

Industrial Building **AVAILABLE** FOR LEASE

9354 & 9416
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
- Two suites of 2,500 SF available

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



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

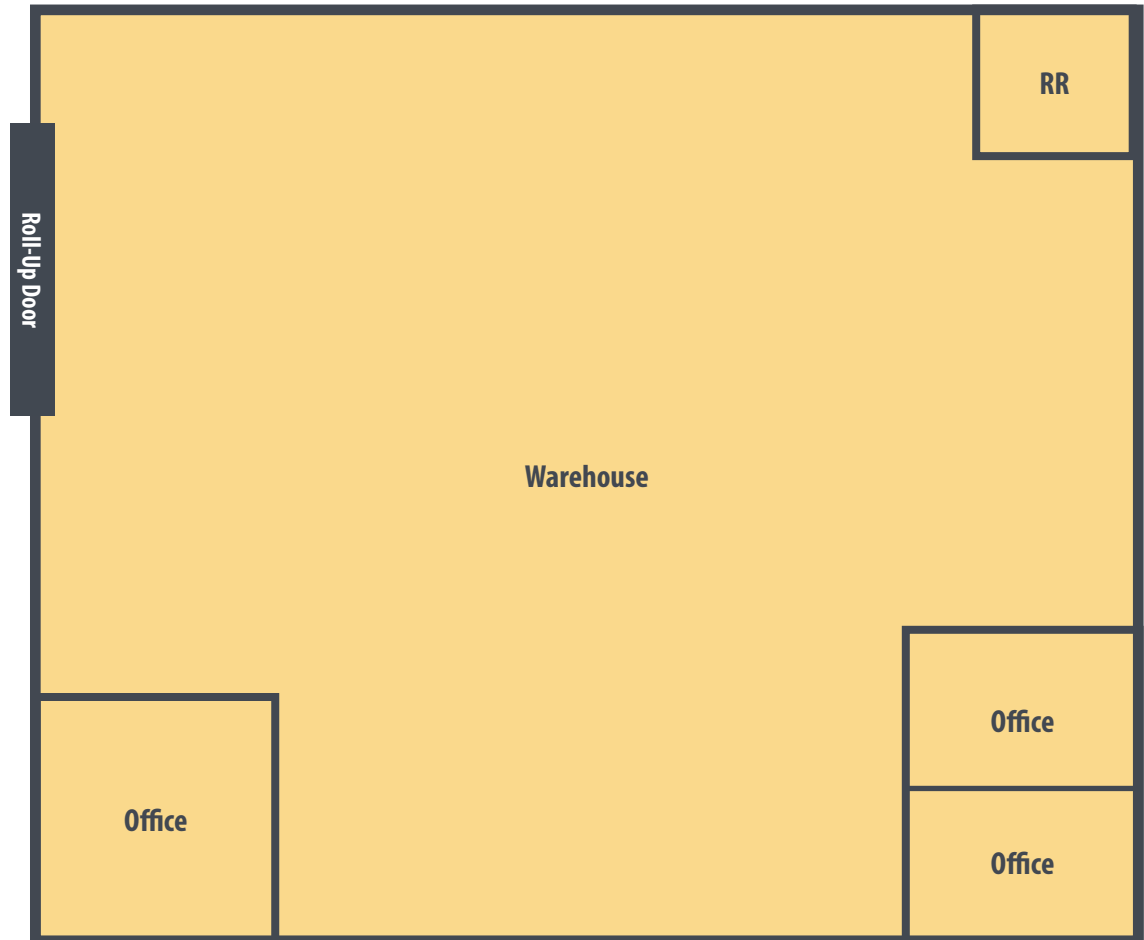
Industrial Building Available For Lease

Offering Terms | Floor Plan

9354 & 9416 Shellabarger Rd - Bakersfield, CA

Offering Terms

- **Available Suite** 9354
- **Available Unit Size** 2,500 SF
- **Asking Lease Rate** \$1.15 PSF Industrial Gross



**Plans deemed to be accurate, but not guaranteed. Plan not to scale.*

Industrial Building Available For Lease

Offering Terms | Floor Plan

9354 & 9416 Shellabarger Rd - Bakersfield, CA

Offering Terms

- **Available Suite** 9416
- **Available Unit Size** 2,500 SF
- **Asking Lease Rate** \$1.15 PSF Industrial Gross



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

9354 & 9416 Shellabarger Rd • Bakersfield, CA



4