

REDUCED ASKING RENT



AVAILABLE FOR LEASE

138 & 142 COREMARK CT.

BAKERSFIELD, CA

FOR LEASE

138 & 142 COREMARK CT.



- Insulated metal industrial warehouse building with a fenced and paved yard near Hwy 58 and Hwy 184
- Features high-capacity power
- Close proximity to a variety of amenities—restaurants, gas stations, retail, & other industrial and office users

PROPERTY HIGHLIGHTS

Total Available:	±9,200 SF	Building ¹:	±3,200 SF	Building ²:	±6,000 SF
Lot Size:	0.94 Acres	Office/RR:	±180 SF		±900 SF
Power (per building):	400 Amps, 277/480 V, 3 Ph	Clear Height:	14' - 17'		12' - 14'
Zoning:	M-2 PD, County of Kern	Loading:	(1) 14' x 12'; (1) 14' x 14'		(2) 14' x 12' Roll-Up Doors
Asking Rent:	\$1.00 \$0.90psf/month, Industrial Gross				

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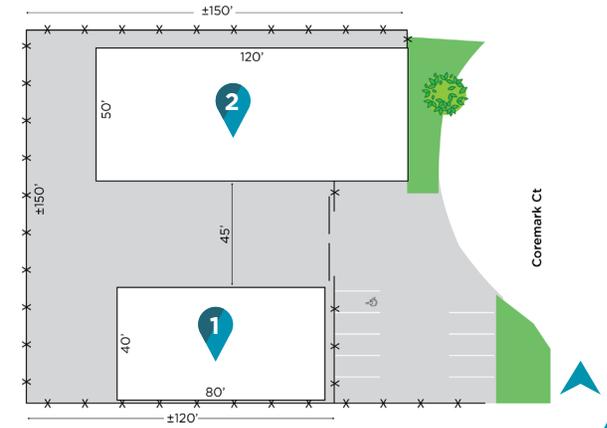
138 & 142 COREMARK CT.



FLOOR PLAN



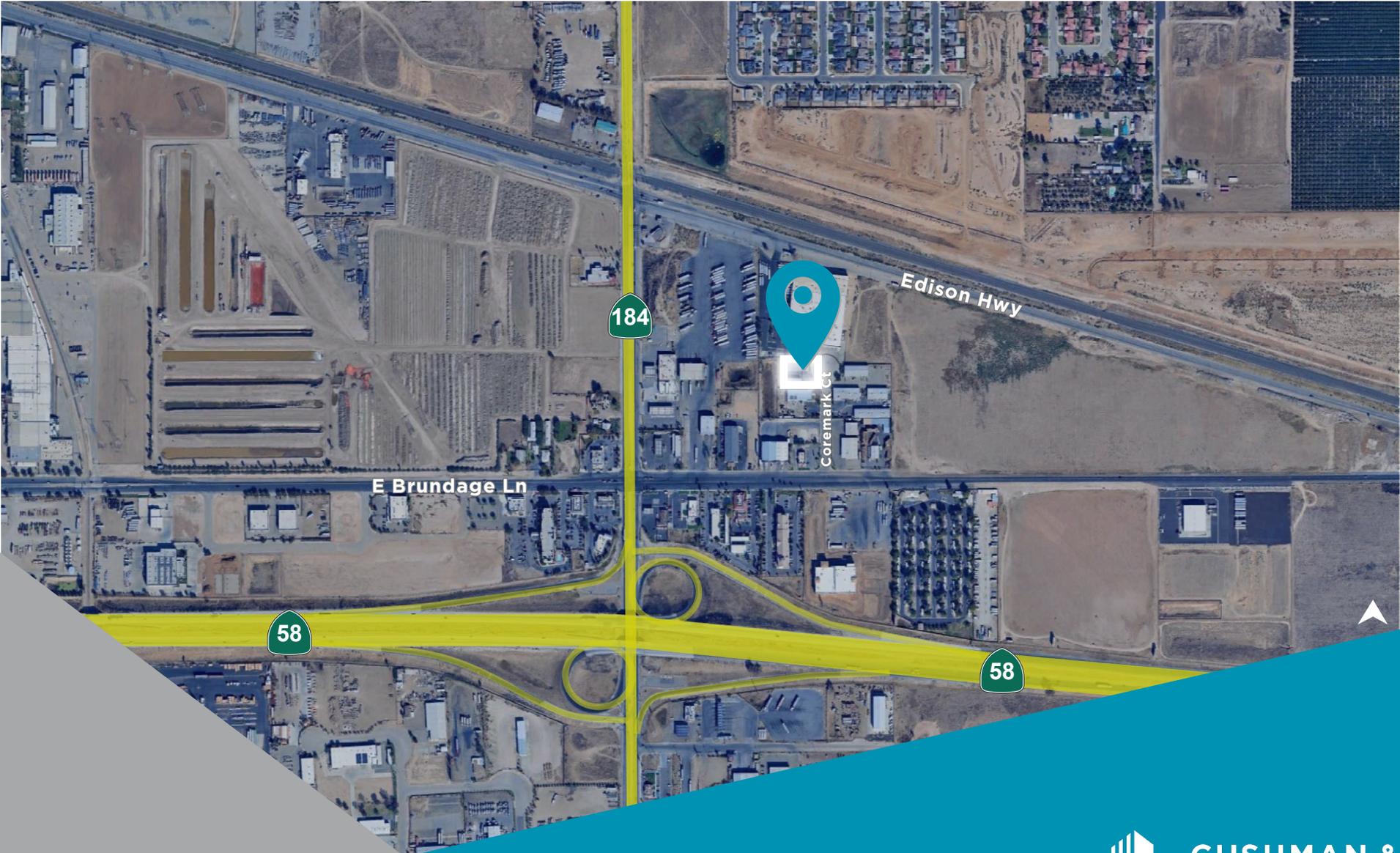
SITE PLAN



Not To Scale

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