

# Multi-Tenant Industrial Office/Warehouse

## AVAILABLE

### FOR SUBLEASE

# 3559 Landco Drive Suite A

Bakersfield, CA

#### Property Features

- Office warehouse space of 4,000 SF
- Fenced and gated yard of 4,600 SF
- Zoned M2 PD
- Central location just north of Rosedale Hwy



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



**Matthew E. Starr, SIOR, CCIM** ▪ Principal ▪ 661 616 3570 ▪ [matthew@asuassociates.com](mailto:matthew@asuassociates.com) ▪ CA RE #01367855  
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

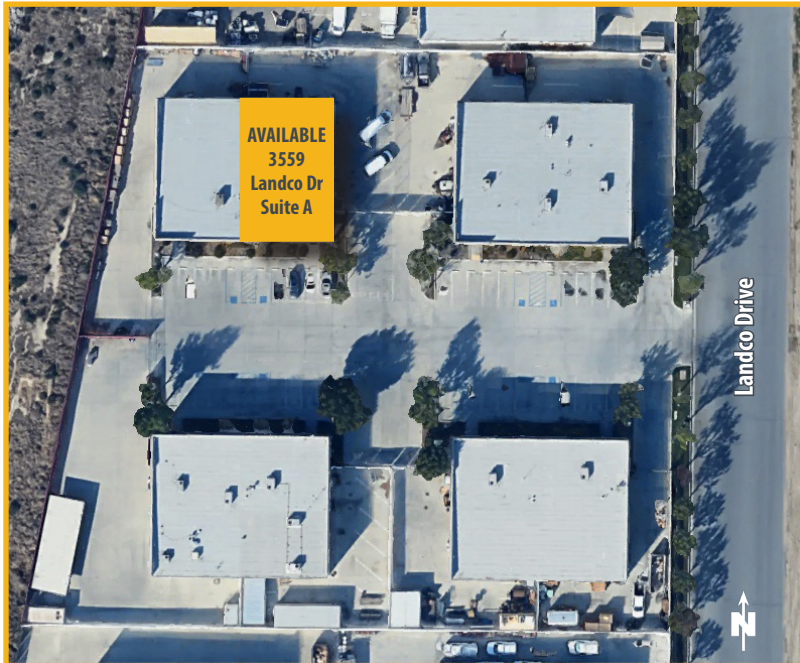
# Multi-Tenant Industrial Office/Warehouse Available For Sublease

## Offering & Floor Plan

3559 Landco Drive - Suite A - Bakersfield, CA

### Offering

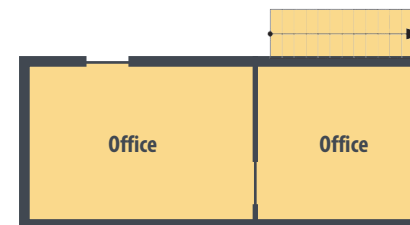
- Suite Size 4,000 SF
- Warehouse Size 2,970 SF
- Office Size 1,030 SF
- Fenced & Gated Yard 4,600 SF
- Rental Rate \$1.00 PSF Industrial Gross
- Zoning M2 PD
- Master Lease Expires April 30, 2026



### Ground Floor Office



### Second Floor Office

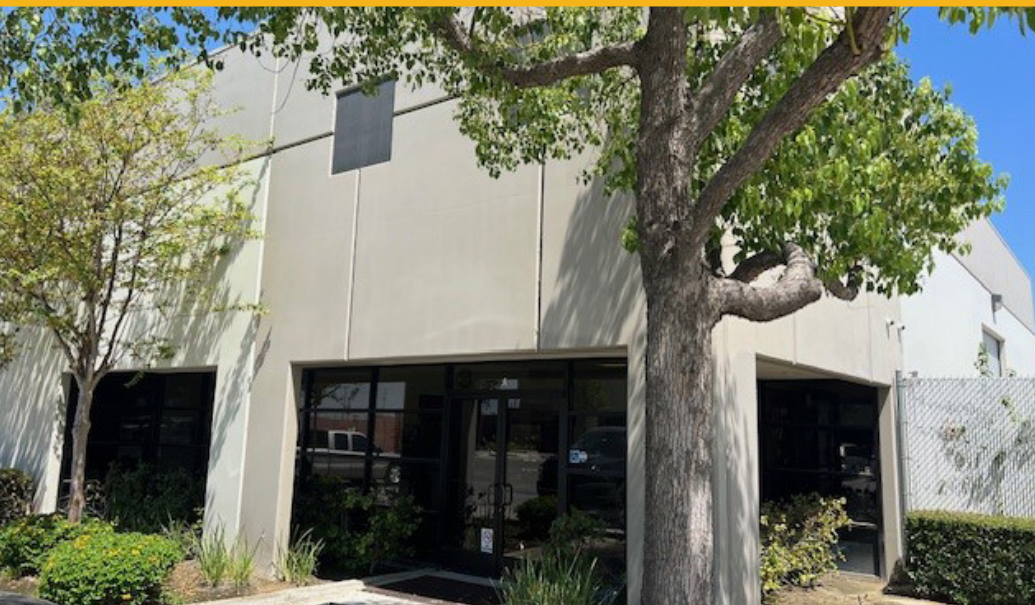




# Multi-Tenant Industrial Office/Warehouse Available For Sublease

## Property Photos

3559 Landco Drive - Suite A - Bakersfield, CA





# Multi-Tenant Industrial Office/Warehouse Available For Sublease

## Aerial Photo

3559 Landco Drive - Suite A - Taft, CA

