

1830 & 1834 Norris Road | Bakersfield, CA

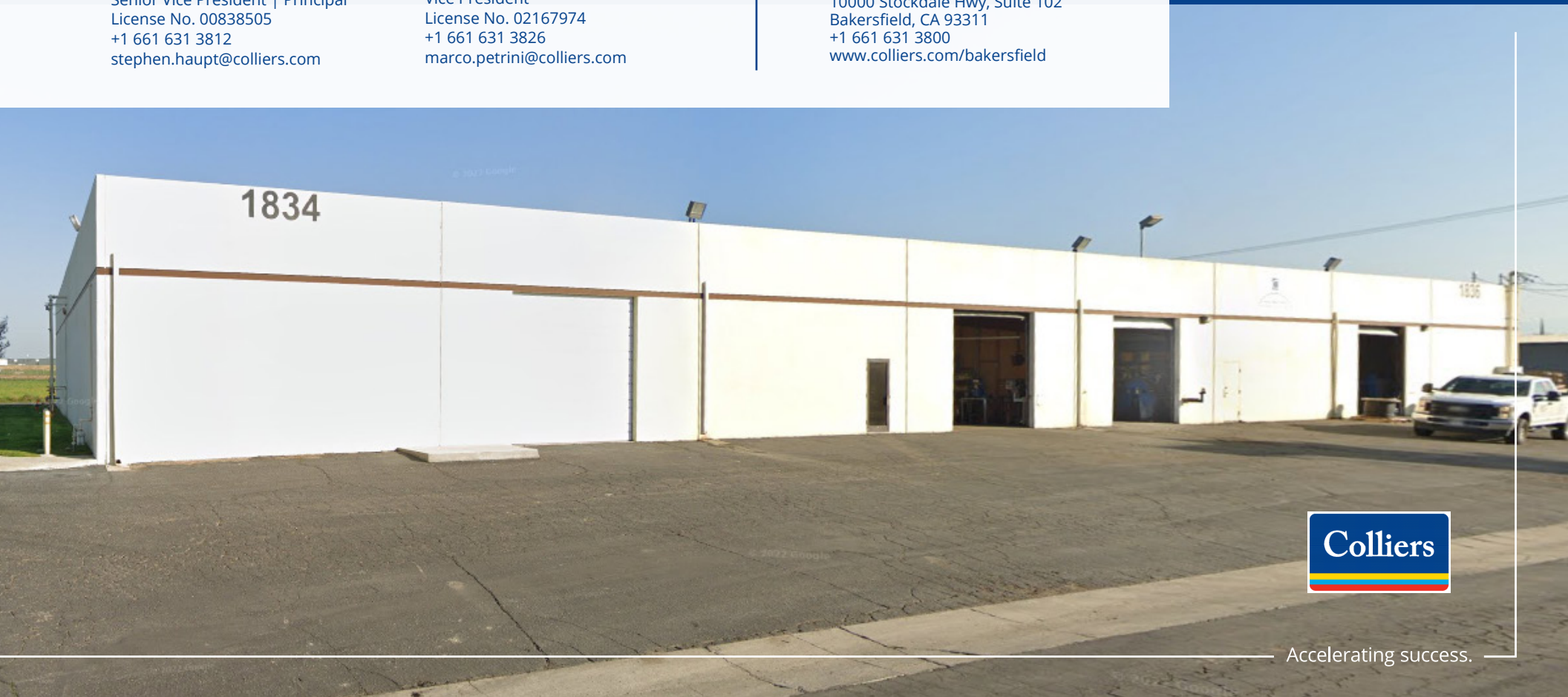
Office/Warehouse Manufacturing Facility

For Lease

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Property Information

1830 & 1834 Norris Road is located near Pegasus Drive and Highway 99 in North Bakersfield. Close proximity to Bakersfield Airport Business Center and Meadows Field Airport.

Highlights

- Use is office, warehouse and manufacturing
- Concrete tilt-up with metal roof
- Abundant parking
- Monument signage available
- Fire suppression: Fully sprinklered
- Clear Height: 14'-16'
- Bay Size: Clear Span
- Fluorescent lighting and skylights
- Truck Doors: Two (2) 12'x12' ground level roll-up



Sewer
North of the River
Sanitation



Water
Oildale Mutual
Water



Gas
Southern
California Gas



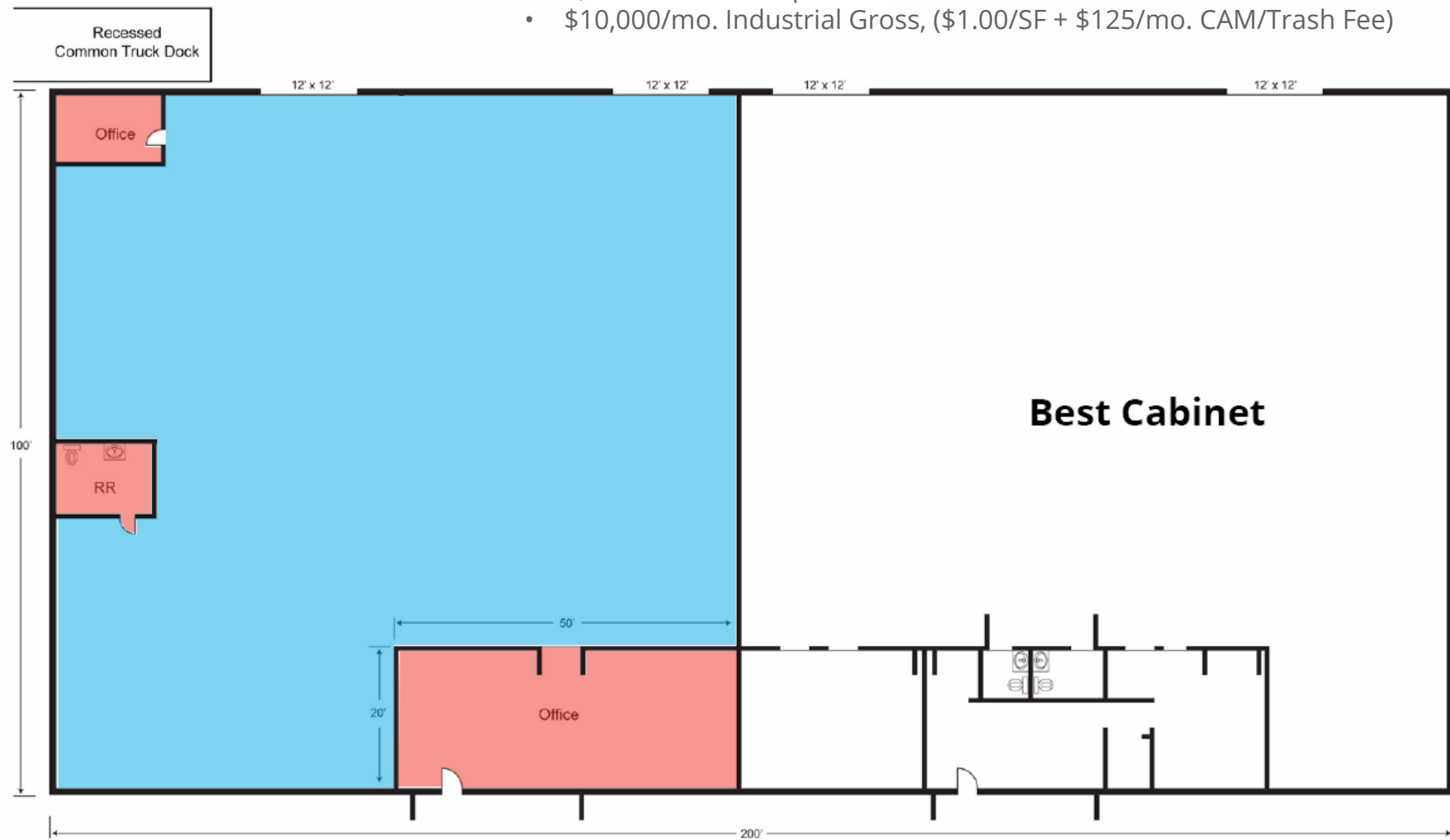
Electric
PG&E
(120/208 volt, 3
phase, 600amp)

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1830 Norris Rd Floor Plan

Available:

- 10,000 SF total building size
- 1,000 SF of office space
- \$10,000/mo. Industrial Gross, (\$1.00/SF + \$125/mo. CAM/Trash Fee)

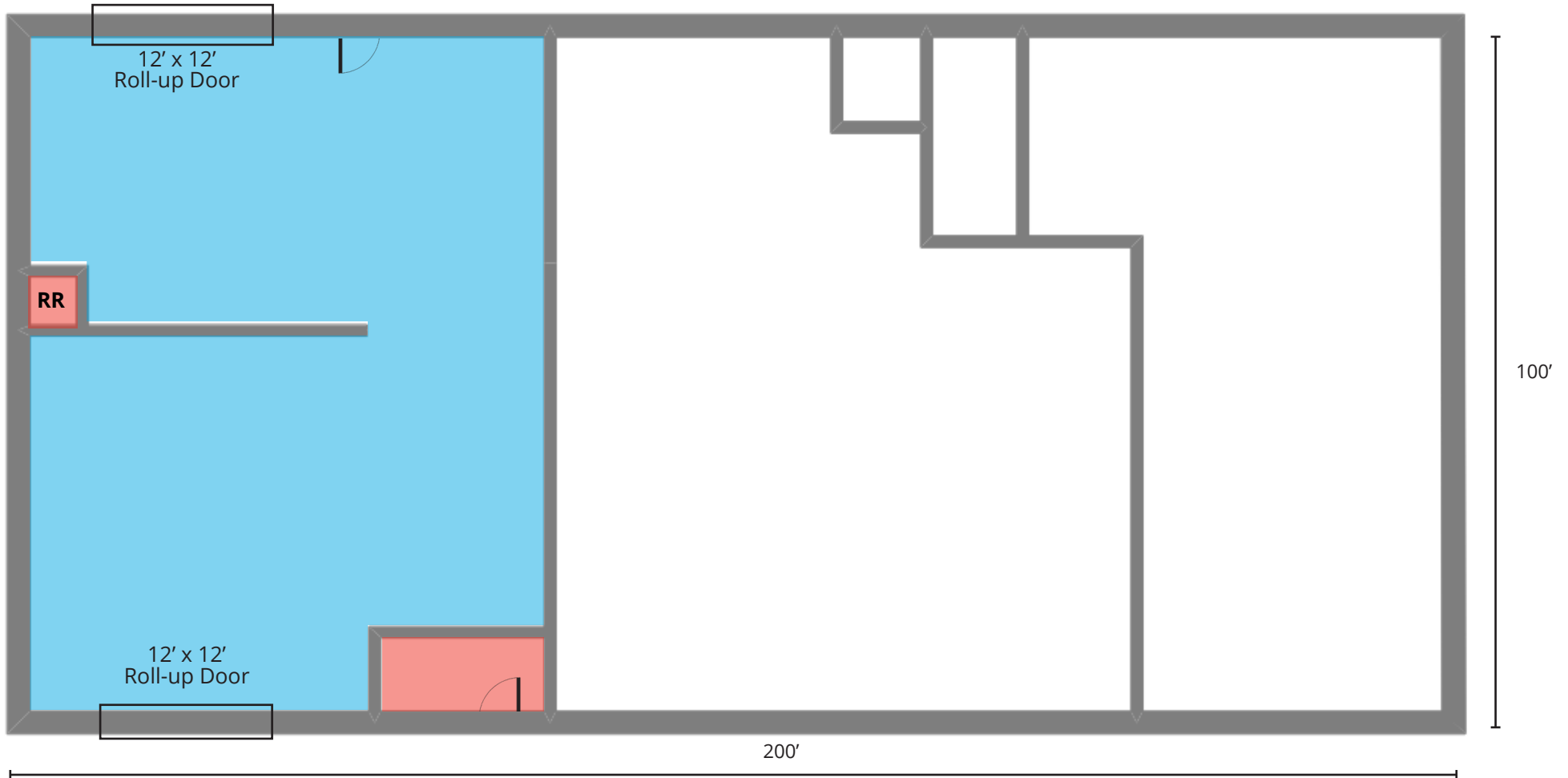


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1834 Norris Rd Floor Plan

Available:

- 7,500 SF total building size
- 386 SF of office space
- \$7,500/mo. Industrial Gross, (\$1.00/SF + \$125/mo CAM/Trash Fee)



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Aerial

