



AVAILABLE FOR SALE OR LEASE

19466 FLIGHTPATH WAY  
**BAKERSFIELD, CA**



# FOR SALE OR LEASE

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- Class A Industrial/Flex facility, featuring three buildings: (1) Admin/Office; (2) Warehouse; (3) Warehouse/Shop
- Conveniently surrounded by a strong mix of industrial operators, restaurant amenities, gas stations, and hotels.
- Close proximity to the Meadows Field Airport. Easy access to major travel corridors - Hwy 99 & Hwy 65

### PROPERTY FEATURES

<b>Total Building Size:</b>	±35,517 SF	<b>Main Power:</b>	2000 Amp, 480/277 V, 3 Phase, 4 Wire
<b>Lot Size:</b>	6.62 Acres	<b>APNs:</b>	482-180-17-00-7 & 482-180-20-00-5
<b>Admin/Office:</b>	±24,456 SF	<b>Zoning:</b>	M-1 PD H, County of Kern
<b>Warehouse:</b>	±8,741 SF (HVAC conditioned)	<b>Asking Rent:</b>	\$1.60psf/month, Industrial Gross
<b>Warehouse Shop:</b>	±2,320 SF	<b>Asking Price:</b>	\$7,000,000

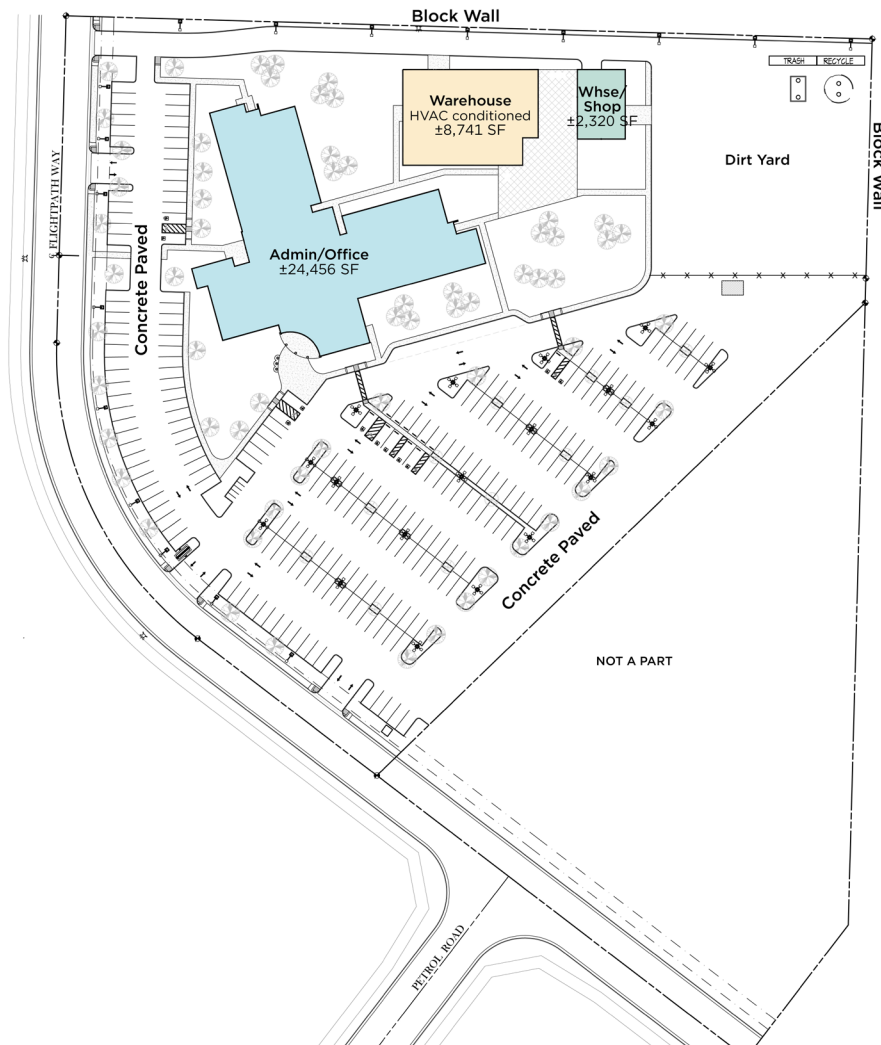


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### SITE PLAN



**Total Building Size:** ±35,517 SF

**Lot Size:** 6.62 Acres

**Admin/Office:** ±24,456 SF

**Admin Power:** 600 Amps, 480/277 V, 3 Ph

**Warehouse:** ±8,741 SF (HVAC conditioned)

**Warehouse Power:** 200 Amps, 480/277 V, 3 Ph

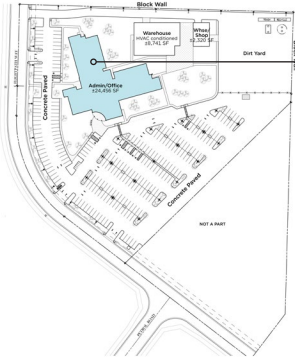
**Warehouse/Shop:** ±2,320 SF

**Warehouse/Shop Power:** 400 Amps, 480/277 V, 3 Ph

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### FLOOR PLAN - ADMIN/OFFICE



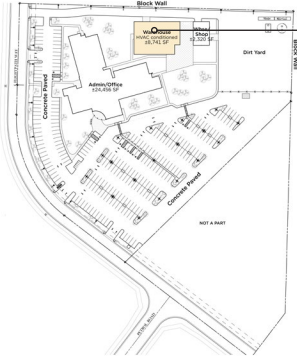
- Admin/Office  
±24,456 SF
- Power  
600 Amps, 480/277 V, 3 Ph



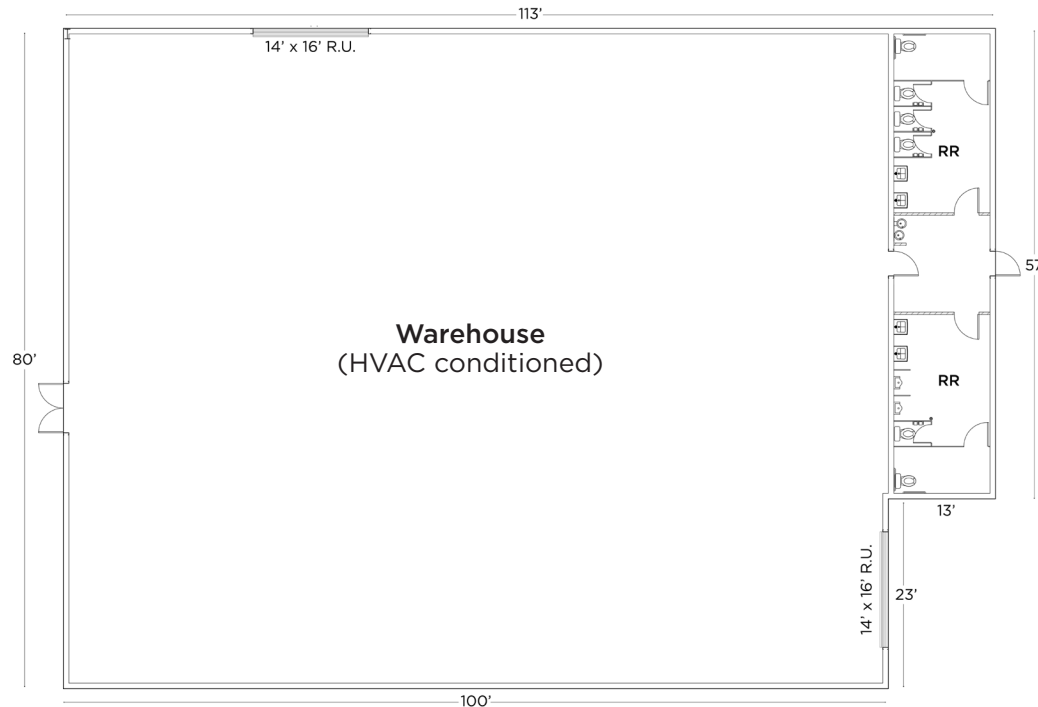
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### FLOOR PLAN - WAREHOUSE (HVAC CONDITIONED)



- **Warehouse**  
±8,741 SF
- **Power**  
200 Amps, 480/277 V, 3 Ph
- **Loading**  
(2) 14' x 16' Roll-Up Doors





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### FLOOR PLAN - WAREHOUSE/SHOP



- **Warehouse/Shop**  
±2,320 SF
- **Power**  
400 Amps, 480/277 V, 3 Ph
- **Loading**  
(2) 14' x 16' Roll-Up Doors





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