



For Lease  
+/- 7,800 SF Office /  
Warehouse Building  
& 4.6 Acre Yard

**Scott Wells**

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## 22420 Gribben Court Bakersfield, CA

22420 Gribben Court is centrally located between Highway 99, Highway 119 and Interstate 5 near the Highway 43 & 7th Standard intersection. Subject property is at the middle point between Elk Hills, Kern River and Belridge Oil Fields.

### Highlights

- Freestanding office/warehouse building
- 4.6 acre fully fenced yard
- New construction
- Frontage on Enos Lane
- Three (3) 12'x14 ground level roll-up doors
- 1,800 sf of canopy space
- Clear Height: 24'-26'
- Zoned: Natural Resource (NR), County of Kern

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# For Lease

## Available

Total Size: 7,800 sf  
Office Size: 3,600 sf (two-story)  
Warehouse Size: 4,200 sf  
Parcel Size: 4.64 Acres  
Canopy Size\*: 1,800 sf

\*Not included in total building sf.

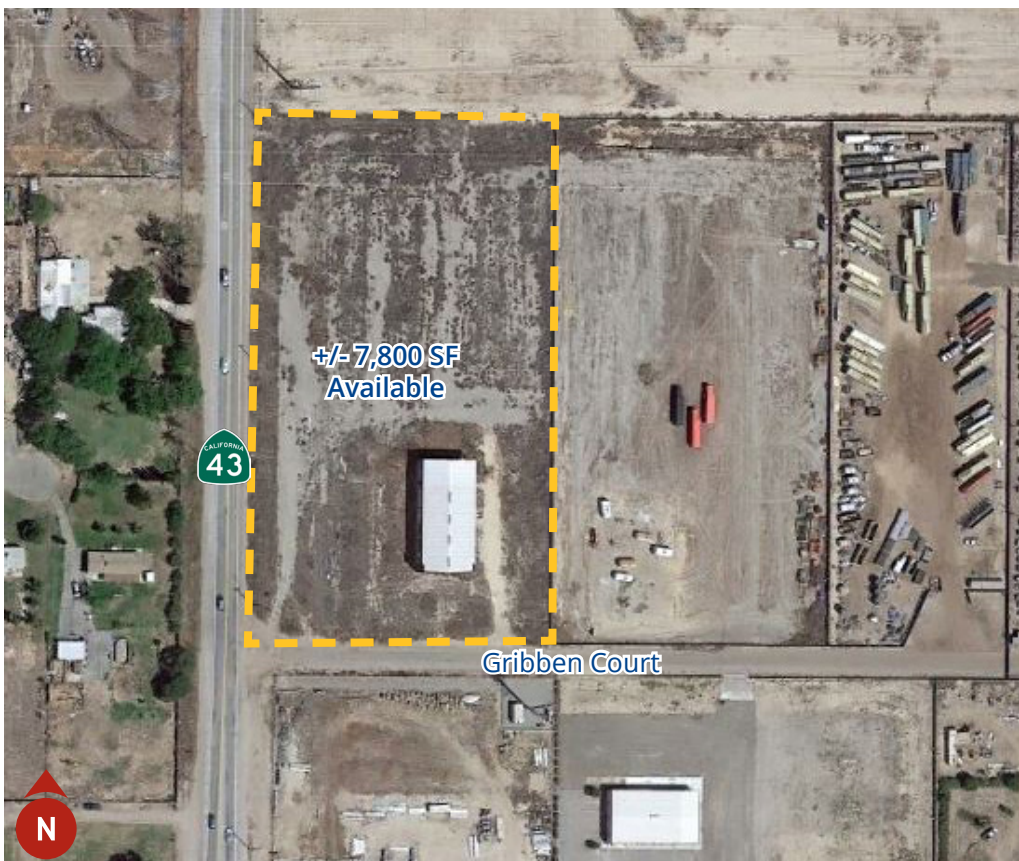
## Lease Rate

\$15,500.00/Mo. Industrial Gross

## Utilities

Water: Enos Lane Water District  
Sewer: Septic  
Gas: PG&E  
Electric: PG&E - 240/480 Volt, 800 Amps, 3 Phase

## Site Aerial



### Scott Wells

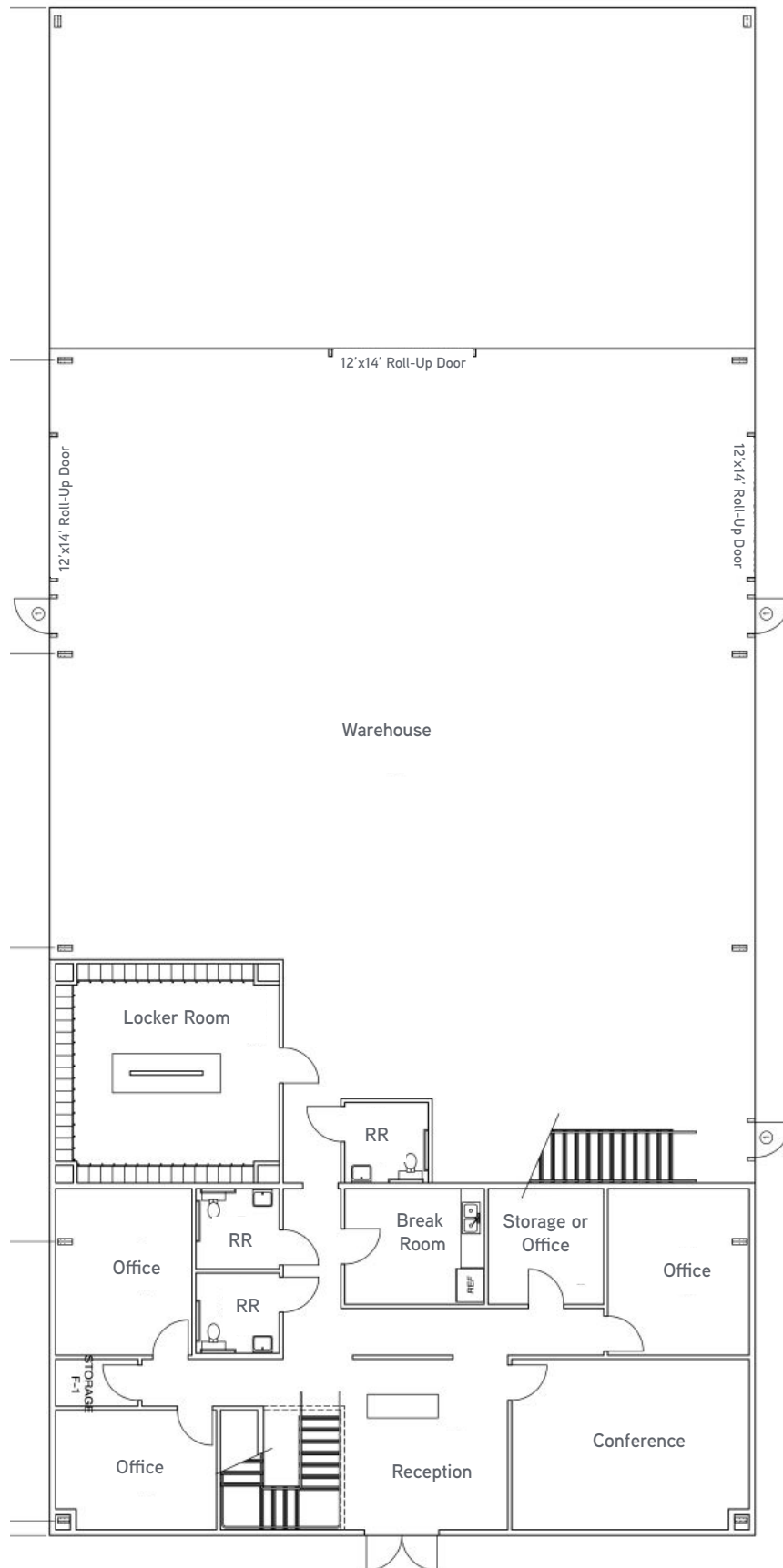
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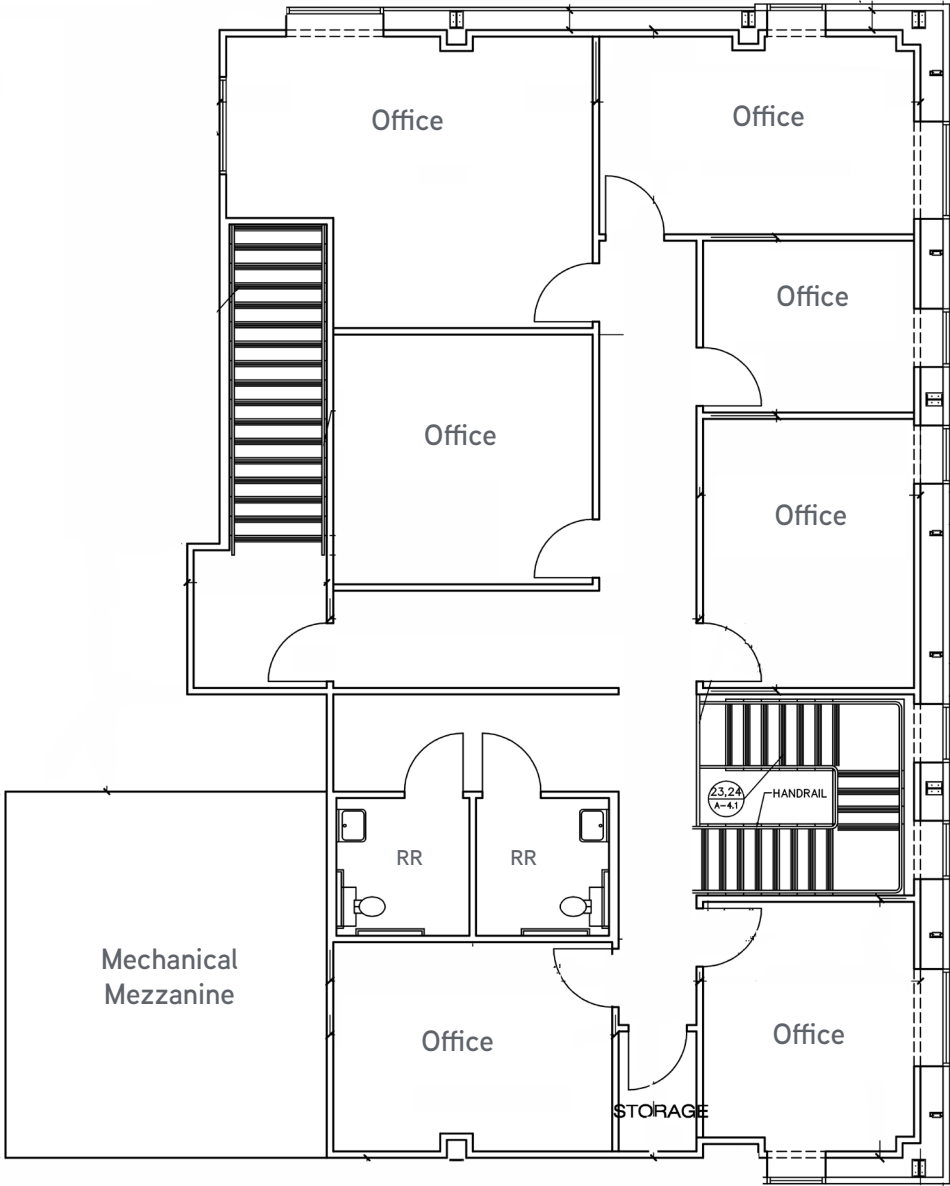
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# First Floor Floor Plan



Floor Plan not to Scale

# Second Floor Floor Plan



Floor Plan not to Scale

# Aerial

