



FOR LEASE

CLASS A OFFICE

**1608
NORRIS ROAD**

BAKERSFIELD, CA 93308

PROPERTY HIGHLIGHTS

- 1608 Norris Road offers ample parking.
- Strategically located at proximity of Highway 99 and Highway 65, less than two miles to the airport, and near the new Amazon Distribution Facility.
- Abundant surface parking and covered parking
- Monument signage available
- Class “A” office space
- New construction (Built in 2022)

1608 NORRIS ROAD

PROPERTY FEATURES

Building Size:	±40,000 SF
Space Available:	±10,000 -±20,000 RSF
Office Area:	100%
Zoning	M-1
Interior Amenities:	3 conference Rooms Larger Kitchen Furniture May be available
Asking Rent:	\$1.50/sf Modified Gross
Improvement Allowance:	Tenant Improvements negotiable based on terms.



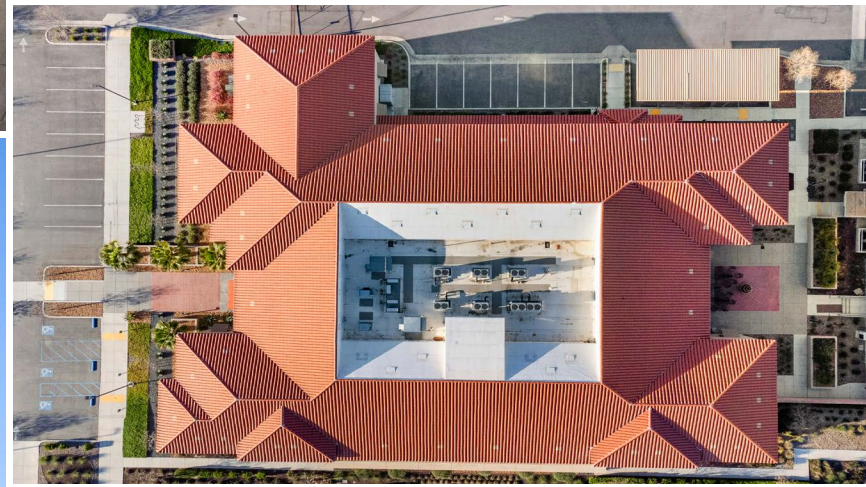
1608 NORRIS ROAD

SECOND FLOOR PLAN

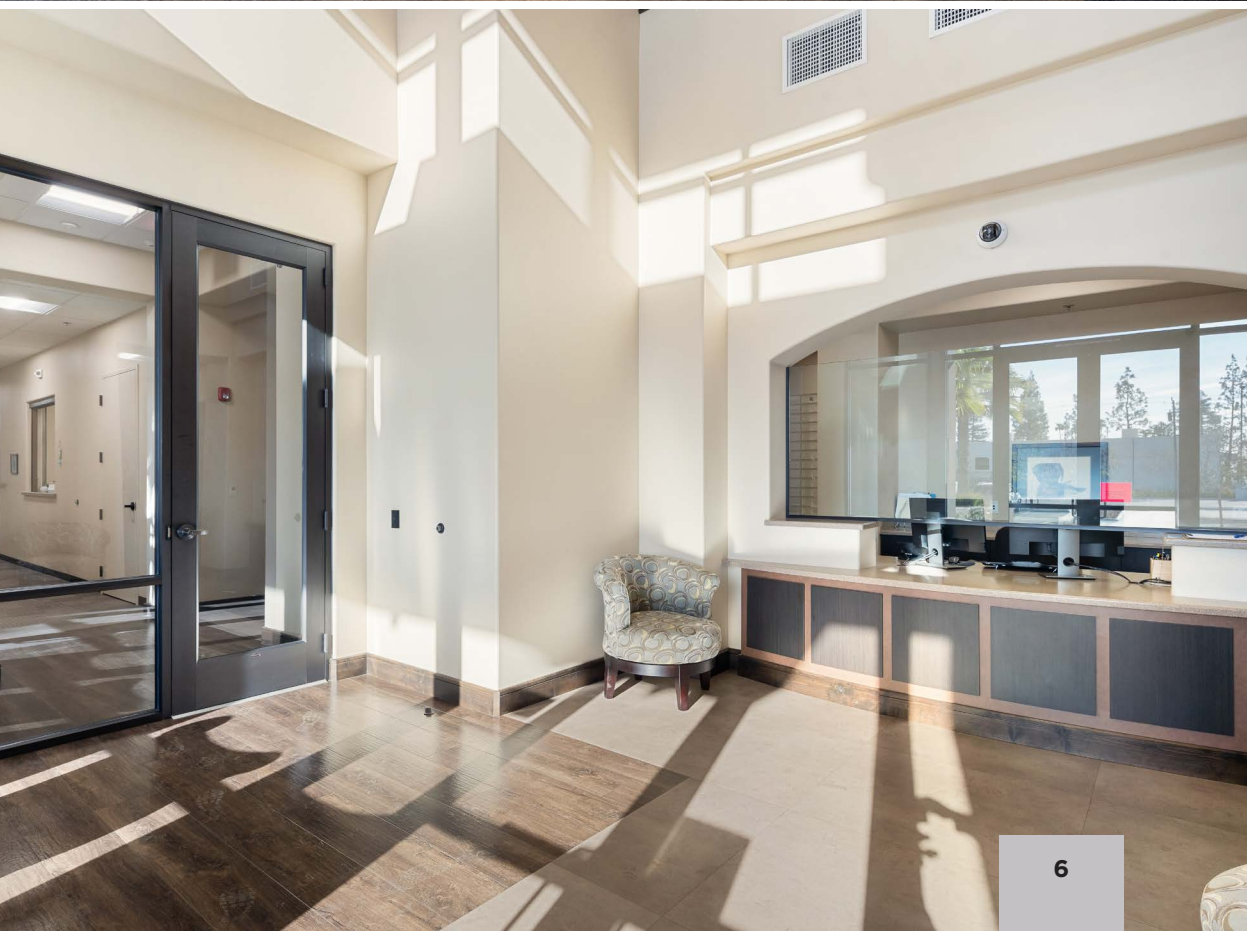
±10,000 - ±20,000 RSF
TOTAL AVAILABLE



NOTE: PLANS NOT
DRAWN TO SCALE

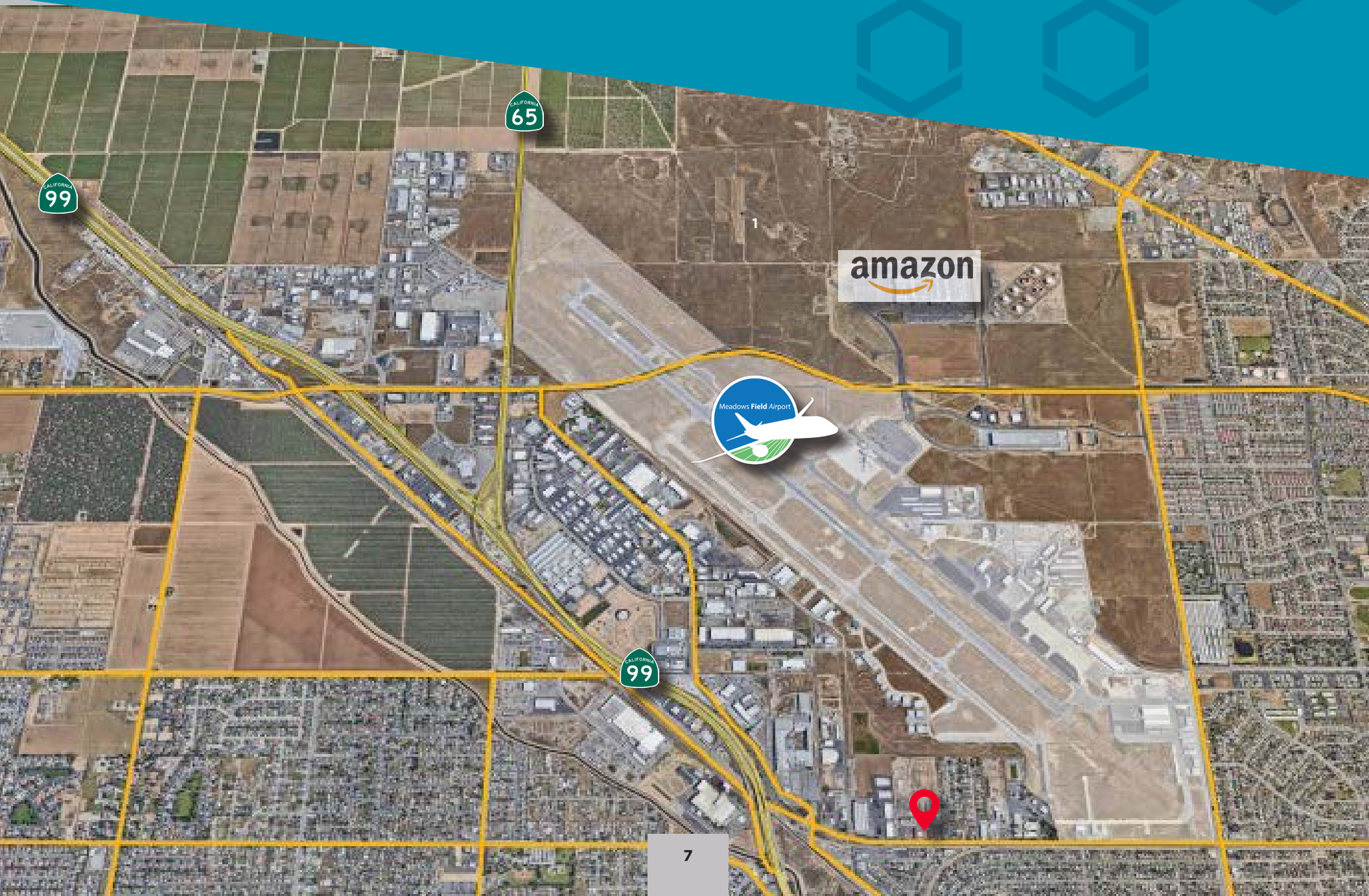


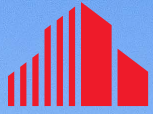




1608 NORRIS ROAD

AERIAL MAP





**CUSHMAN &
WAKEFIELD**



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