

1834 Norris Road | Bakersfield, CA

# Office/Warehouse Manufacturing Facility

For Lease | \$0.95/sf Industrial Gross

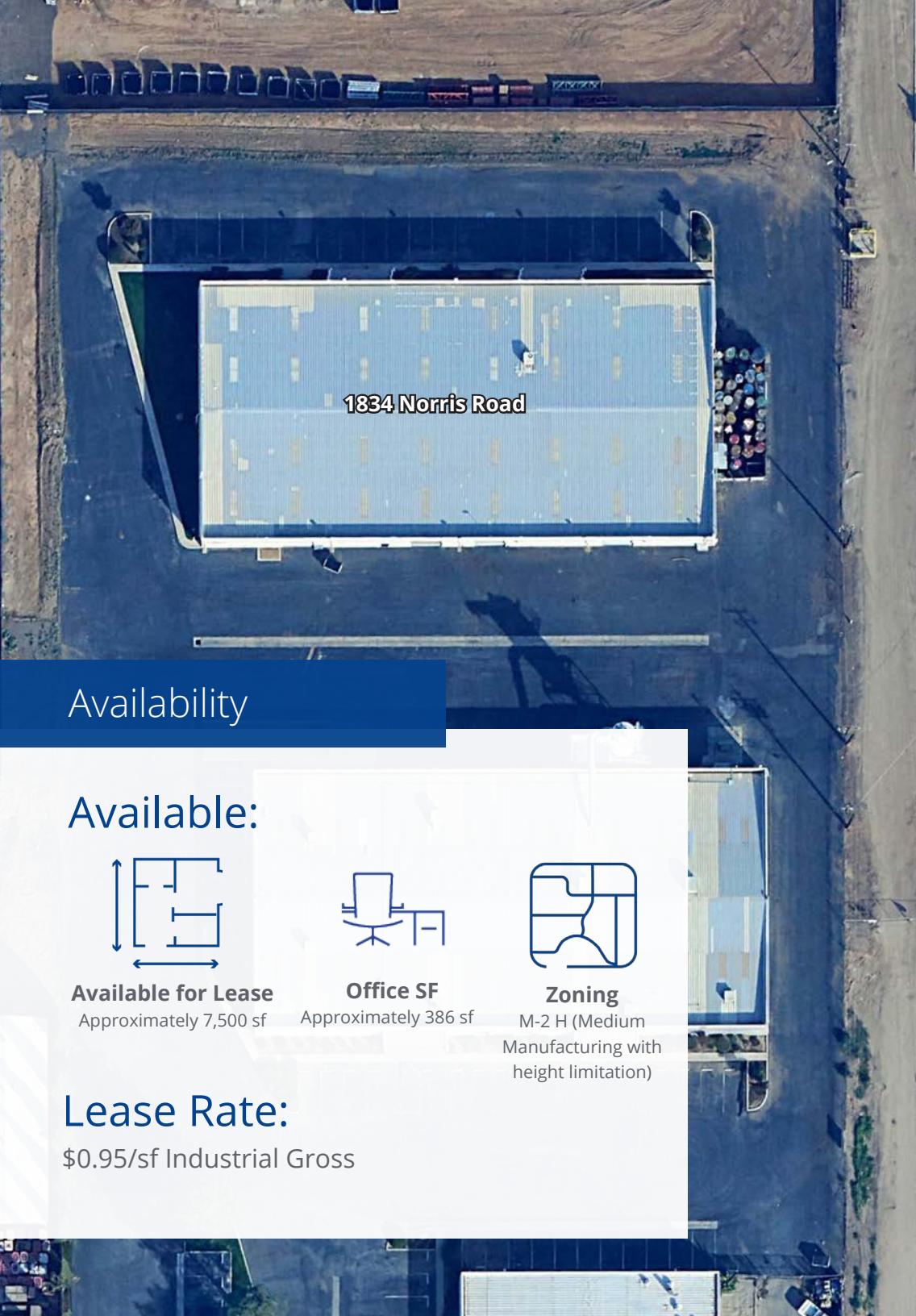
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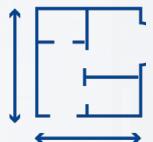


Accelerating success.



## Availability

### Available:



#### Available for Lease

Approximately 7,500 sf



#### Office SF

Approximately 386 sf



#### Zoning

M-2 H (Medium Manufacturing with height limitation)

### Lease Rate:

\$0.95/sf Industrial Gross

## Property Information

**1834 Norris Road** is located near Pegasus Drive and Highway 99 in North Bakersfield. Close proximity to Bakersfield Airport Business Center and Meadows Field Airport.

## Highlights

- Use is office, warehouse and manufacturing
- Concrete tilt-up with metal roof
- Abundant parking
- Monument signage available
- Fire suppression: Fully sprinklered
- Clear Height: 14'-16'
- Bay Size: Clear Span
- Fluorescent lighting and skylights
- Truck Doors: Two (2) 12'x12' ground level roll-up



#### Sewer

North of the River Sanitation



#### Water

Oildale Mutual Water



#### Gas

Southern California Gas

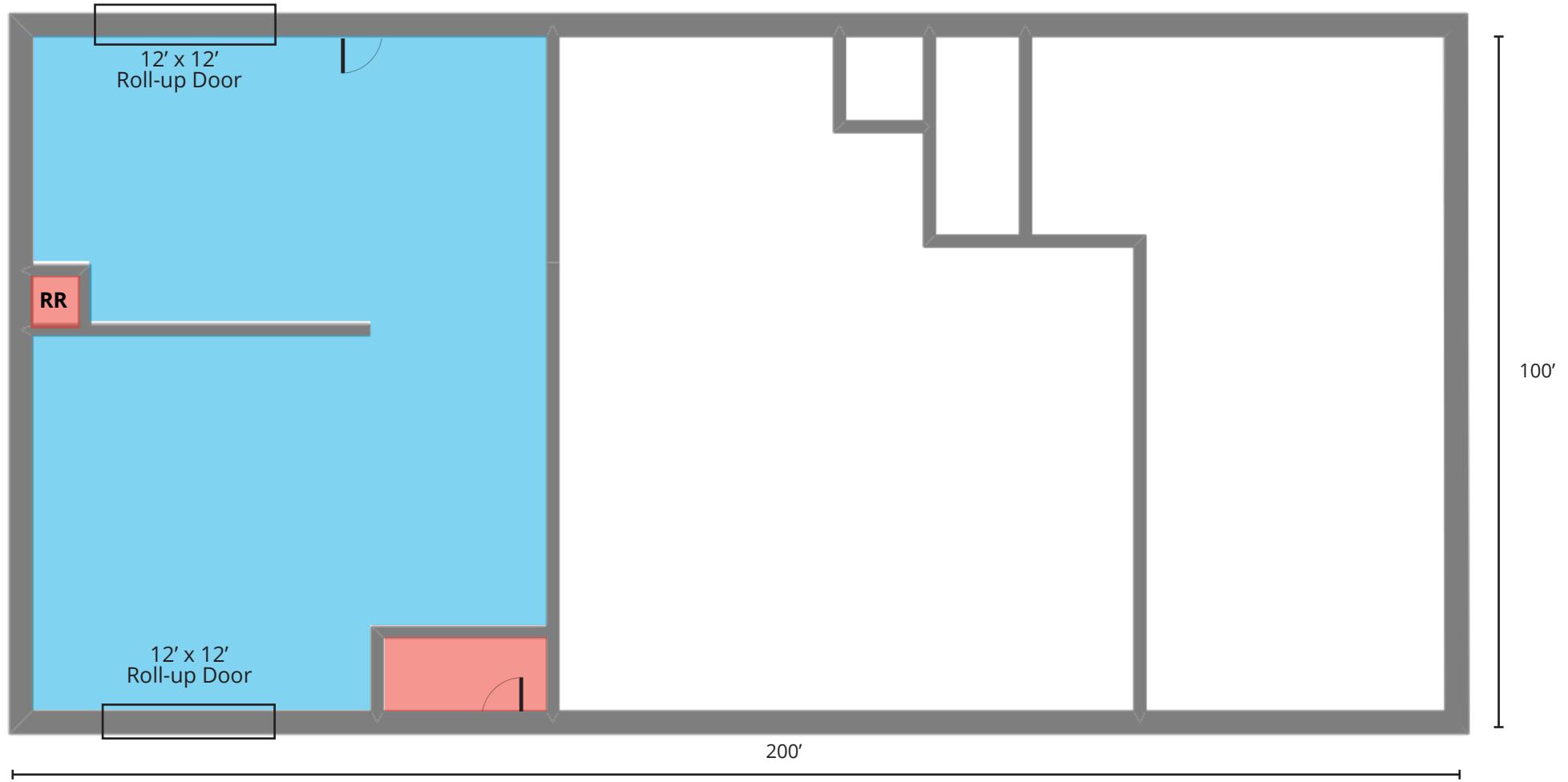


#### Electric

PG&E  
(120/208 volt, 3 phase, 600amp)

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# Floor Plan



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# Aerial

