

# Industrial Building AVAILABLE FOR SALE OR LEASE

PRICE  
REDUCED

**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



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## Property Details & Floor Plan

3401 North Sillect Avenue • Bakersfield, CA

### Property Details

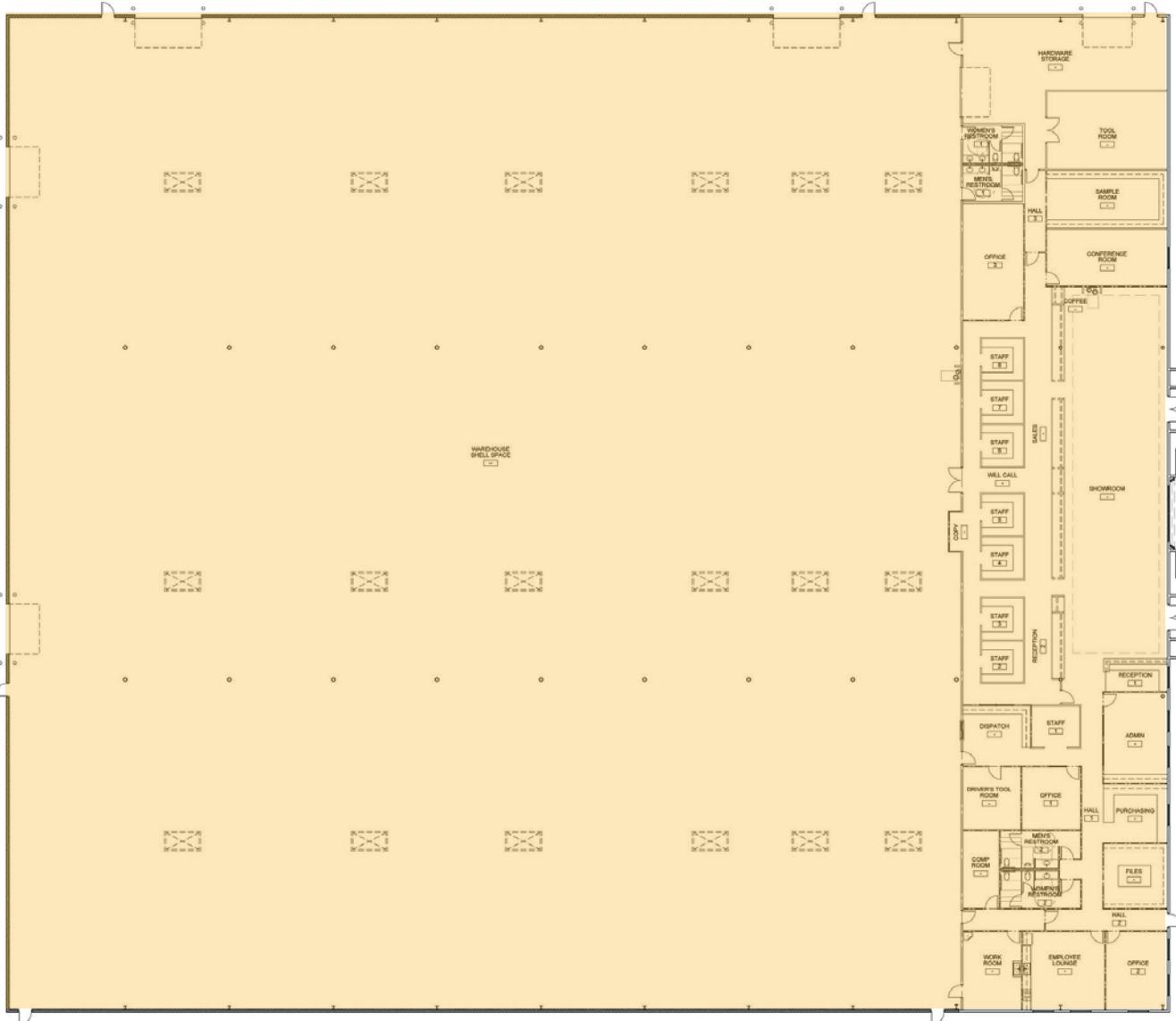
▪ Total Building Size	67,200 SF
▪ Total Warehouse Size	55,200 SF
▪ Total Office/Showroom Space	12,000 SF
▪ Parcel Size	3.62 Acres
▪ Clear Height	18'-28'
▪ Bay Spacing	25'x80'
▪ Ground Level Doors	Four (4) 16'x14'
▪ Recessed Truck Dock Postions	Two (2)
▪ Lighting	T-5 warehouse lights & skylights
▪ Zoning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

### Lease Rate

\$0.65 PSF NNN

### Utilities

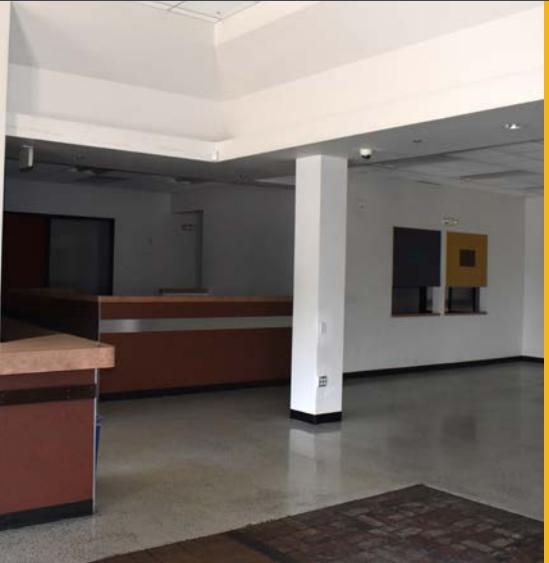
▪ Electrical	Pacific Gas & Electric 277/480 volt, 1,000 Amps, 2 Phase
▪ Gas	Pacific Gas & Electric
▪ Water	California Water Service Company
▪ Sewer	City of Bakersfield



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## Interior Photos

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## Exterior Photos

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## Aerial Map

3401 North Sillect Avenue • Bakersfield, CA

