



**CUSHMAN &
WAKEFIELD**

FOR LEASE

4834 Burr Street, Suite B
Bakersfield, CA

CHAPARRAL INDUSTRIAL PARK



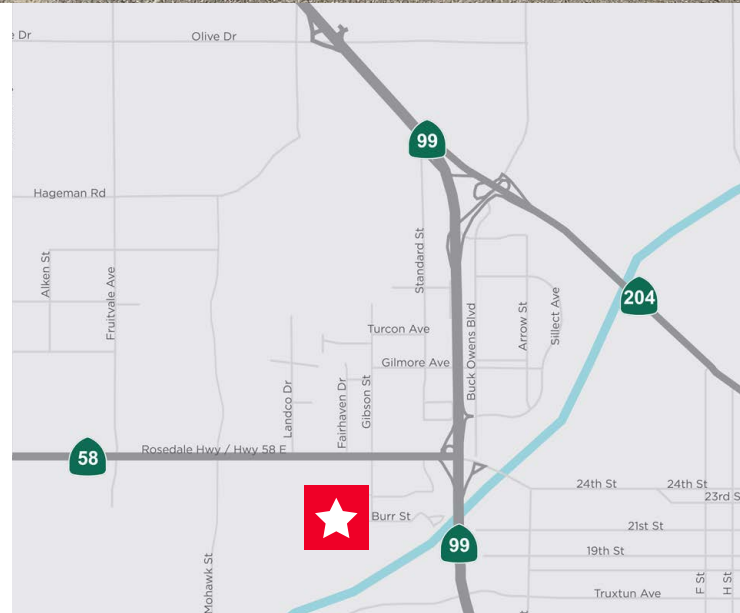
3,300 SF Office/Warehouse w/ Yard
Lease Rate: \$3,267/mo., Industrial Gross

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
- Space heaters
- Full insulation
- LED lights/skylights



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Site Plan





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Floor Plan

