



FOR LEASE  
**4834 Burr Street, Suite B**  
Bakersfield, CA

CHAPARRAL INDUSTRIAL PARK



**3,300 SF Office/Warehouse w/ Yard  
Lease Rate: \$3,267/mo., Industrial Gross**

#### Property Highlights

Total Available:	±3,300 SF
Office/RR:	±360 SF
Fenced Yard:	±2,500 SF
Loading:	(2) 12' x 14' Roll-Up Doors
Power:	250 Amps, 120/208 V, 3 Ph
Zoning:	M-2, County of Kern

#### Key Features

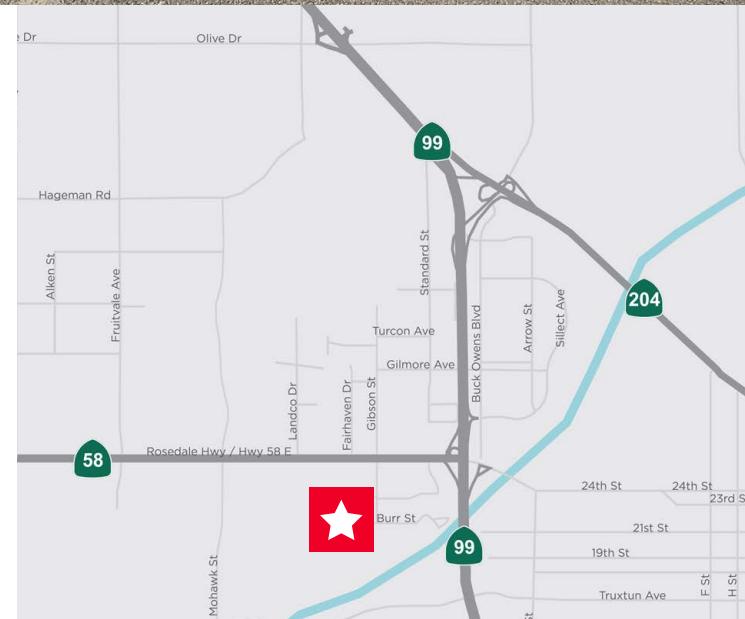
- Metal halide lighting
- Full insulation
- Space heaters
- LED lights/skylights

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## Site Plan





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**Floor Plan**

