



18400 Hwy 65

BAKERSFIELD, CA 93308

FOR LEASE INDUSTRIAL OFFICE, WAREHOUSE & YARD

Chad J. Brock, Managing Principal

Office: 661.864.1000
Cell: 661.205.8011
cbrock@lee-associates.com
DRE# 01890697

Lee & Associates - Central California
5401 Business Park South, Ste, 122
Bakersfield, CA 93301

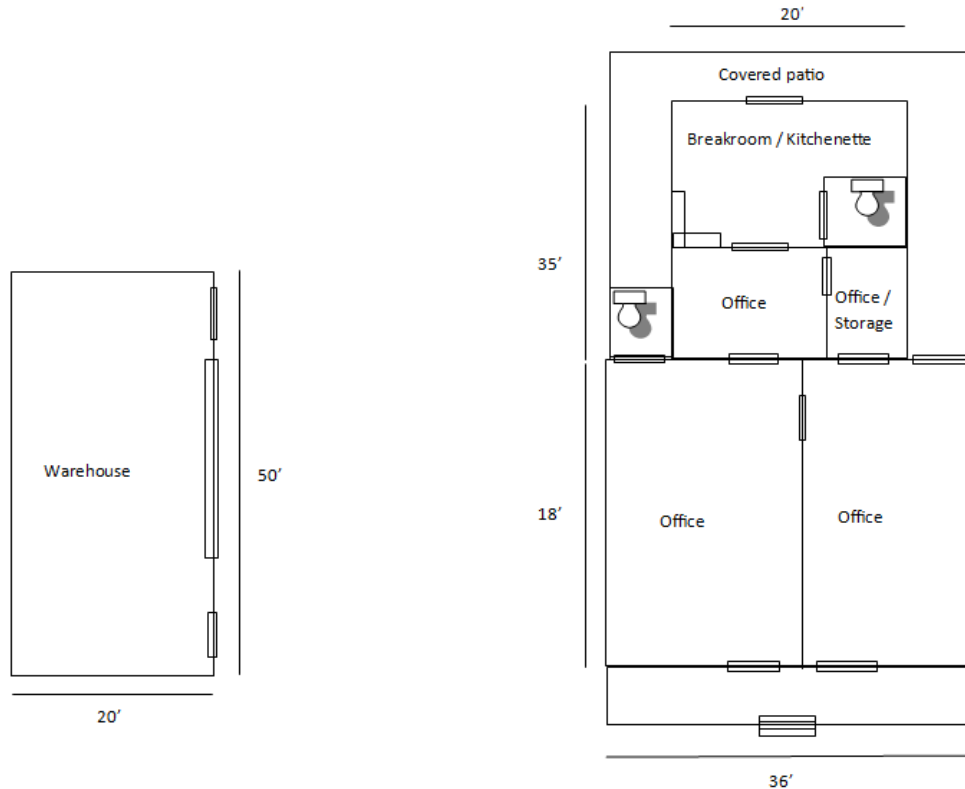
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID #01191898

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SITE PLAN/ FLOOR PLAN



Building Floorplans are not to scale or size, general dimensions are given for reference, but not guaranteed.

PROPERTY HIGHLIGHTS

- \$4800 PER MONTH - INDUSTRIAL GROSS
- APPROX 2 AC YARD. EXPANDABLE TO 50 AC'S+ TO THE NORTH
- ELECTRICITY: PG&E
- SEWER: SEPTIC
- WATER: WELL
- OFFICE: 3 OFFICES, SMALL STORAGE, IT AND TELECOM IN THE MIDDLE OFFICE AREA, 2 BATHROOMS, LARGE KITCHENETTE AND BREAKROOM
- OPEN WAREHOUSE BUILDING WITH SLIDING DOOR AND 2 MAIN DOORS
- 1,350 SF+/- Offices w HVAC, Separate Warehouse 1,000 SF+/-
- Fenced & graded yard areas with ag base and gravel, asphalt parking lot.
- 2 separate ingress and egress points on Hwy 65 at north and south.
- Zoned: M-1 County.
- Close proximity to North Kern Oil Basin and Meadows Field Airport.
- Formerly occupied by a construction company.

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PROPERTY PHOTOS



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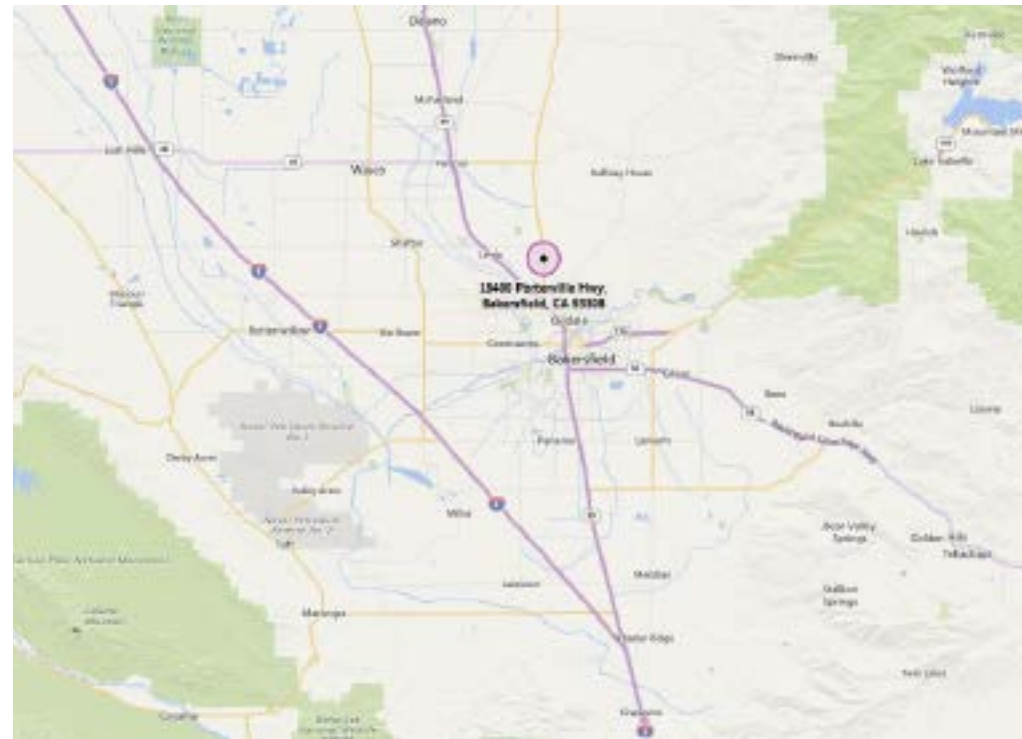
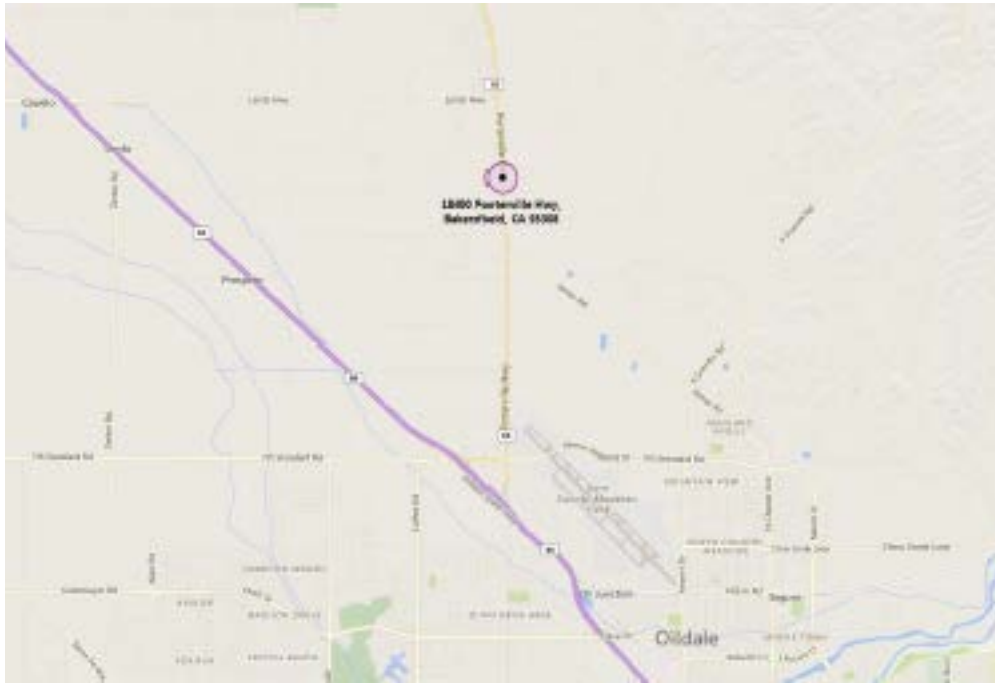
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LOCAL/ REGIONAL MAP



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