

AVAILABLE for Lease

**Office and / or
Warehouse / Yard**

**29341
Kimberlina Road
Wasco, CA 93280**



John A. Ritchie

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*Rendering Not Final, Subject To Change.

Property Description:

- Office and Warehouse/yard area can be leased separately or combined.
- 5,149 square feet of office space including private offices, restrooms, break room, conference room, separate entrance, and lobby. Lease area is a portion of a 16,150 square foot office building.
- 25,000 square feet of warehouse space with 200 square feet of office and one restroom, 30' clear height, 10,500 square feet of canopy area, cross dock with 2 x 4 position docks and 2 ground level doors

Lease Rates:

- Office area Lease Rate is \$1.00 per square foot or \$5,149 per month on an Industrial Gross basis.
- Warehouse area Lease Rate is \$.65 per square foot or \$16,250 per month on an Industrial Gross basis.

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Office and/or Warehouse/Yard

Site Plan

29341 Kimberlina Road
Wasco, California 93280

Kimberlina Road



Property Details:

- Office Space 5,149 SF
- Warehouse 25,000 SF
- Canopy 10,500 SF
- Zoning Agricultural Kern County

Yard Area:

- 1.5 Acres Paved and fenced yard area for storage and parking



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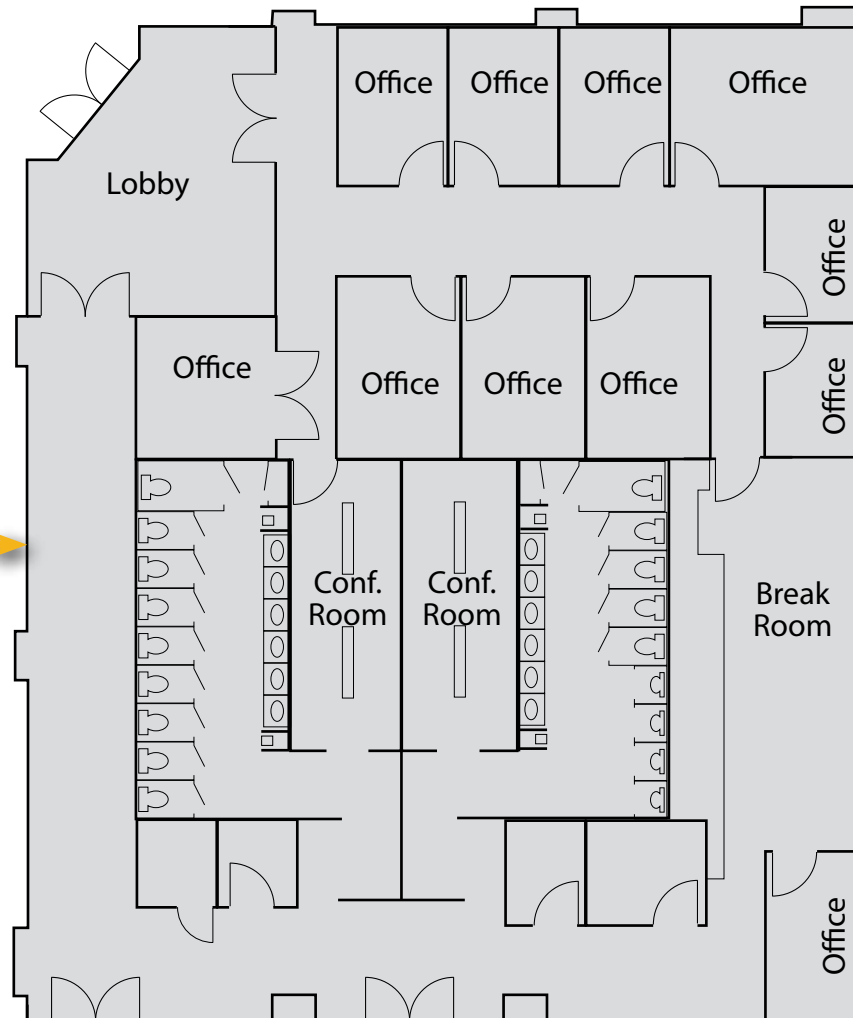
Office and/or Warehouse/Yard

Office Floor Plan

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29341 Kimberlina Road



Not A Part

Warehouse

- Office Space 5,149 SF
- Separate Entrance
- Ample Parking

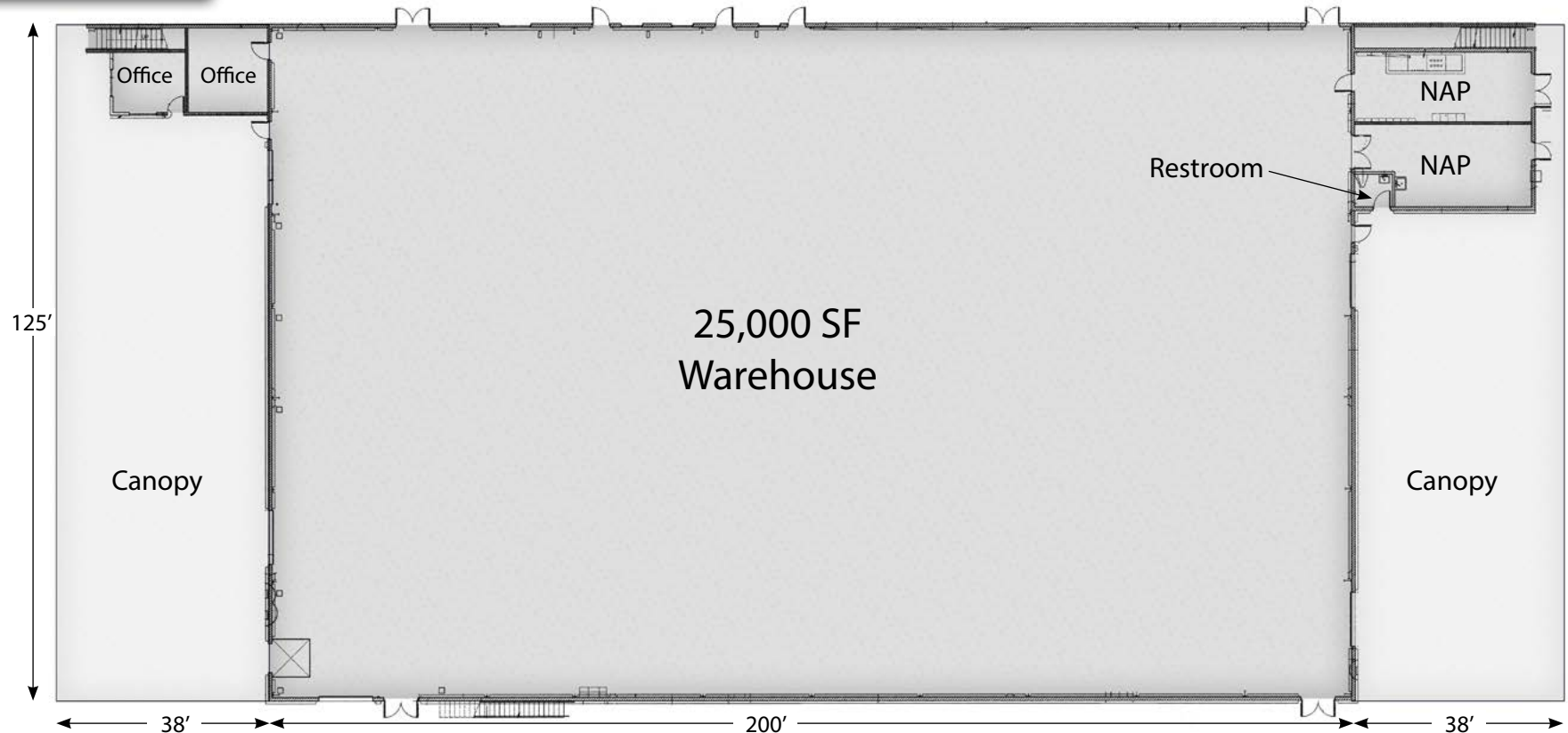
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Warehouse Floor Plan

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- 25,000 SF Warehouse
- 10,500 SF Canopy
- 2 x Dock Wells
- 30' Clear Height
- 2 Ground Level Docks
- Office and Restroom



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Location Map

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