

# Industrial Building

# AVAILABLE FOR LEASE

**9354**  
**Shellabarger Rd**  
Bakersfield, CA

## Property Features

- Office warehouse project located in Northwest Bakersfield
- The M-1 (Light Manufacturing) Zone designation allows for a multitude of uses
- Project location allows for easy access to Rosedale Highway and the Westside Parkway



**Matthew E. Starr, SIOR, CCIM** ▪ Principal ▪ 661 616 3570 ▪ [matthew@asuassociates.com](mailto:matthew@asuassociates.com) ▪ CA RE #01367855  
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

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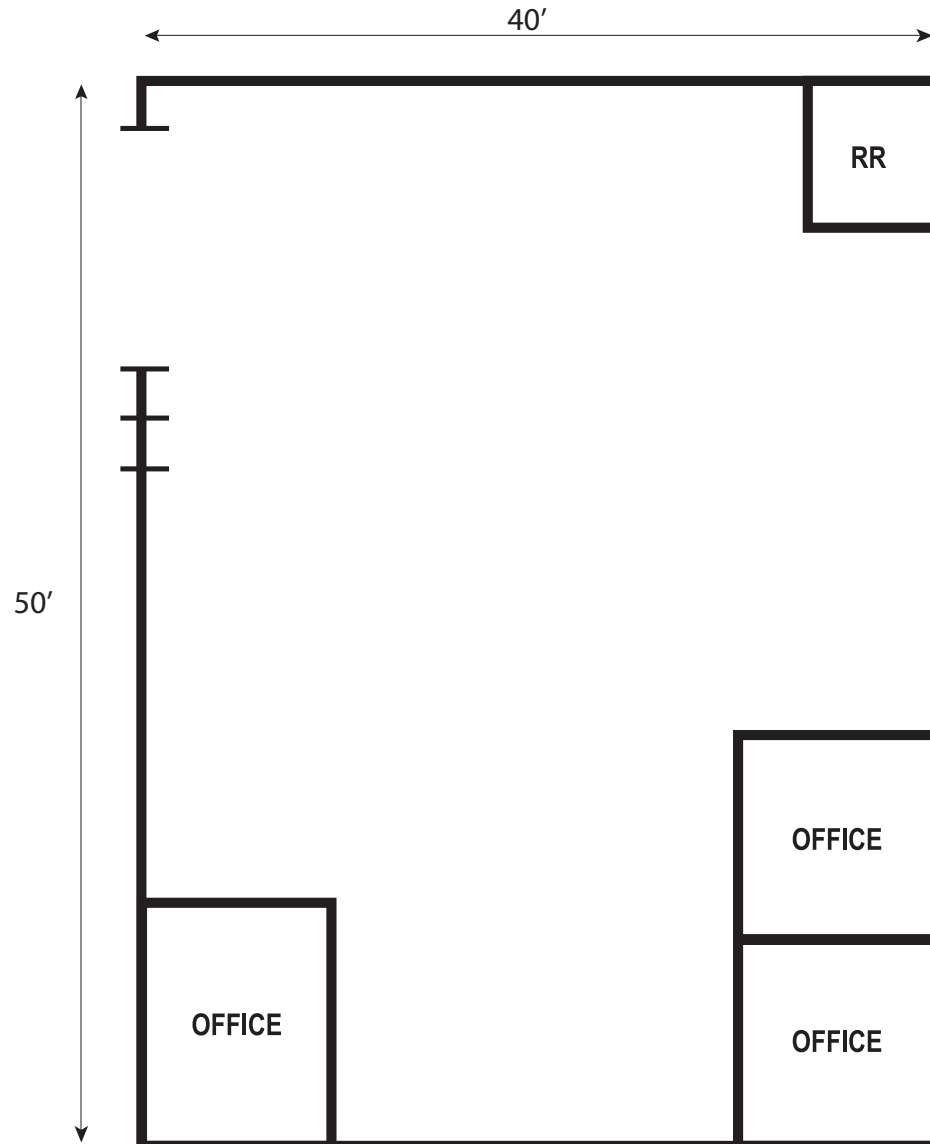
# Industrial Building Available For Lease

## Offering Terms | Floor Plan

9354 Shellabarger Rd - Bakersfield, CA

### Offering Terms

- **Available Unit Size** 2,500 SF
- **Asking Lease Rate** \$2,875 per month (\$1.15 PSF)
- **Power** 120/208 3-Phase



*\*The plan is not scaled nor guaranteed for accuracy.*

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## Location Map

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