



For sublease

\$1.25/SF

Industrial Gross

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7415 Meany Ave Bakersfield, CA 93308

Industrial Office | Warehouse

Subject property is located at the southeast corner of Meany Avenue and Laborde Place in the Rosedale "oil patch" Industrial corridor just north of Rosedale Highway and west of Fruitvale Avenue. This location offers easy access to Freeway 99 or Interstate 5 via Rosedale Highway

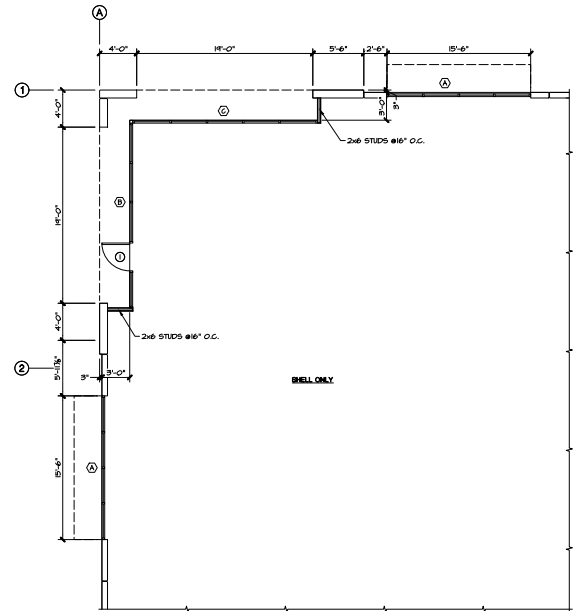
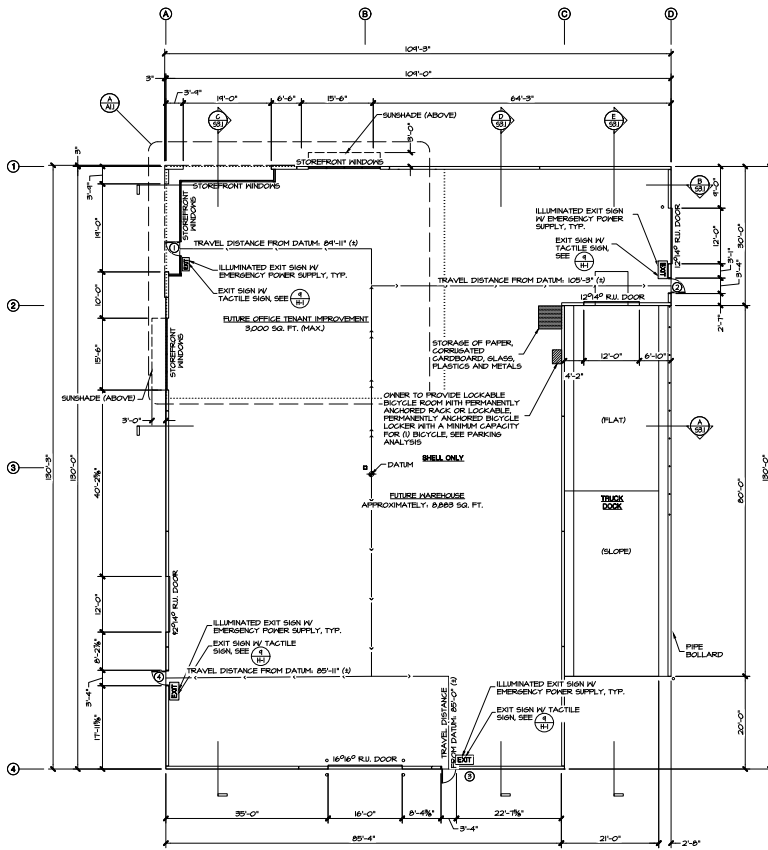
Available:

+/- 11,833 sf

Highlights:

- Concrete tilt-up construction
- Approximately 11,833 sf
- Approximately 3,000 office
- 0.98 acre lot
- 19' - 23' clear height
- One (1) two (2) truck dock well
- Fully fenced
- Fully paved
- Zoned M-2, City of Bakersfield
- Utilities:
 - **Water:** California Water Service
 - **Sewer:** City of Bakersfield
 - **Gas:** Southern California Gas Company
 - **Electric:** Pacific Gas & Electric Company

Floor Plan



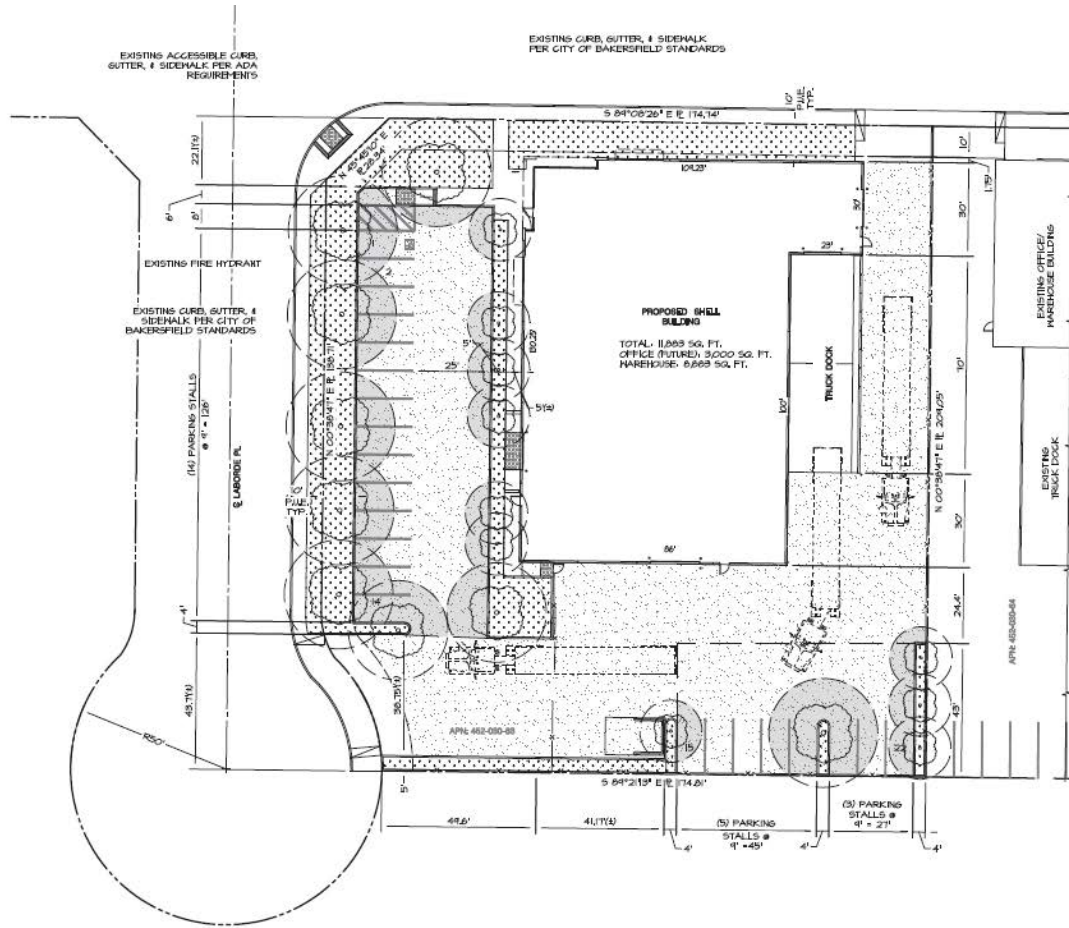
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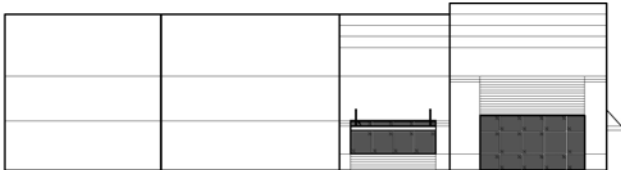
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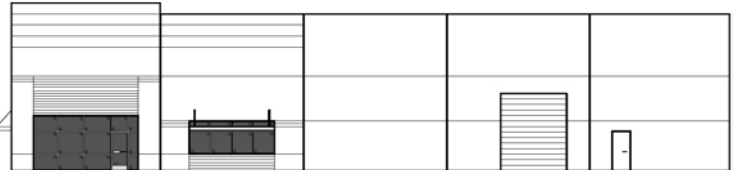
Site Plan



North Exterior Elevation



West Exterior Elevation



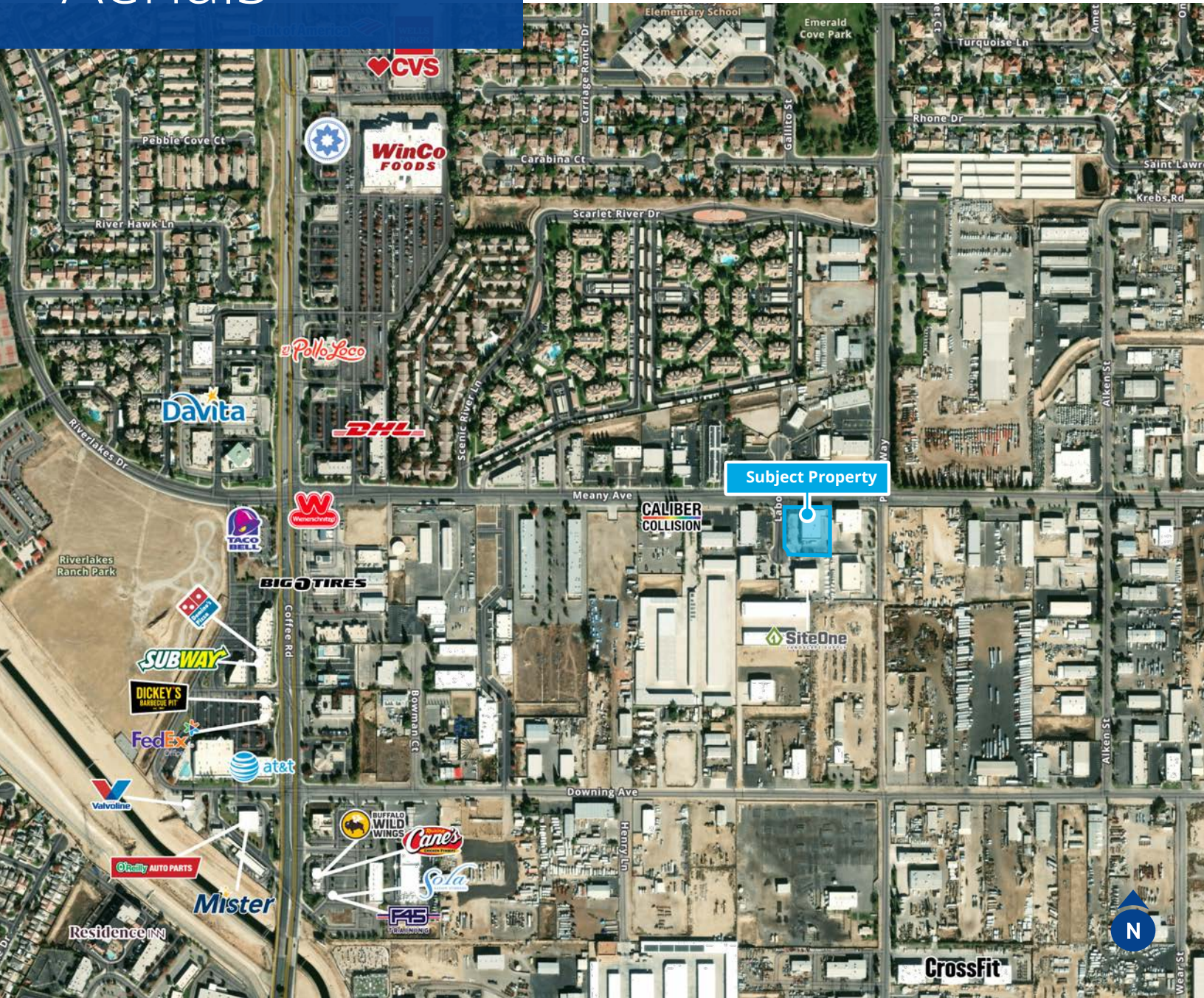
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Aerials



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