



FOR SALE / LEASE  
OFFICE PARK PLAZA

5301  
OFFICE PARK  
DRIVE  
BAKERSFIELD, CA 93309



## PROPERTY HIGHLIGHTS

- Centrally Located
- Quiet Business Park
- Separately Metered
- Both properties can be purchased separately

### Suite 345

- ±1,360 SF (Combined 2,484 SF)
- 100% built out for office.
- Asking Rent \$1.60/SF MG
- Asking Price: \$355,000

### Suite 350

- ±1,124 SF (Combined 2,484 SF)
- 80% warehouse/20% office.
- Asking Rent \$1.45/SF MG
- Asking Price: \$240,000

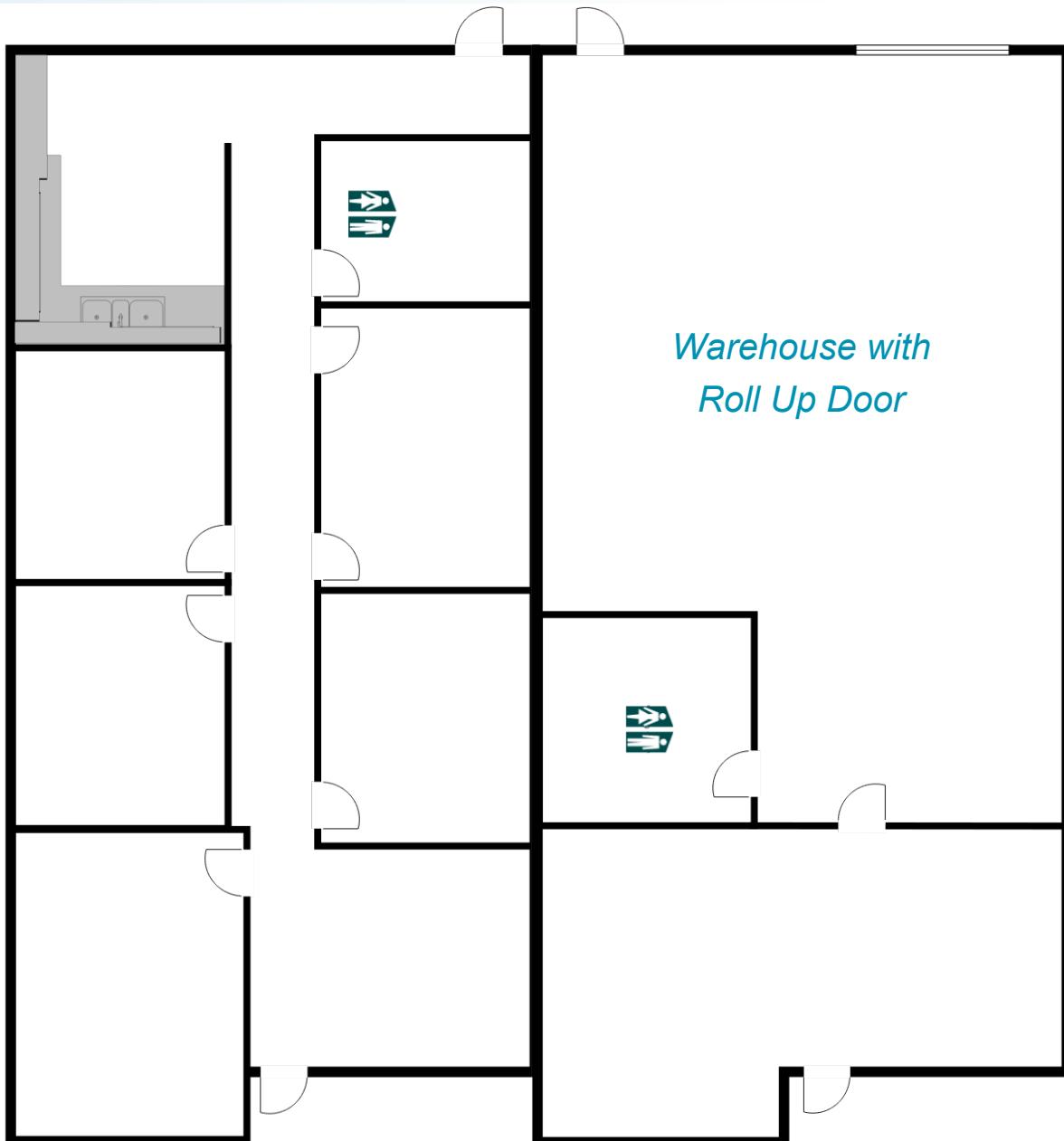
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# FLOOR PLAN

5301 Office Park Drive, Units 345 & 350



## *Suite 345*

**±1,360 SF (Combined 2,484 SF)**

Office

## *Suite 350*

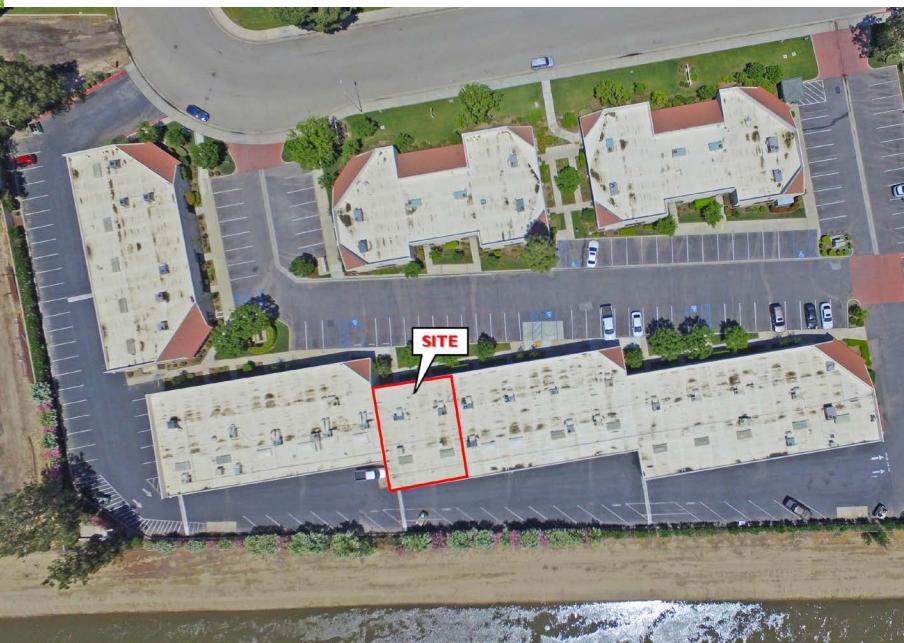
**±1,124 SF (Combined 2,484 SF)**

Office/Warehouse



# PROPERTY PHOTOS







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