

# Industrial Building **AVAILABLE**

**FOR SALE** OR **LEASE**

**3401**  
**North Sillect Avenue**  
Bakersfield, CA

## Property Highlights

- 67,200 SF
- 12,000 SF of office and showroom
- Fenced yard area
- Dock High Loading Ramp
- 24' - 28' Clear Height
- Zoned M-2 PD
- Lease Rate - \$0.65 PSF NNN
- Sale Price - \$8,700,000

**PRICE  
REDUCED**



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## Property Details & Floor Plan

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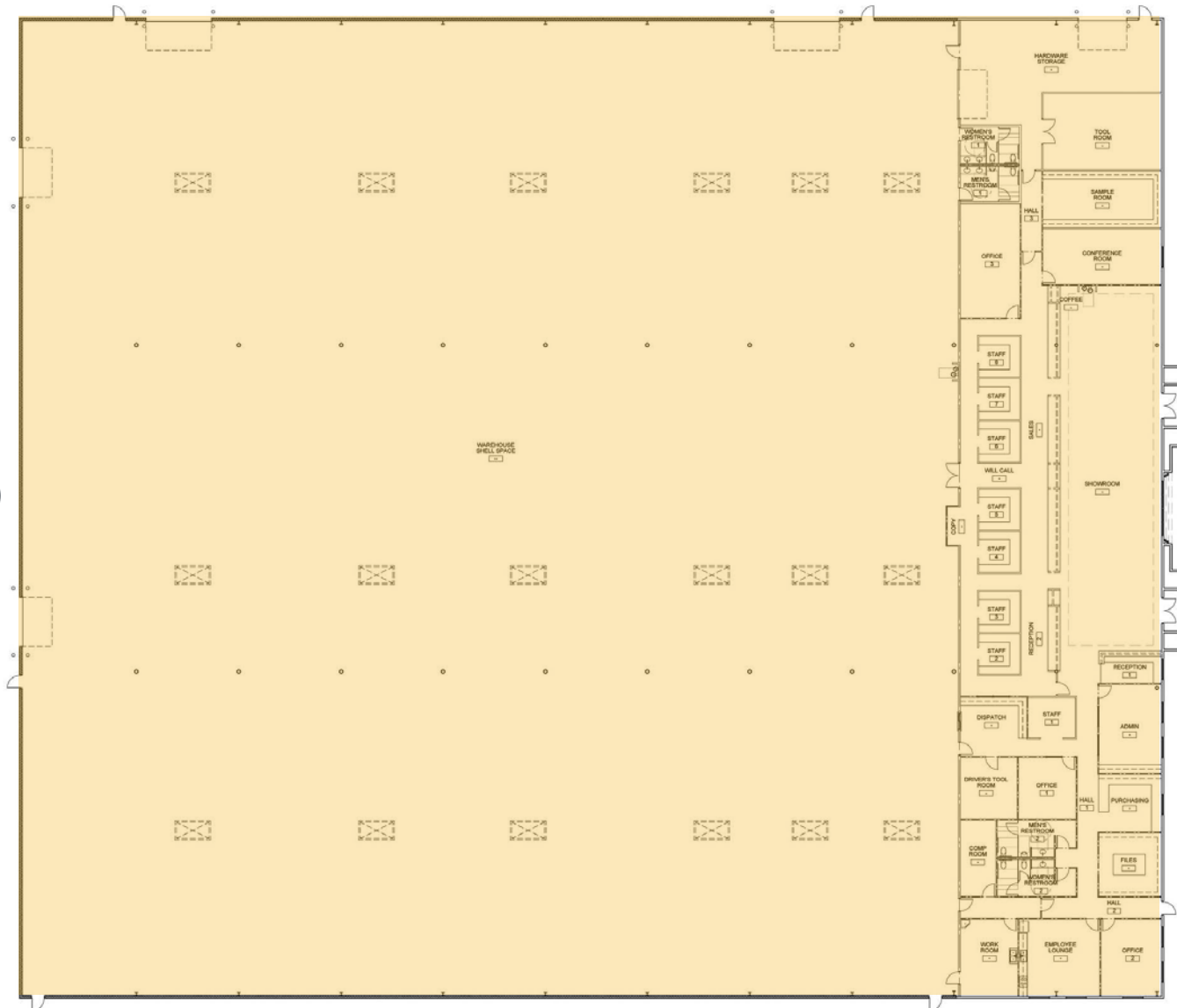
### Property Details

- **Total Building Size** 67,200 SF
- **Total Warehouse Size** 55,200 SF
- **Total Office/Showroom Space** 12,000 SF
- **Parcel Size** 3.62 Acres
- **Clear Height** 18'-28'
- **Bay Spacing** 25'x80'
- **Ground Level Doors** Four (4) 16'x14'
- **Recessed Truck Dock Postions** Two (2)
- **Lighting** T-5 warehouse lights & skylights
- **Zoning** M-1 (Light Industrial)  
City of Bakersfield

**Lease Rate** \$0.65 PSF NNN

### Utilities

- **Electrical** Pacific Gas & Electric  
277/480 volt, 1,000  
Amps, 2 Phase
- **Gas** Pacific Gas & Electric
- **Water** California Water  
Service Company
- **Sewer** City of Bakersfield





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## Interior Photos

3401 North Sillect Avenue • Bakersfield, CA





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## Exterior Photos

3401 North Sillect Avenue - Bakersfield, CA

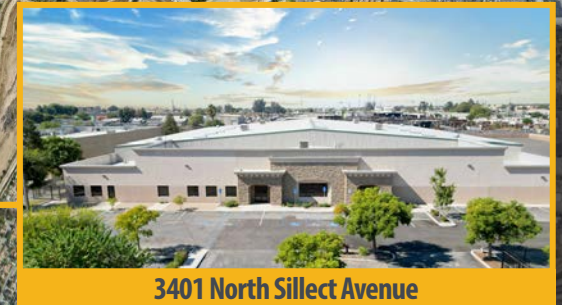
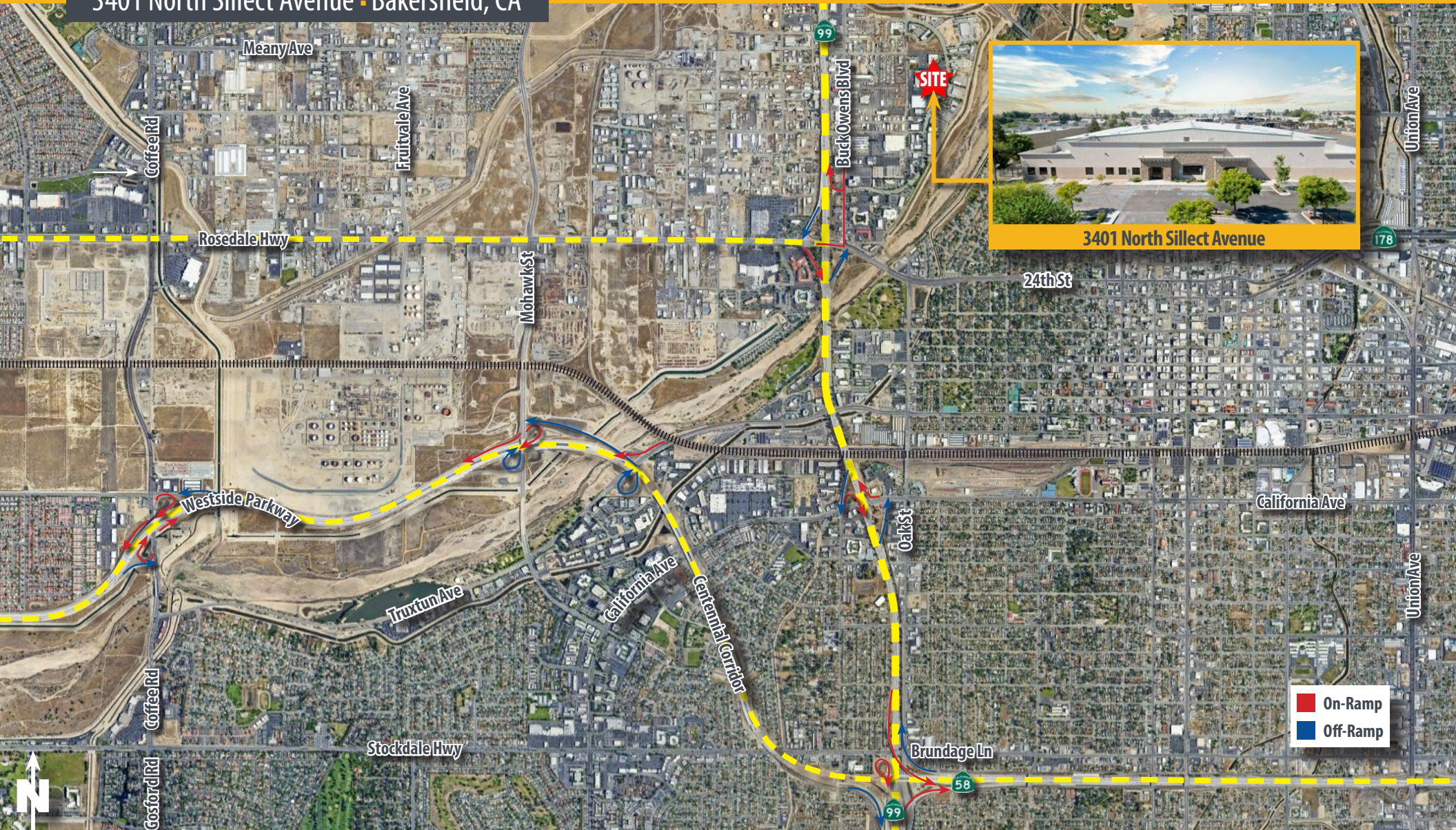




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## Aerial Map

3401 North Sillect Avenue - Bakersfield, CA



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