

# FOR LEASE

# 3980 SACO ROAD & 19456 COLOMBO ROAD

BAKERSFIELD, CA 93308



**CUSHMAN &  
WAKEFIELD**

# BUILDING FEATURES

- Great visibility from Highway 99
- Each building has 12 suites with fenced yard space
- Recently Remodeled
- Freeway Signage

## AVAILABLE SUITES

### 3980 Saco Road

Unit B	±2,400 SF
Unit F	±2,400 SF ready after 9/14/24
Unit J	±2,400 SF
Asking Rent	\$1.30 SF / Gross

### 19456 Colombo

Unit D	±2,400 SF
Unit E	±2,400 SF ready after 9/1/24

## PROPERTY HIGHLIGHTS

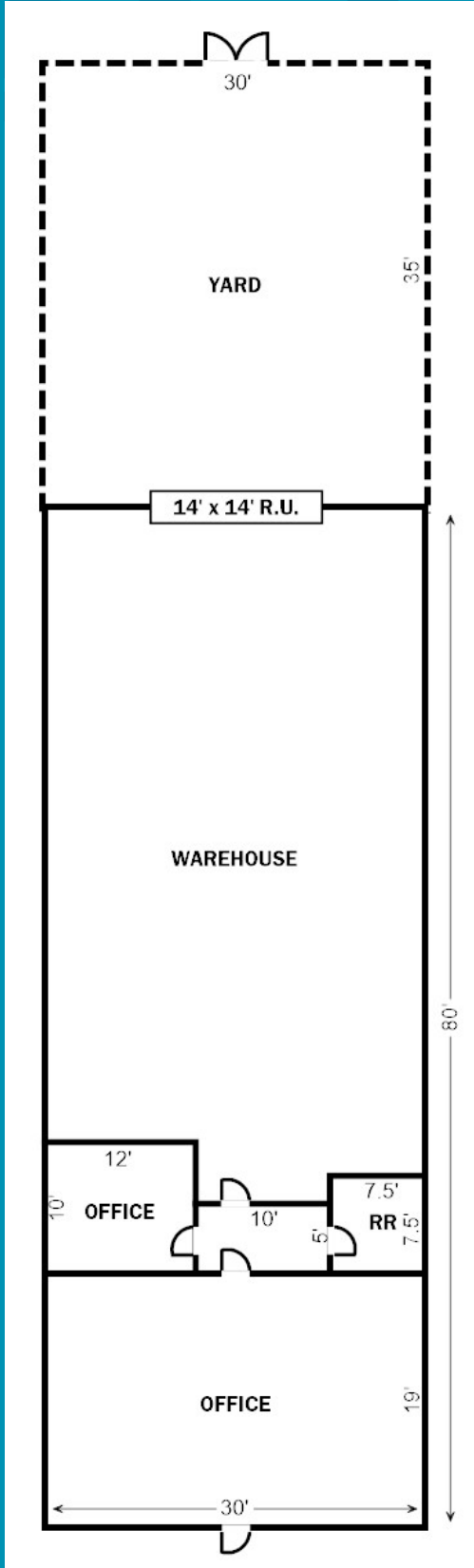
Yard:	1,050 SF
Lot Size:	3.86 Acres
Clear Height:	19'
Power:	100 Amps, 208 V, 3 Phase
Zoning:	M-2 PD

Utilities	Electric: PG&E Water: Oildale Mutual Water Co. Gas: The Gas Company Sewer: Septic
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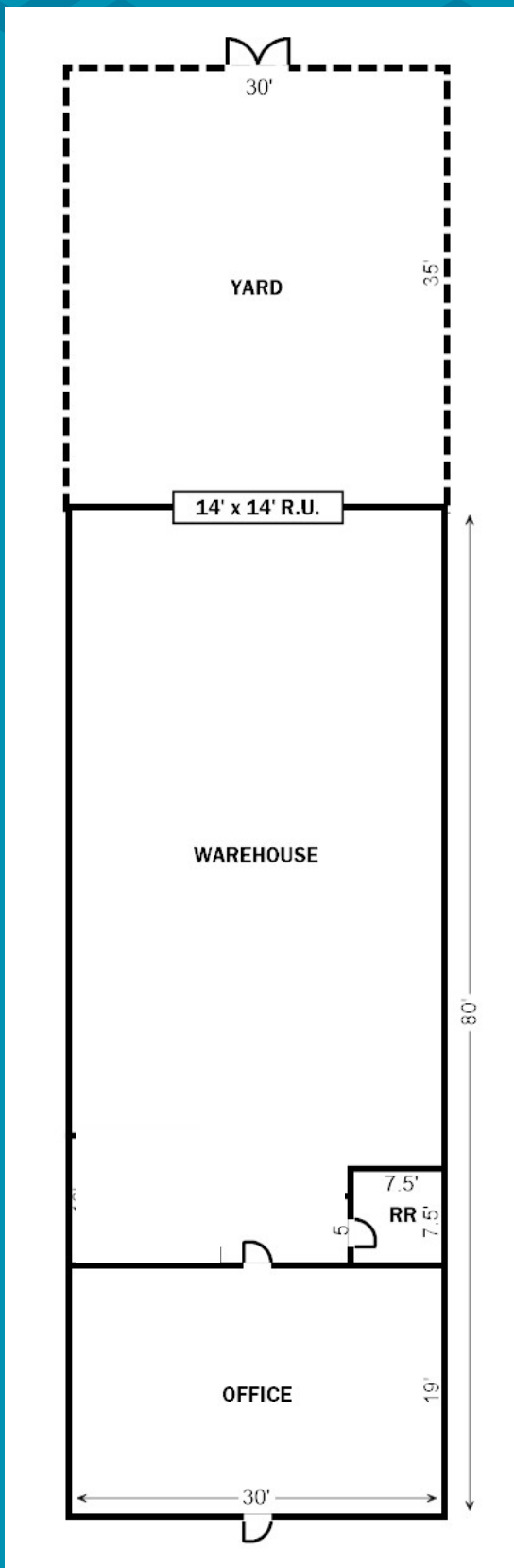
# 3980 SACO ROAD #B, F & J

±2,400  
SF



# 19456 COLOMBO STREET #D & E

±2,400  
SF



# SITE PLAN



## AVAILABLE SUITES

1

### 3980 Saco Road

- Suites B, F & J
- ±2,400 SF
- \$1.30/sf Industrial Gross

2

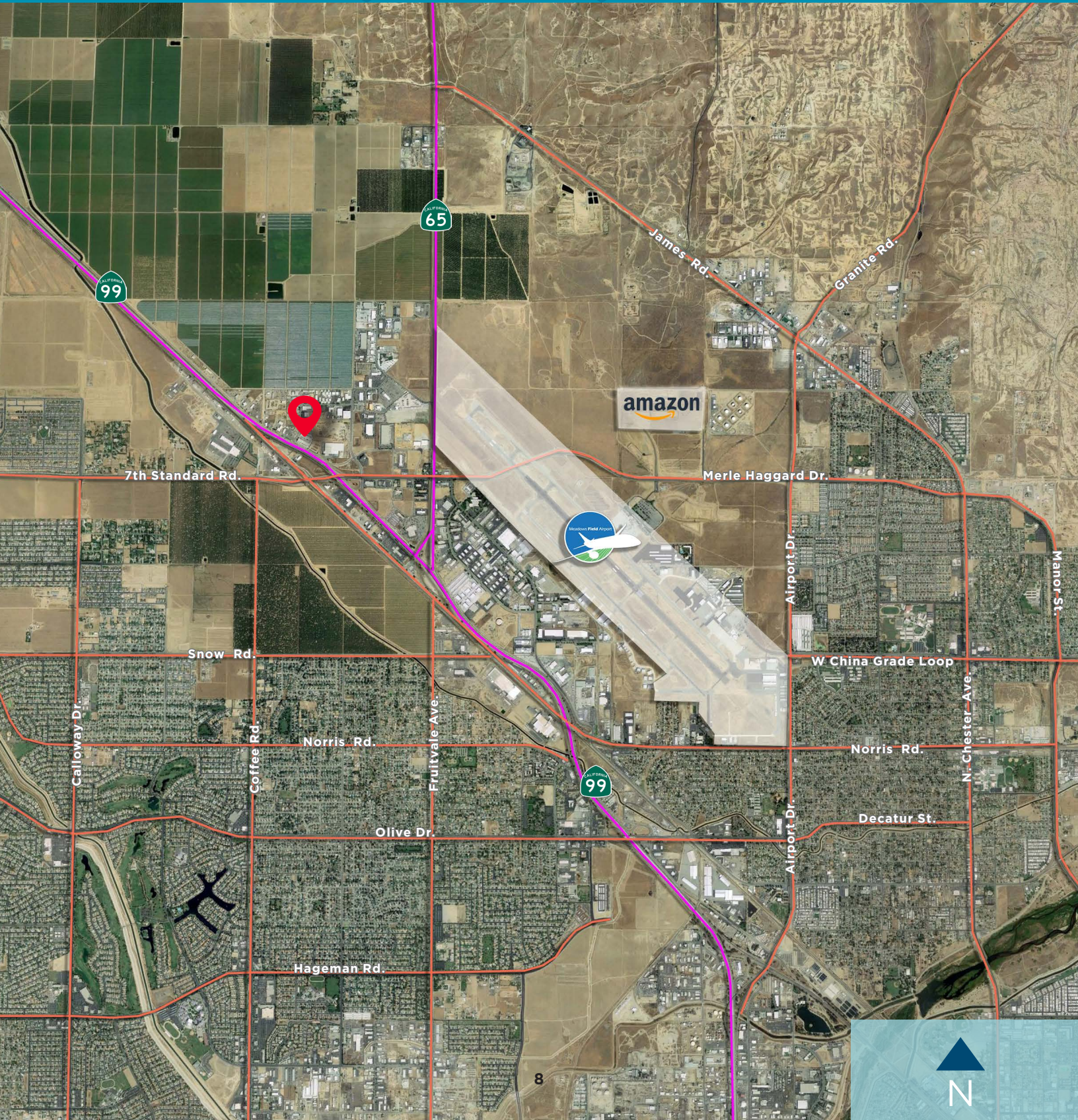
### 19456 Colombo

- Suite D & E
- ±2,400 SF
- \$1.30/sf Industrial Gross

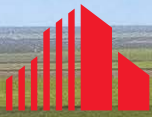




# LOCATION MAP







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WAKEFIELD**

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