

FOR SUBLEASE

±8,208 SF on 1 Acre



380 LAWSON RD
Bakersfield, CA

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PROPERTY FEATURES

Two versatile buildings totaling approximately 8,208 SF of building space on an approximately 1-acre, fully paved parcel.

Building 1 features a functional mix of office and warehouse space.

Building 2 provides dedicated warehouse space for streamlined warehousing or storage capabilities.

	Building 1	Building 2
Total Available:	±4,208 SF	±4,000 SF
Office/RR:	±2,040 SF	±64 SF
Warehouse:	±1,160 SF	±3,936 SF
Loading:	(1) 16' x 12' Roll-Up (2) 12' x 14' Roll-Ups	(2) 12' x 14' Roll-Ups
Clear Height:	14'	18'
Canopy:	±1,348 SF	
Power:	400 Amps, 120/208 V, 3 Phase	
Zoning:	M-1, County of Kern	
Asking Terms:	\$0.90psf/month, Industrial Gross	
Master Lease Exp.:	December 31, 2036	



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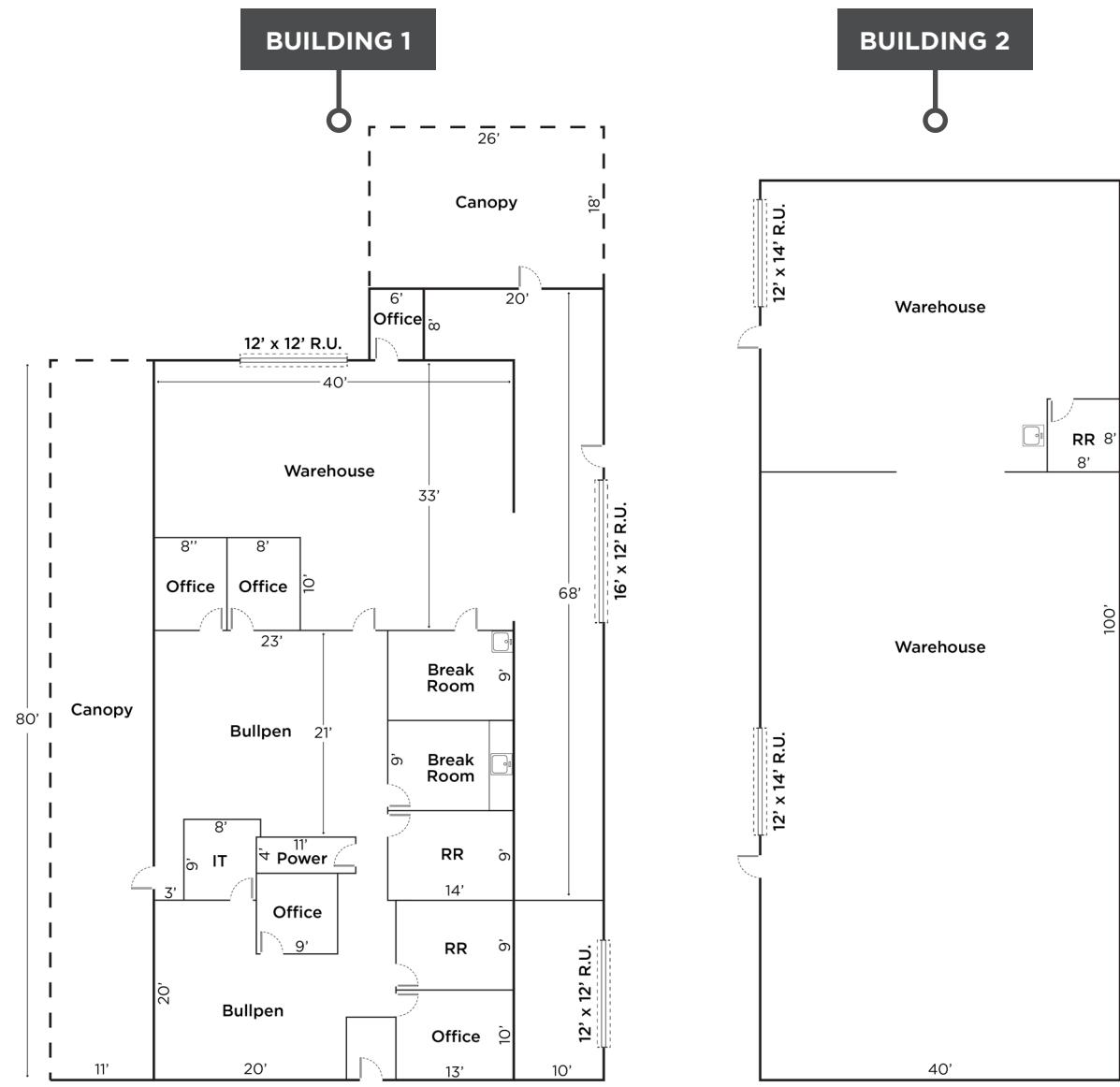
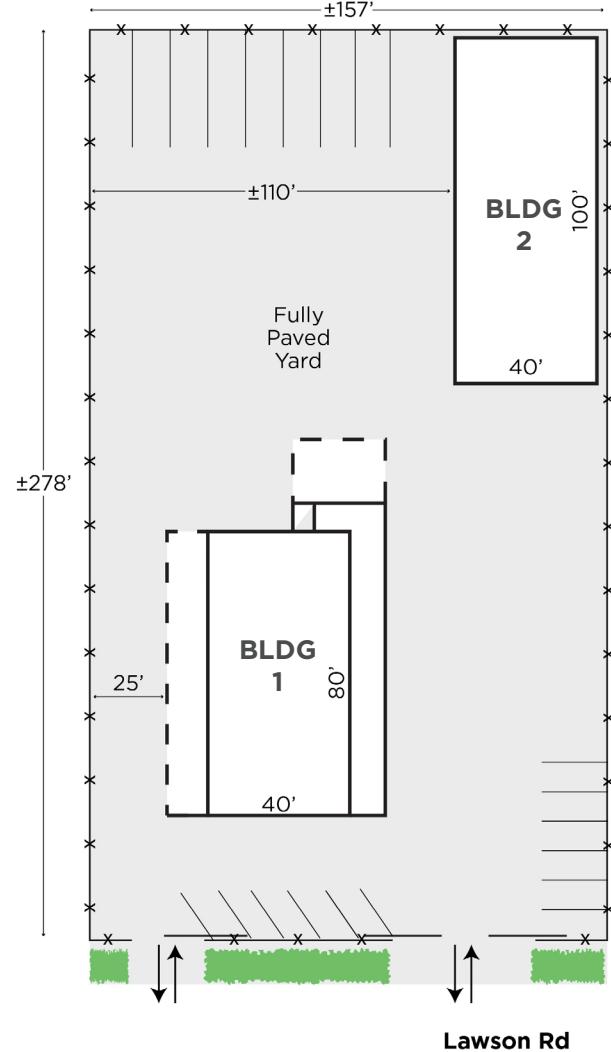
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 **CUSHMAN & WAKEFIELD**

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SITE PLAN/FLOOR PLAN



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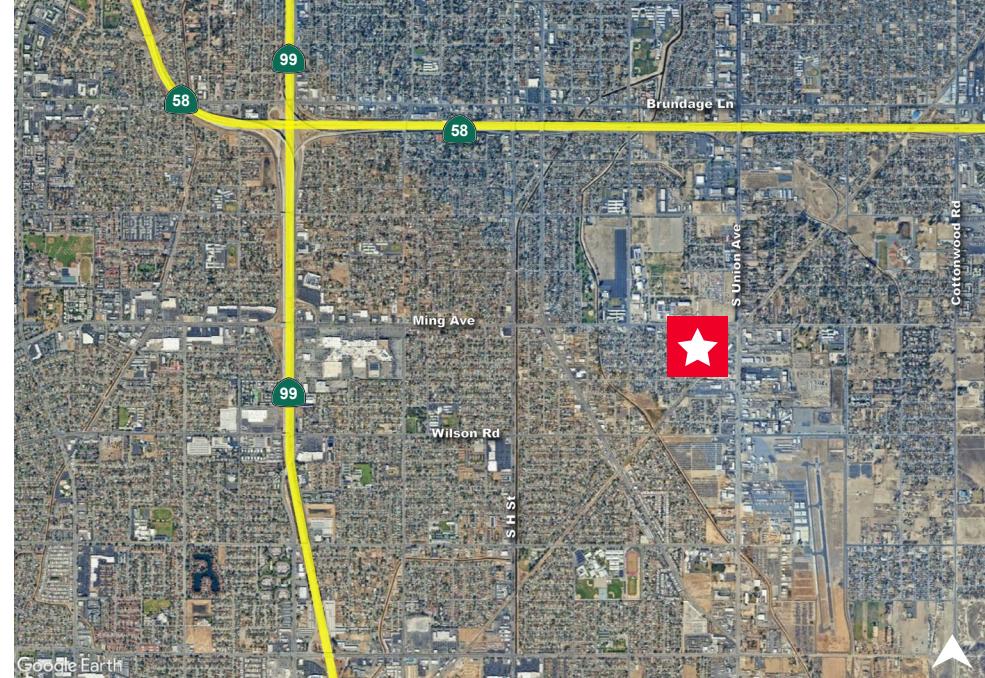
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AERIAL



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