



One Suite Remaining!

Colliers

Suite 3  
+/- 2,300 SF

For Lease | +/- 2,300 sf

# Multi-Tenant Office/Warehouse

1637-1649 Elzworth St | Bakersfield, CA 93312

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## Lease Rate:

\$1.15/sf, Industrial Gross

## Available:

**1649 - Suite 3:** +/- 2,300 square feet



**Sewer**  
Septic



**Electric**  
PG&E (120-240 volts, 225  
amps, 3 phase, 4 wire)



**Water**  
Vaughn Water Co.



**Gas**  
No Gas

## Property Overview:

1637-1649 Elzworth St is located in the highly desirable northwest Bakersfield, near Calloway Drive and Slikker Drive. This prime location offers a short drive to Rosedale Hwy and the Westside Parkway which will soon connect to Hwy 99 and Hwy 58.

## Property Highlights:

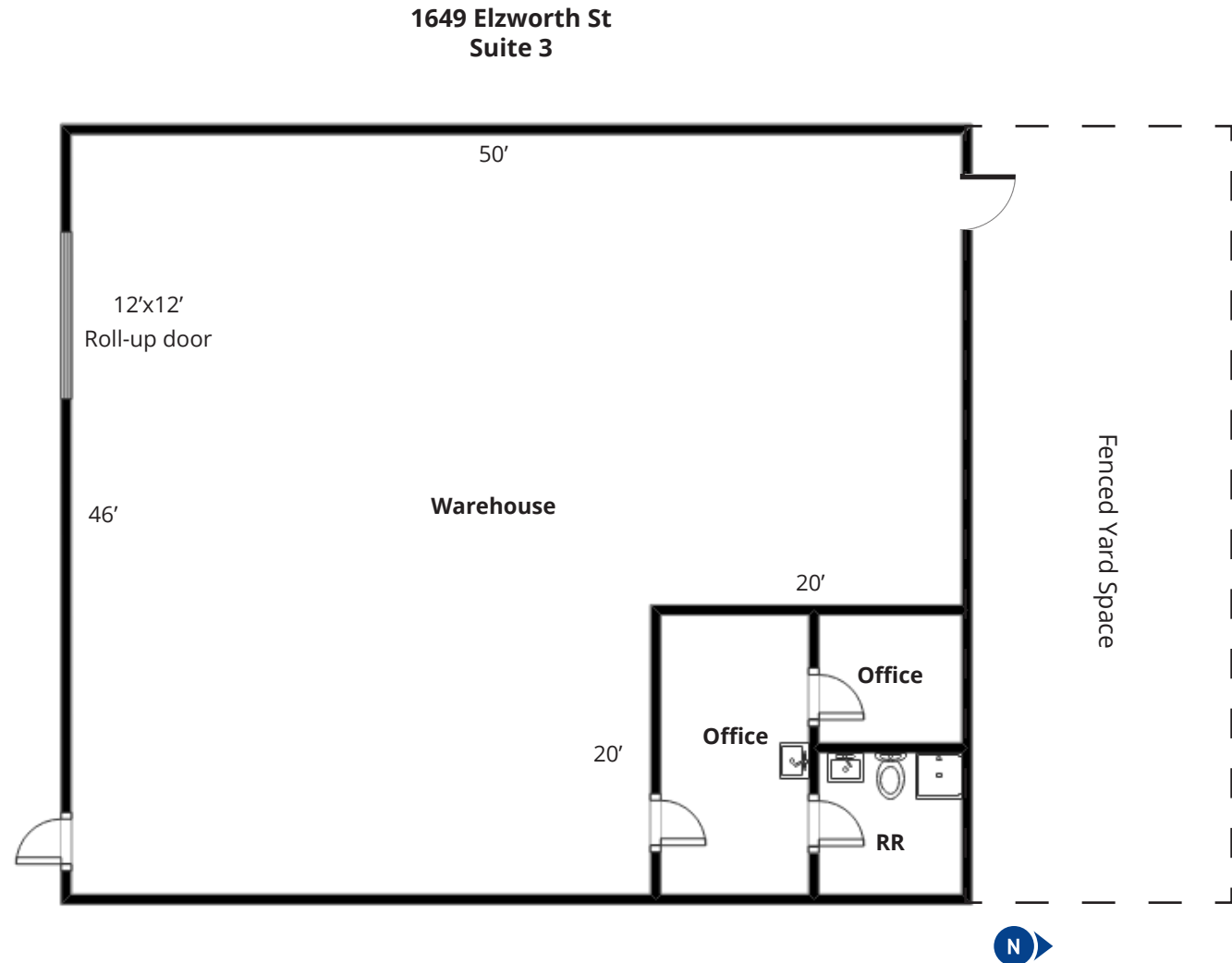
- Flexible term
- Separately metered suites
- +/- 2,300 sf industrial space available
- Fully paved
- Fenced yard space
- Clear height: 14'-18'
- 12'x12' roll-up door
- M-1 zoning - Light Industrial zoning in Kern County

Accelerating success.

# Floor Plan

## Suite Highlights:

- +/- 2,300 sf total
- +/- 400 sf office
- 12'x12' roll-up door
- 14'-18' clear height
- Small fenced yard



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# Property Photos



## Contact Us:

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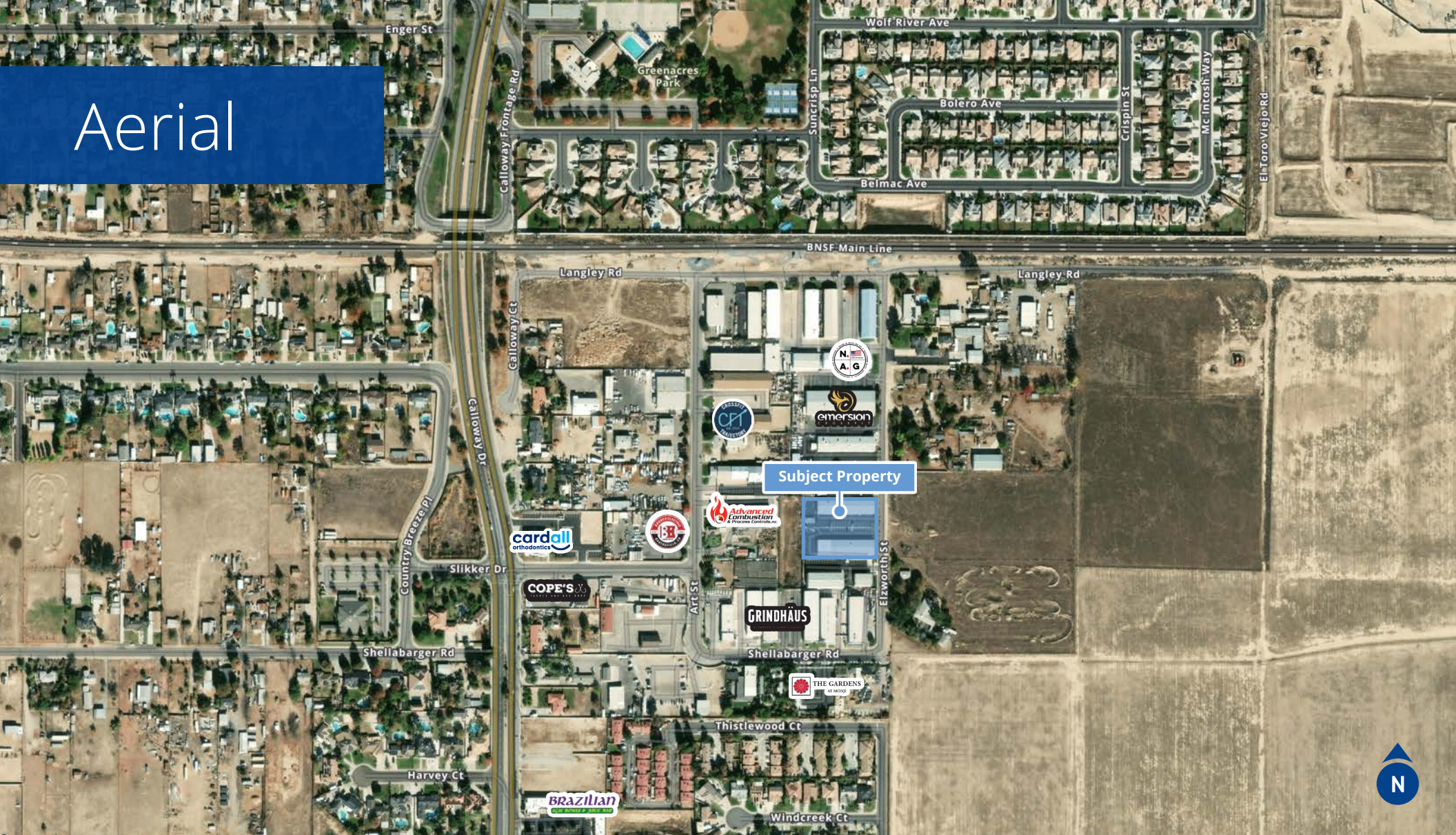
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# Aerial



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