

# FOR SUBLEASE

## ±8,208 SF on 1 Acre



**380 LAWSON RD**  
Bakersfield, CA

**Wayne Kress, SIOR**  
Executive Director  
+1 661 633 3819  
wayne.kress@cushwake.com  
LIC #00834680

**Coby Vance**  
Senior Director  
+1 661 633 3807  
coby.vance@cushwake.com  
LIC #01449929

**Scott Reynolds**  
Director  
+1 661 633 3825  
scott.reynolds@cushwake.com  
LIC #01382493

5060 California Ave., Suite 1000  
Bakersfield, CA 93309  
Main +1 661 327 2263  
Fax +1 661 633 3801  
**cushmanwakefield.com**



Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



# FOR SUBLEASE

## 380 Lawson Rd

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



**Wayne Kress, SIOR**  
Executive Director  
+1 661 633 3819  
wayne.kress@cushwake.com  
LIC #00834680

**Coby Vance**  
Senior Director  
+1 661 633 3807  
coby.vance@cushwake.com  
LIC #01449929

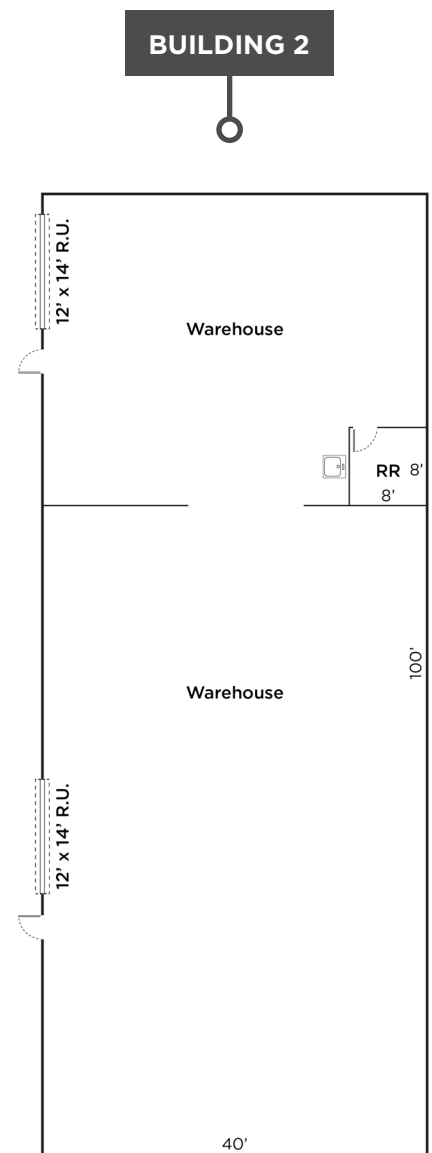
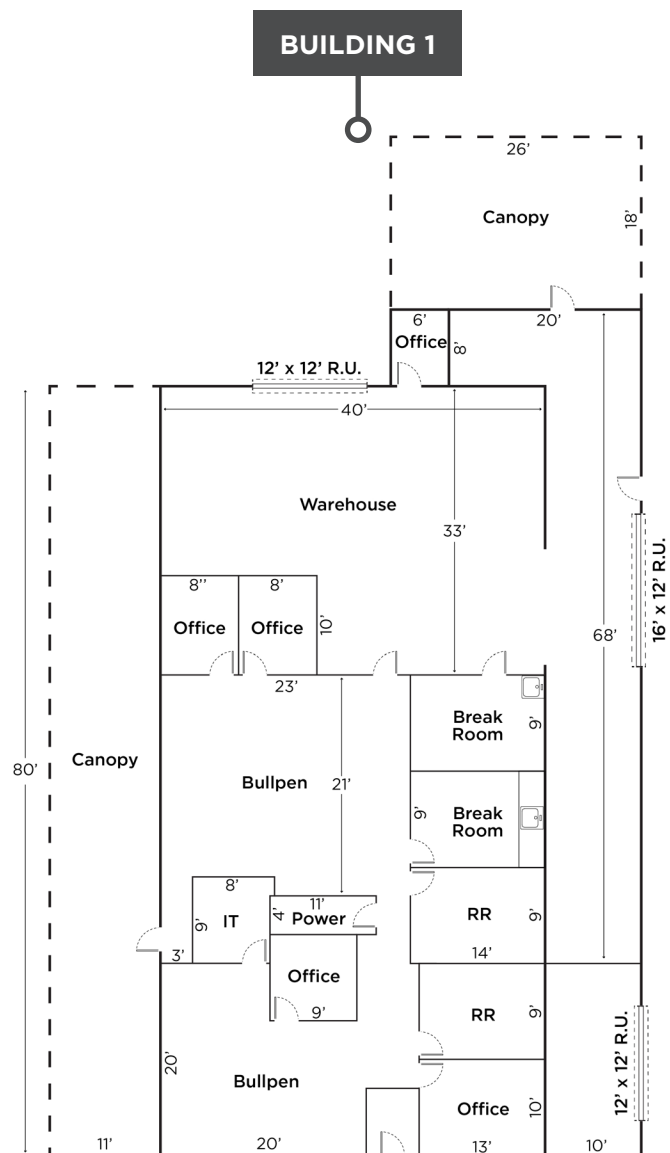
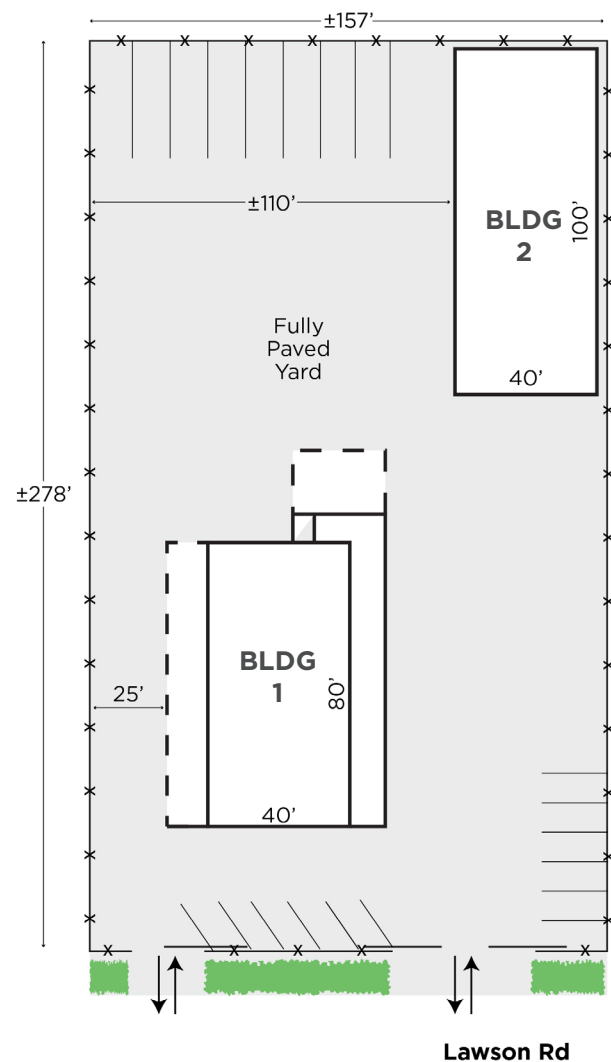
**Scott Reynolds**  
Director  
+1 661 633 3825  
scott.reynolds@cushwake.com  
LIC #01382493

5060 California Ave., Suite 1000  
Bakersfield, CA 93309  
Main +1 661 327 2263  
Fax +1 661 633 3801  
**cushmanwakefield.com**



# FOR SUBLEASE 380 Lawson Rd

## SITE PLAN/FLOOR PLAN



**Wayne Kress, SIOR**  
Executive Director  
+1 661 633 3819  
wayne.kress@cushwake.com  
LIC #00834680

**Coby Vance**  
Senior Director  
+1 661 633 3807  
coby.vance@cushwake.com  
LIC #01449929

**Scott Reynolds**  
Director  
+1 661 633 3825  
scott.reynolds@cushwake.com  
LIC #01382493

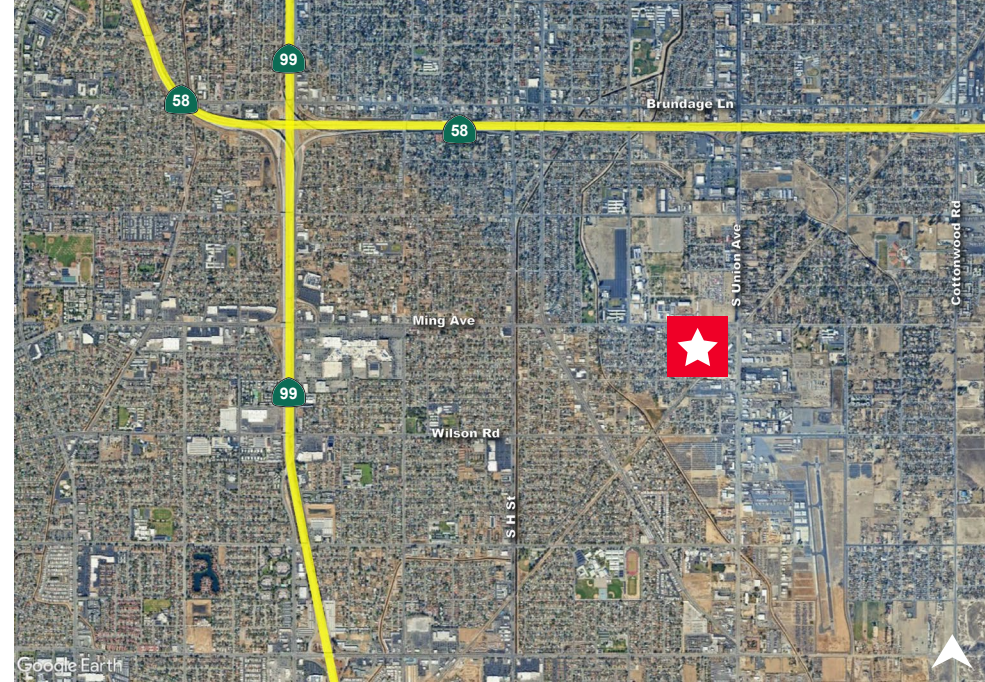
5060 California Ave., Suite 1000  
Bakersfield, CA 93309  
Main +1 661 327 2263  
Fax +1 661 633 3801  
**cushmanwakefield.com**





# FOR SUBLEASE 380 Lawson Rd

## AERIAL



**Wayne Kress, SIOR**  
Executive Director  
+1 661 633 3819  
wayne.kress@cushwake.com  
LIC #00834680

**Coby Vance**  
Senior Director  
+1 661 633 3807  
coby.vance@cushwake.com  
LIC #01449929

**Scott Reynolds**  
Director  
+1 661 633 3825  
scott.reynolds@cushwake.com  
LIC #01382493

5060 California Ave., Suite 1000  
Bakersfield, CA 93309  
Main +1 661 327 2263  
Fax +1 661 633 3801  
[cushmanwakefield.com](http://cushmanwakefield.com)

