

# FOR SUBLEASE

## ±8,208 SF on 1 Acre

### RENT REDUCED!



**380 LAWSON RD**  
Bakersfield, CA

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[cushmanwakefield.com](http://cushmanwakefield.com)



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## 380 Lawson Rd

### PROPERTY FEATURES

Two versatile buildings totaling approximately 8,208 SF of building space on an approximately 1-acre, fully paved parcel.

Building 1 features a functional mix of office and warehouse space.

Building 2 provides dedicated warehouse space for streamlined warehousing or storage capabilities.

	Building 1	Building 2
<b>Total Available:</b>	±4,208 SF	±4,000 SF
<b>Office/RR:</b>	±2,040 SF	±64 SF
<b>Warehouse:</b>	±1,160 SF	±3,936 SF
<b>Loading:</b>	(1) 16' x 12' Roll-Up (2) 12' x 12' Roll-Ups	(2) 12' x 14' Roll-Ups
<b>Clear Height:</b>	14'	18'
<b>Canopy:</b>	±1,348 SF	
<b>Power:</b>	400 Amps, 120/208 V, 3 Phase	
<b>Zoning:</b>	M-1, County of Kern	
<b>Asking Terms:</b>	<b>75¢ psf/month, Industrial Gross</b>	
<b>Master Lease Exp.:</b>	December 31, 2036	



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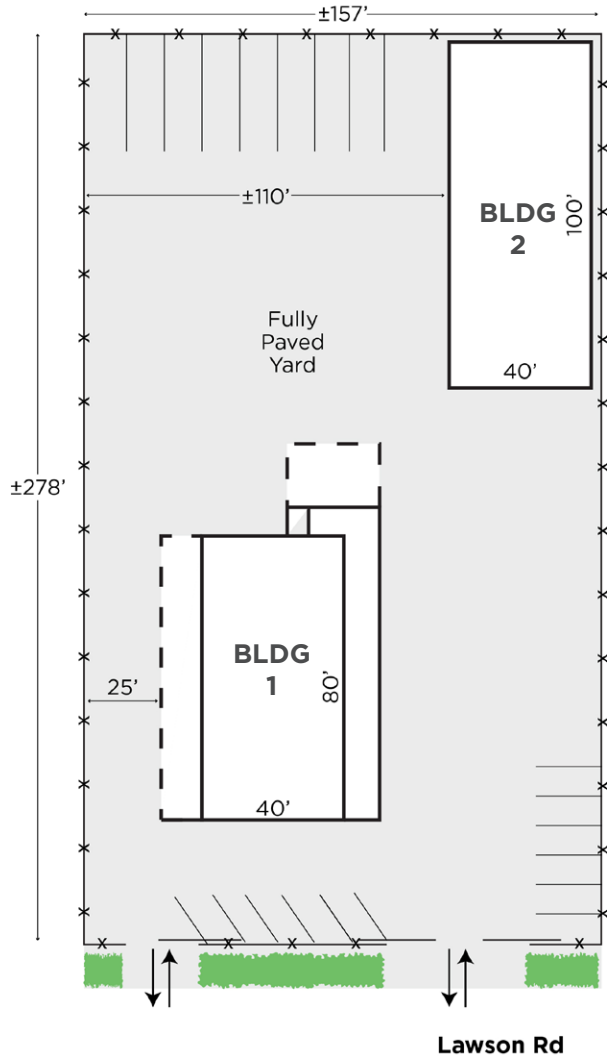
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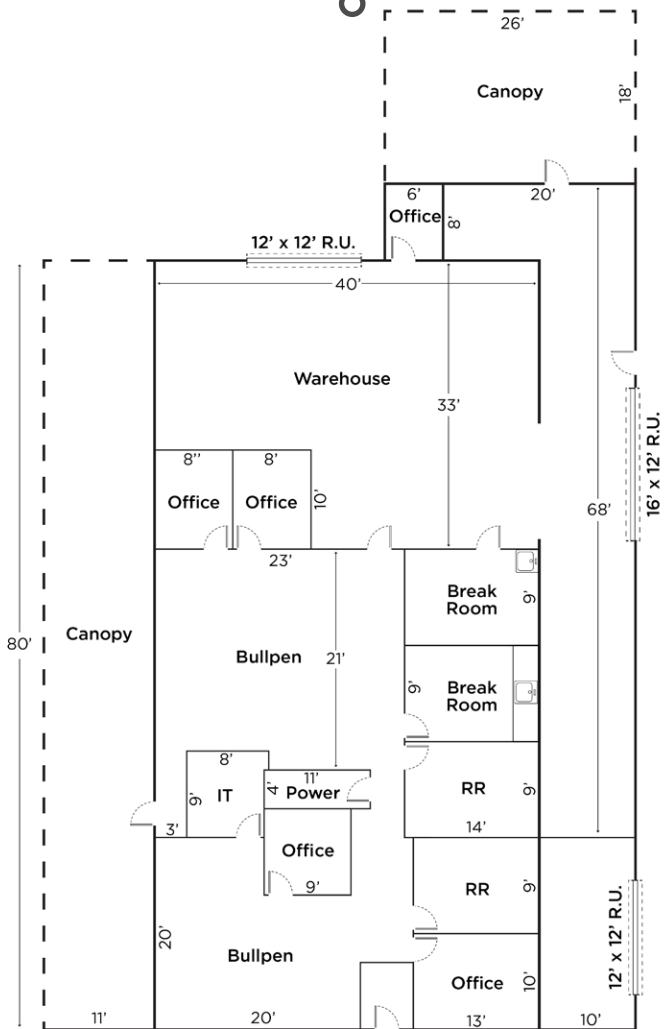
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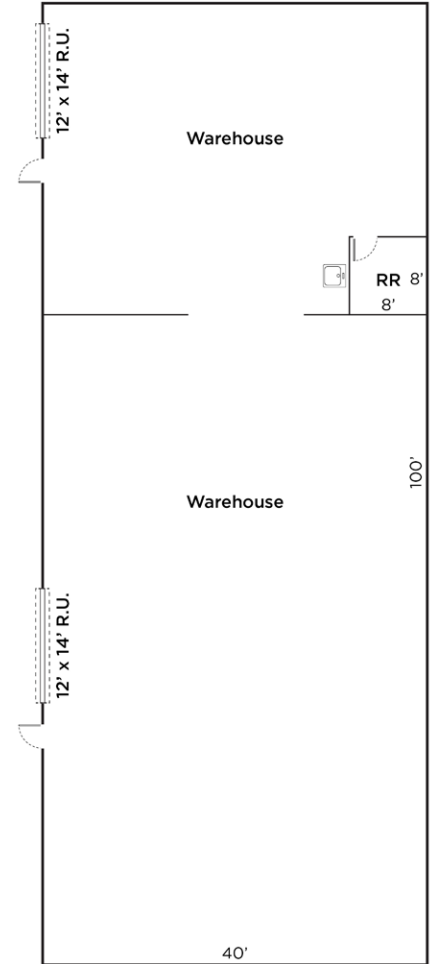
### SITE PLAN/FLOOR PLAN



**BUILDING 1**



**BUILDING 2**



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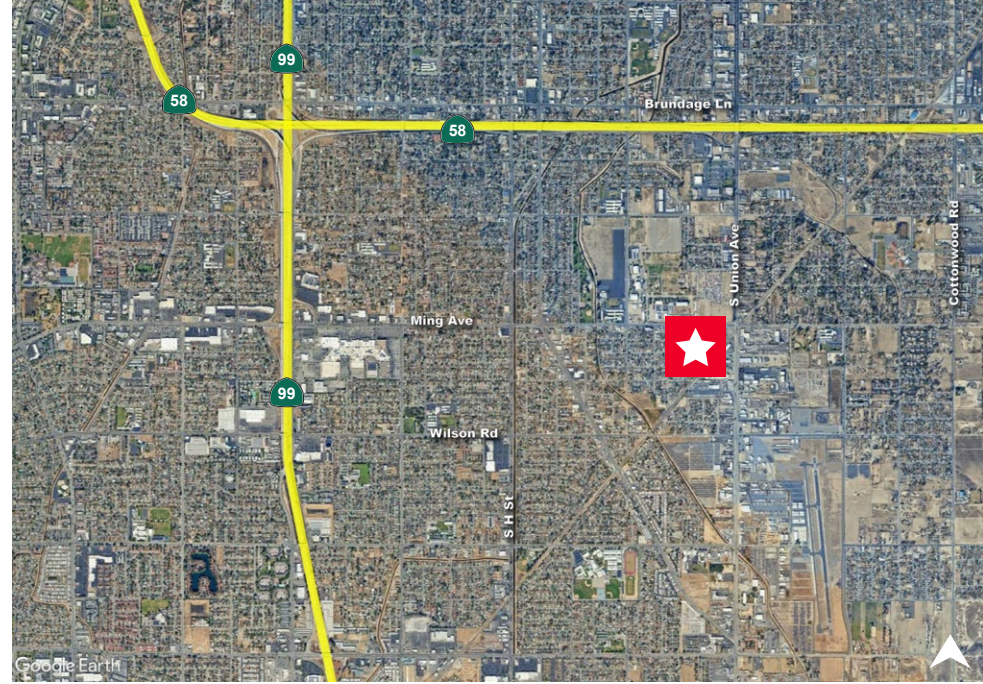
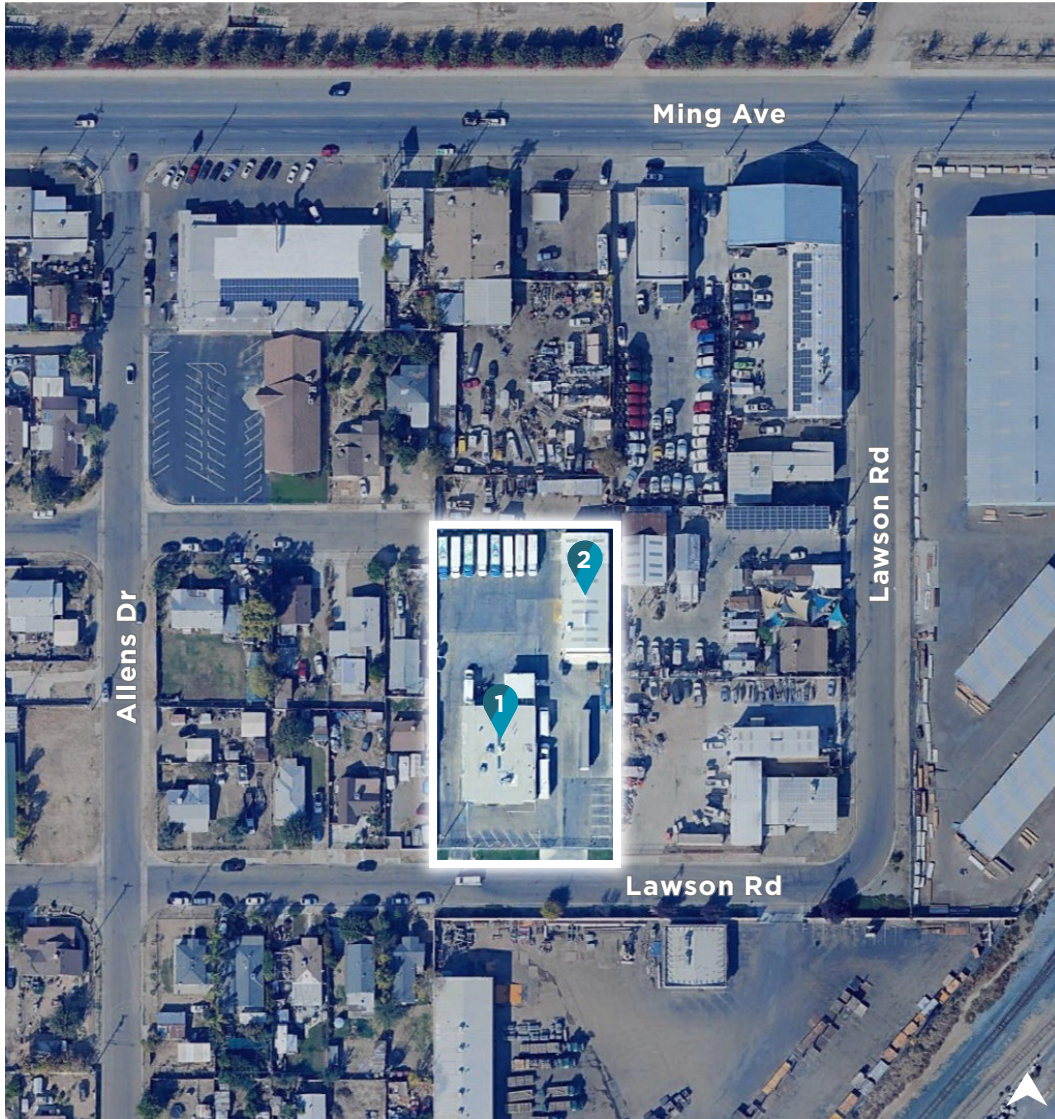
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## AERIAL



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