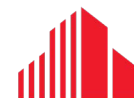




FOR LEASE ±14,000 SF

INDUSTRIAL OFFICE/WAREHOUSE

**6801 MCDIVITT DRIVE, SUITE A
BAKERSFIELD, CA 93311**



**CUSHMAN &
WAKEFIELD**

INDUSTRIAL OFFICE WAREHOUSE

6801 MCDIVITT DRIVE, SUITE A

Property Features

This property is located in the Stockdale Industrial Park Corridor, which is between White Lane and District Boulevard in Southwest Bakersfield. This property is conveniently located 2 miles from Highway 99 and 4.5 miles from Highway 58.

Available Space:	±14,000 SF
Warehouse Area:	±12,816 SF
Office Area:	±1,844 SF
Site Area:	Located on ±1.36 Acres
Clear Height:	12 ft. - 16 ft.
Loading:	Two (2) 9 ft. x 10 ft. Roll-Up Dock Doors, one (1) 8 x 8 ground level roll up door, and two (2) 12 x 10 ground level roll-up doors.
Parking:	22 Parking Spaces
Zoning:	M-2 - Medium Manufacturing
Construction Type:	Prefabricated Metal Construction
Utilities:	Sprinklers: .20gmp/±1,500 SF Sewer: 6" line City of Bakersfield Water: 6" line City of Bakersfield Gas: Pacific Gas & Electric Company Electric: 208/120 volt, 400 amp, 3 phase, 4 wire
Lease Rate:	\$0.95/SF NNN



EXTERIOR PHOTOS



EXTERIOR PHOTOS

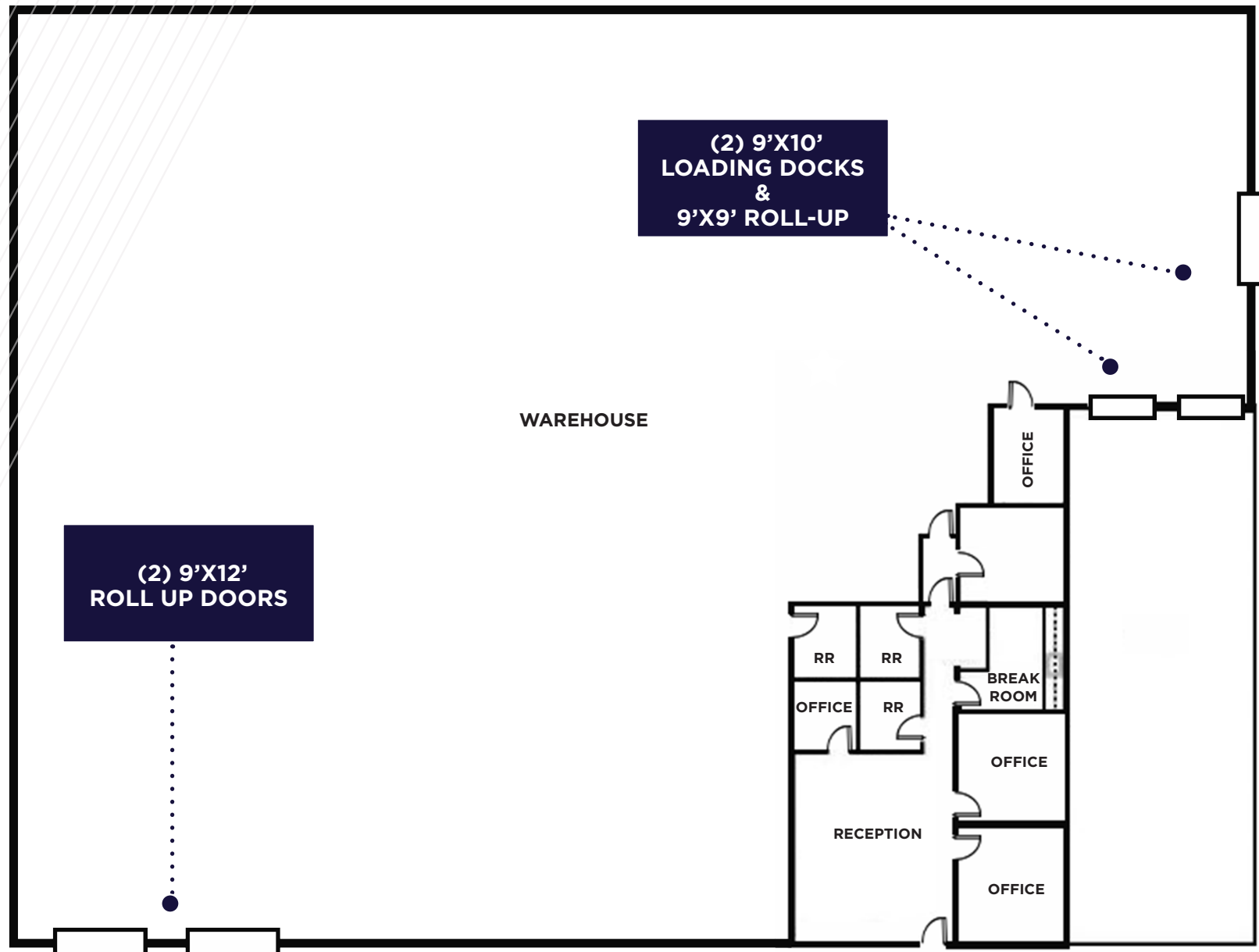
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6801 MCDIVITT DRIVE, SUITE A

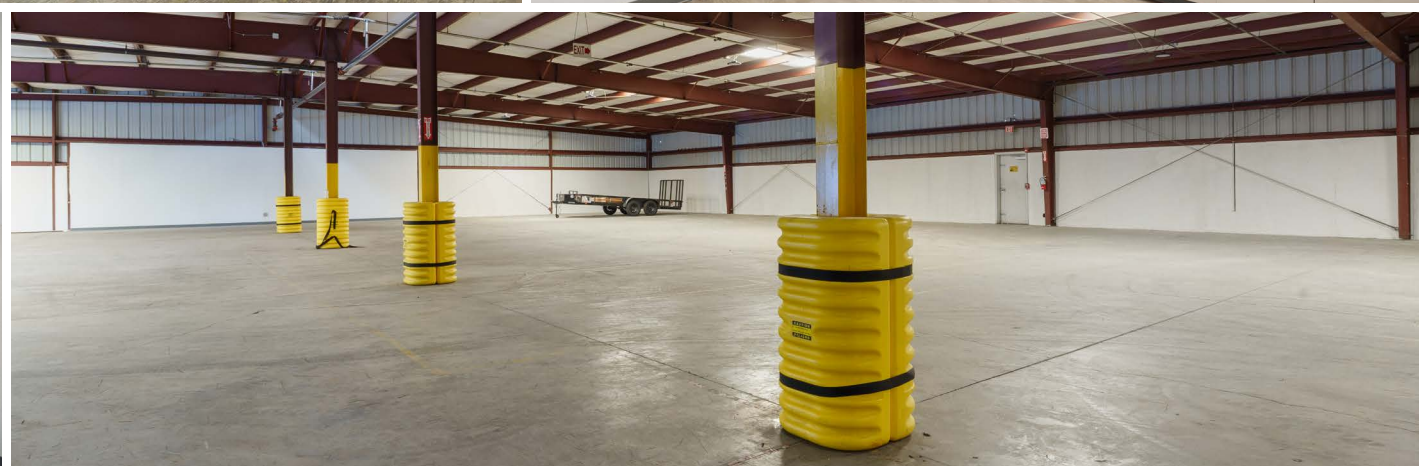
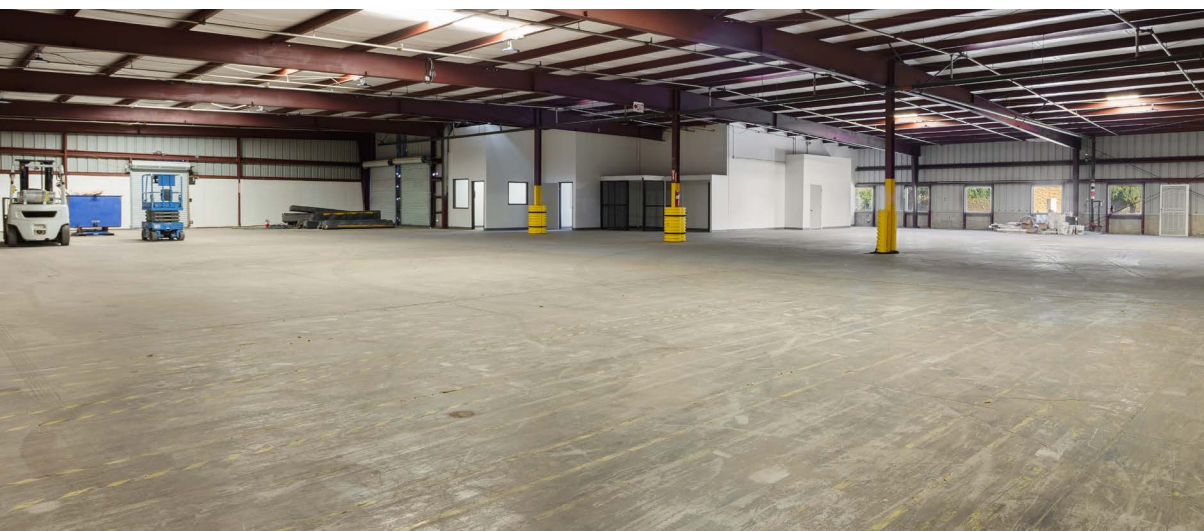
SITE PLAN



6801 MCDIVITT DRIVE, SUITE A







INDUSTRIAL OFFICE/WAREHOUSE

6801 MCDIVITT DRIVE, SUITE A



- 1. United States Cold Storage
- 2. WLR Housing Solutions

- 3. Hertz
- 4. Jimmy Ash



FOR MORE INFORMATION, CONTACT:

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