



AVAILABLE FOR SALE OR LEASE

**19466 FLIGHTPATH WAY
BAKERSFIELD, CA**

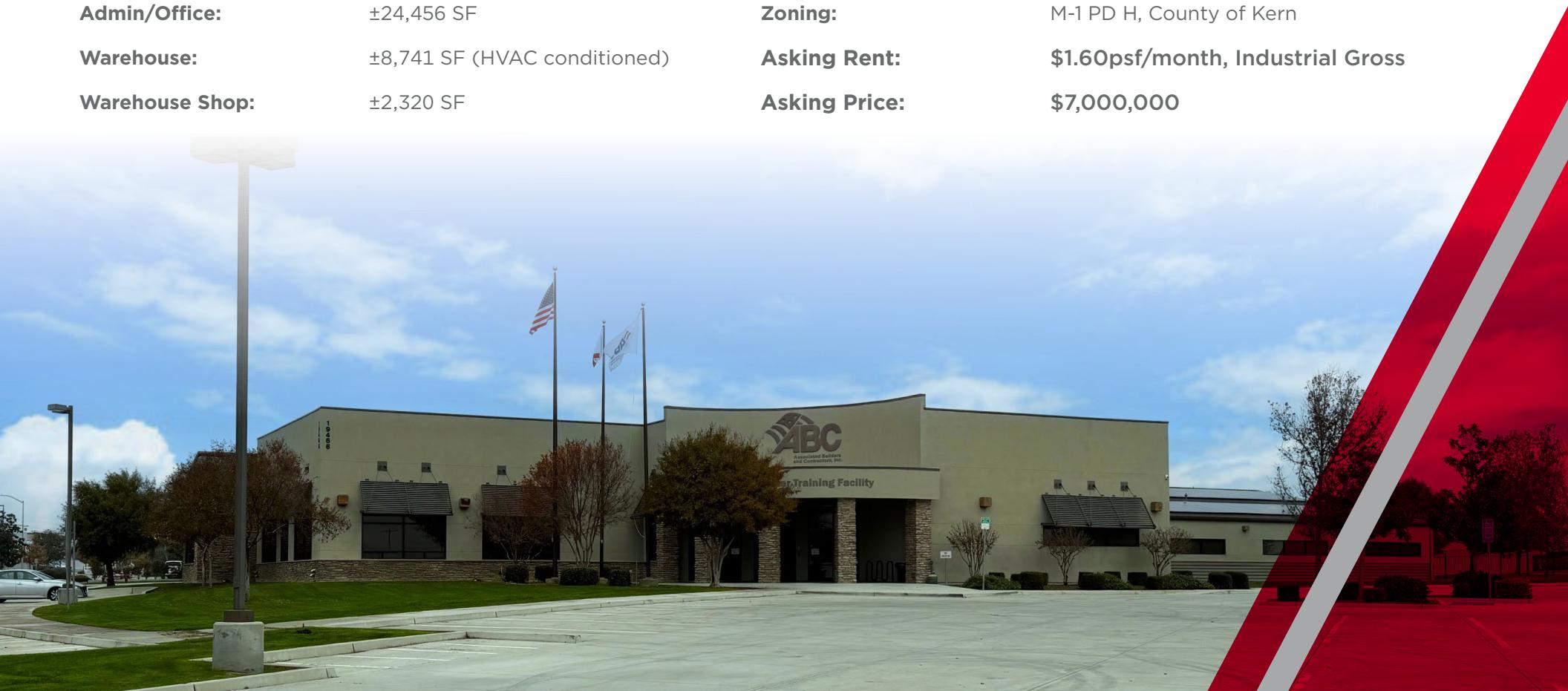
FOR SALE OR LEASE 19466 FLIGHTPATH WAY



- 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

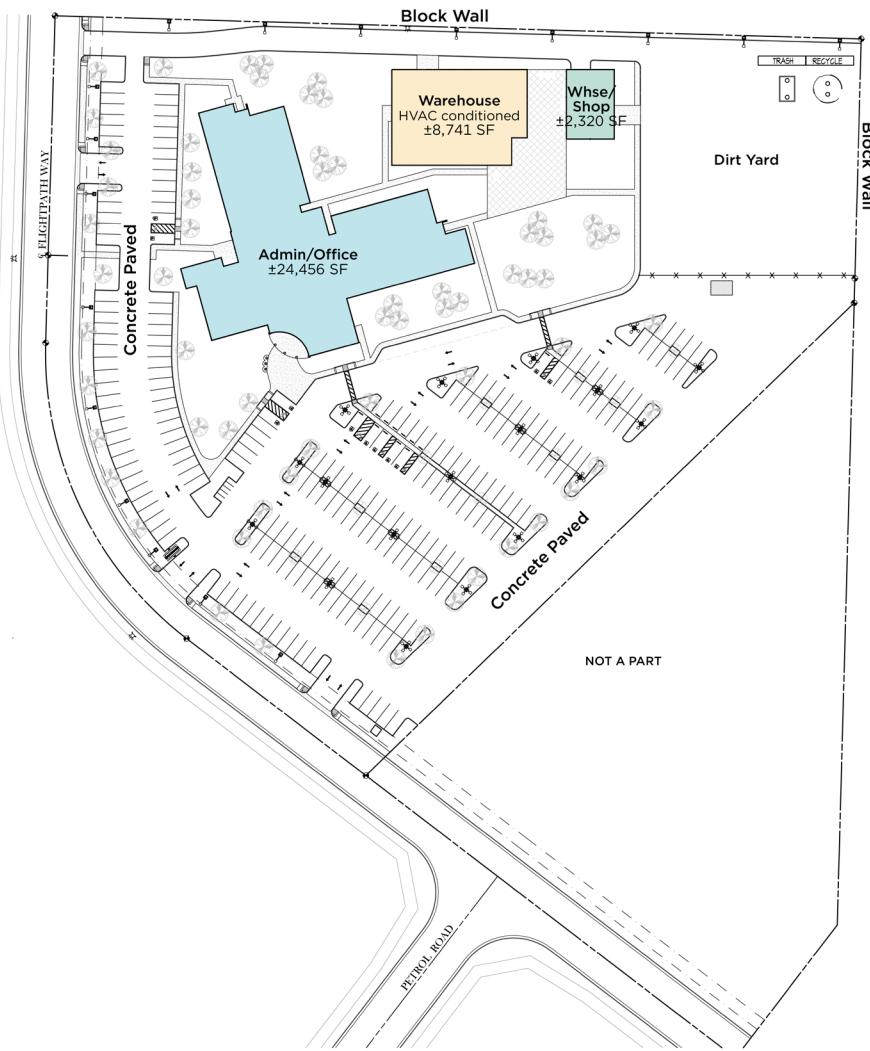
Total Building Size:	±35,517 SF	Main Power:	2000 Amp, 480/277 V, 3 Phase, 4 Wire
Lot Size:	6.62 Acres	APNs:	482-180-17-00-7 & 482-180-20-00-5
Admin/Office:	±24,456 SF	Zoning:	M-1 PD H, County of Kern
Warehouse:	±8,741 SF (HVAC conditioned)	Asking Rent:	\$1.60psf/month, Industrial Gross
Warehouse Shop: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



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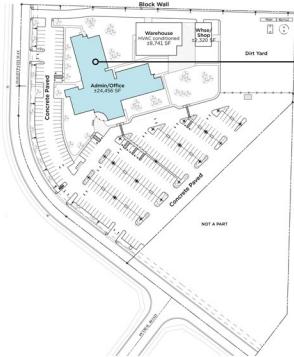
SITE PLAN



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

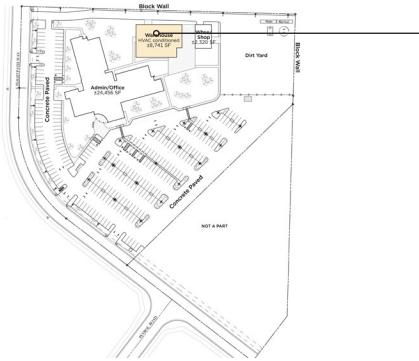


- Admin/Office
±24,456 SF
- Power
600 Amps, 480/277 V, 3 Ph



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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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19466 FLIGHTPATH WAY





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