office/warehouse building
- Newly renovated
- Each suite is approximately 2,325 sf.
- Each suite has an approximately 15' x 20' office and one restroom
- Each suite has a 12' x 14' ground level roll-up door
- 14' - 16' clear height
- Building is parked per City Parking Code with 25 total parking spaces
- Project is fully fenced and gated for additional security
- Close & easy access to Freeway 99 (approx 1.5 miles)
- Great southwest location

# For Lease

## Available

Suite C: +/- 2,325 sf total

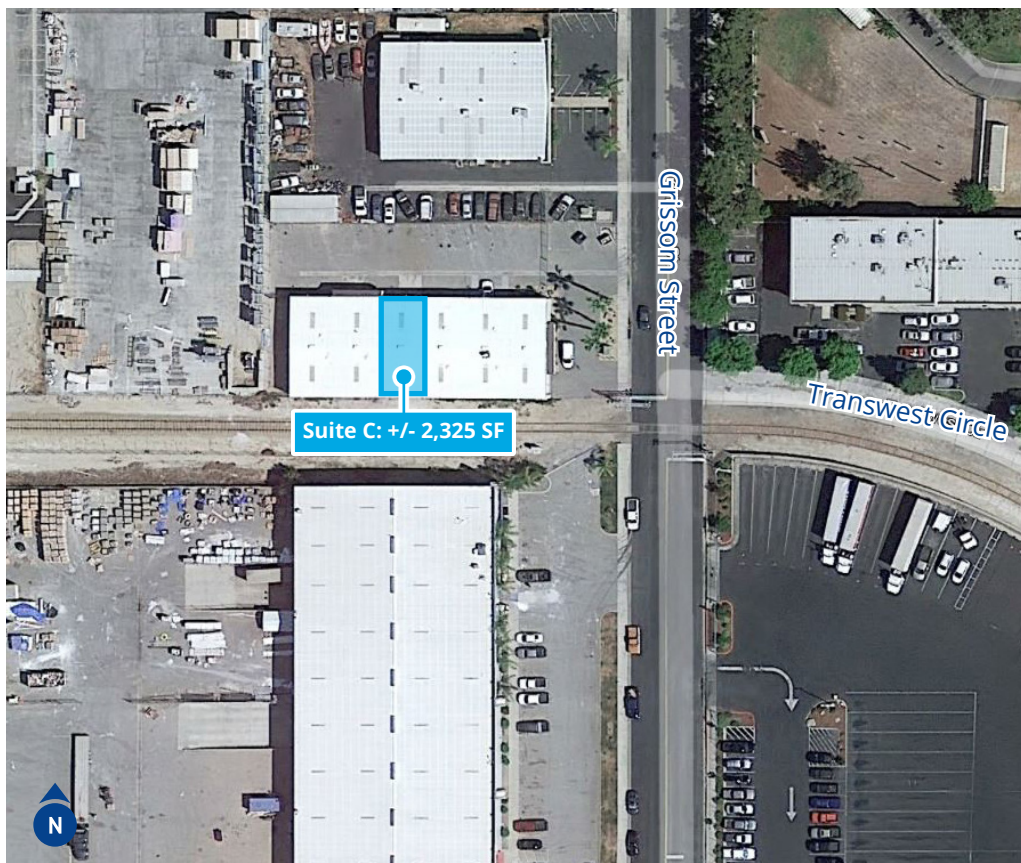
## Lease Rate

\$1.25/SF/mo. Industrial Gross + CAM Fee  
(\$0.09/sf/mo. Common Area Maintenance (CAM) Fee)

## Utilities

Water: California Water Co.  
Gas: PG&E  
Electric: PG&E - 200 Amps, 120/208 Volt, 3 Phase  
Sewer: City of Bakersfield

## Site Aerial



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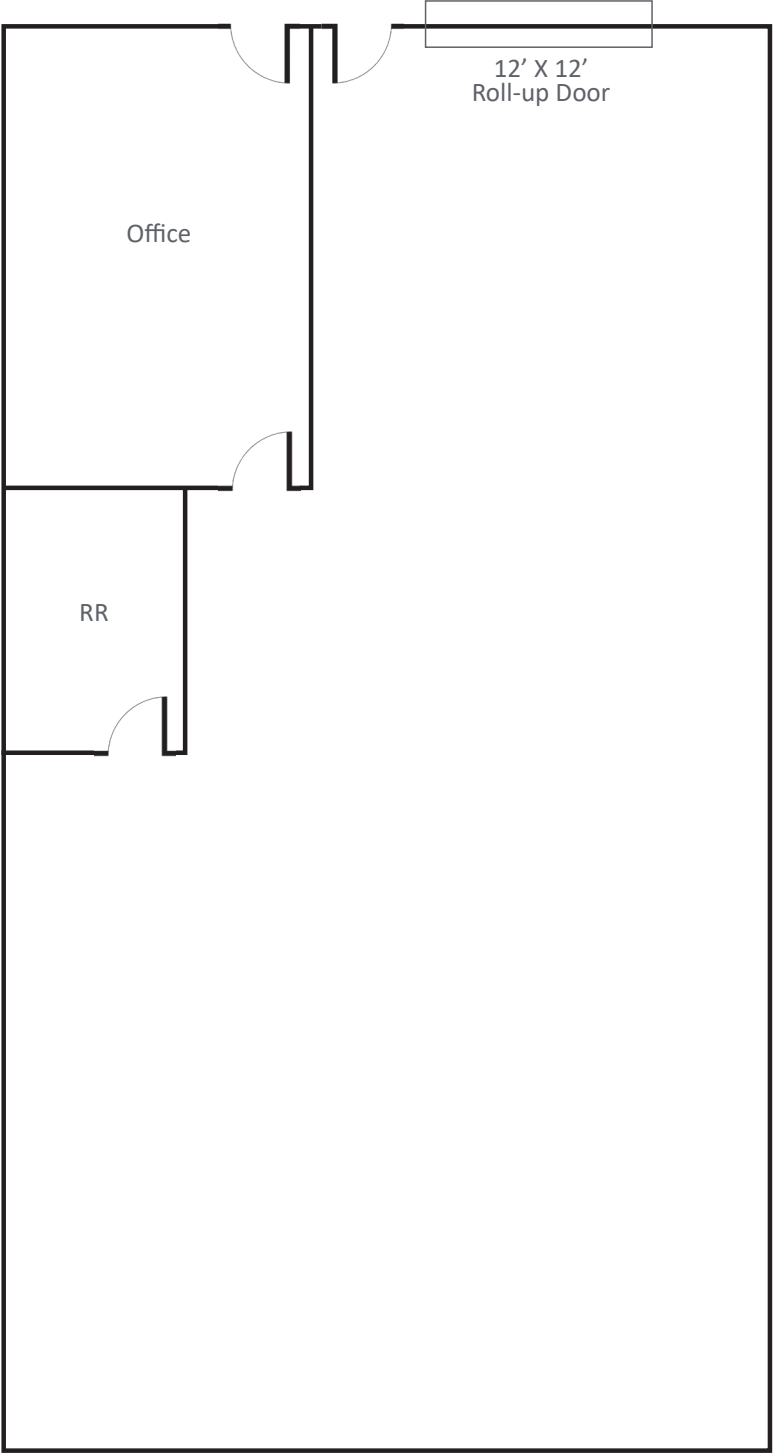
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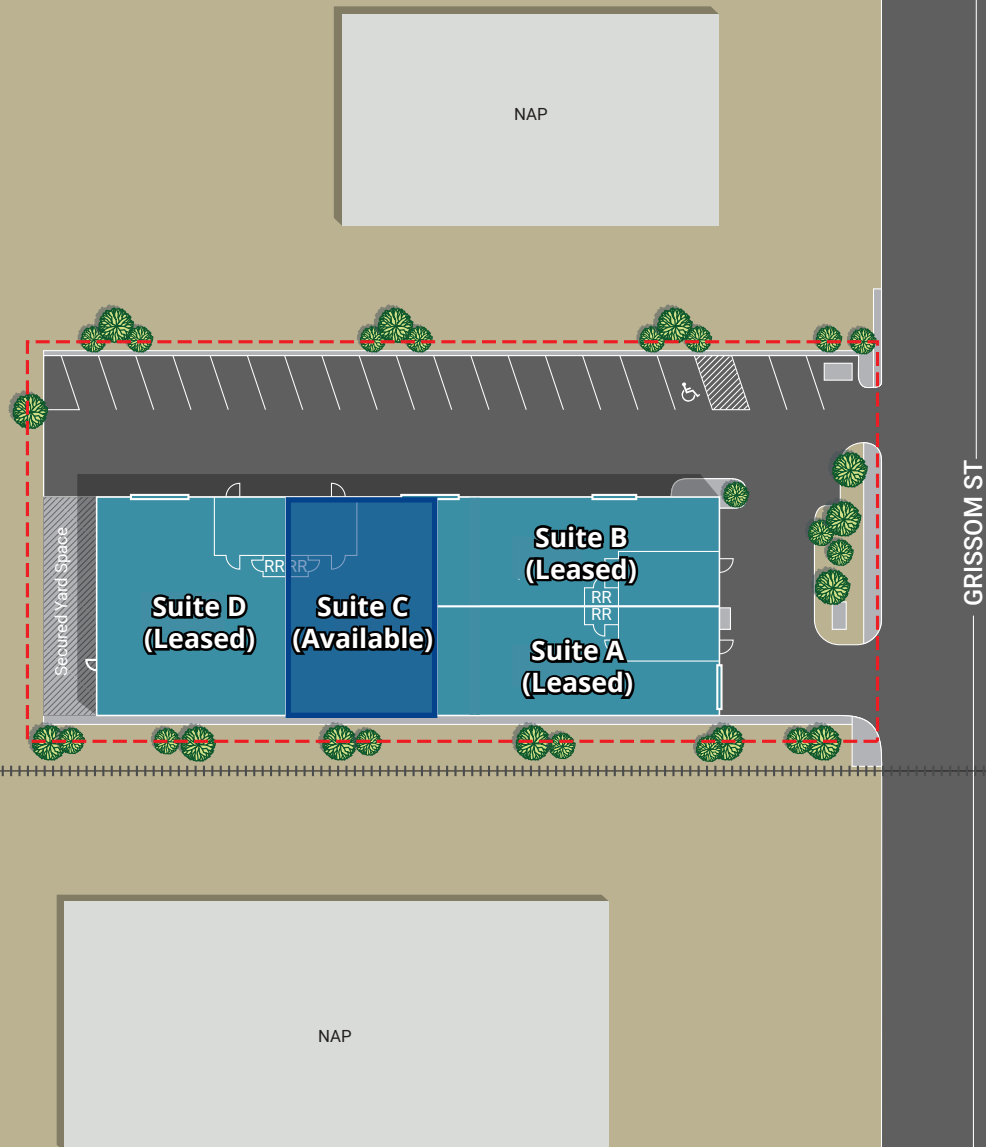
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# Floor Plan - Suite C



# Site Plan



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# Aerial

