

Office | Warehouse |  
Yard

**AVAILABLE  
FOR LEASE**

**2222**  
**Zeus Court**  
Bakersfield, CA

**Property Highlights**

- Free-standing industrial building located in the Airport submarket
- Improved office space and clear-span warehouse
- Excellent access to Northbound and Southbound 99 & Highway 58
- Fenced & fully paved yard with wrought iron swinging gates



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



**Jared C. Lubatti** • Associate • 661 885 6969 • [jared@asuassociates.com](mailto:jared@asuassociates.com) • CA RE #02256059  
**Martin J. Starr** • Principal • 661 616 3567 • [mjstarr@asuassociates.com](mailto:mjstarr@asuassociates.com) • CA RE #01179469  
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

# Office | Warehouse | Yard Available For Lease

## Availability & Floor Plan

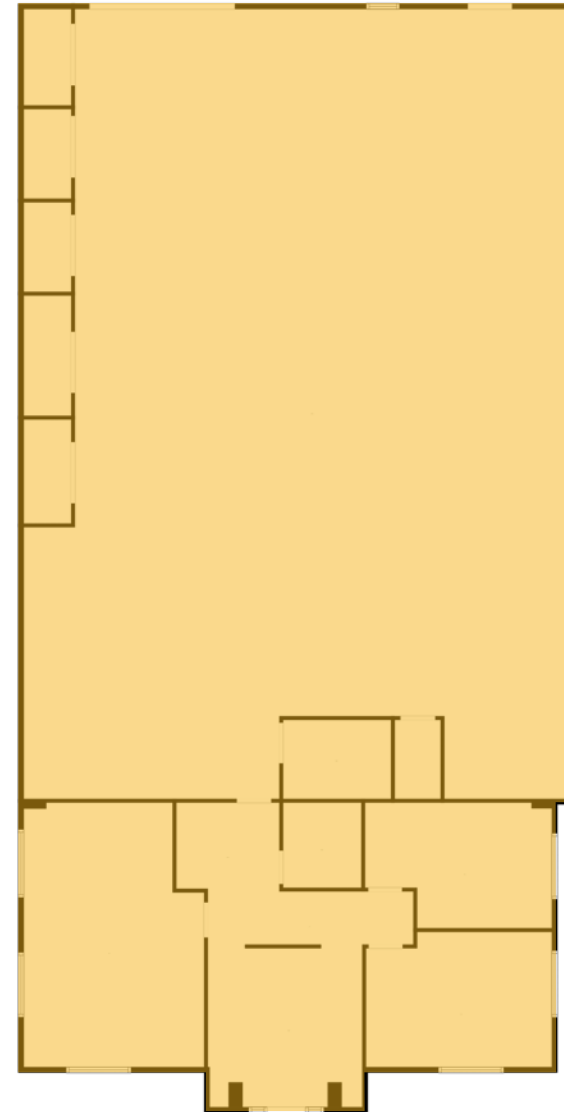
2222 Zeus Court - Bakersfield, CA

### Availability

- **Total Available Space** ±5,000 SF
  - **Warehouse Space** ± 3,500 SF
  - **Office Space** ± 1,500 SF
  - **Yard Space** ±0.22 Acres
  - **Ground-level Doors** One (1) 12' x 12' Roll-up
  - **Clear Height** ±14'-16'
- **Lot Size** 0.71 Acres
- **Zoning** M-2 PD H, County of Kern
- **Construction** Metal, Built in 2005
- **APN** 492-210-08
- **Lease Rate** \$6,250/Mo. Industrial Gross (\$1.25 PSF/Mo. IG) - **PRICE REDUCED**  
\$7,000/Mo. Industrial Gross (\$1.40 PSF/Mo. IG)

### Utilities

- **Electric** PG&E - 400Amps 277/480 Volts  
3 Phase 4 Wire
- **Gas** The Gas Company
- **Sewer** North of the River Sanitary District
- **Water** Oildale Mutual Water Company



*\*Plans deemed to be accurate, but not guaranteed. Plan not to scale.*

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## Property Photos

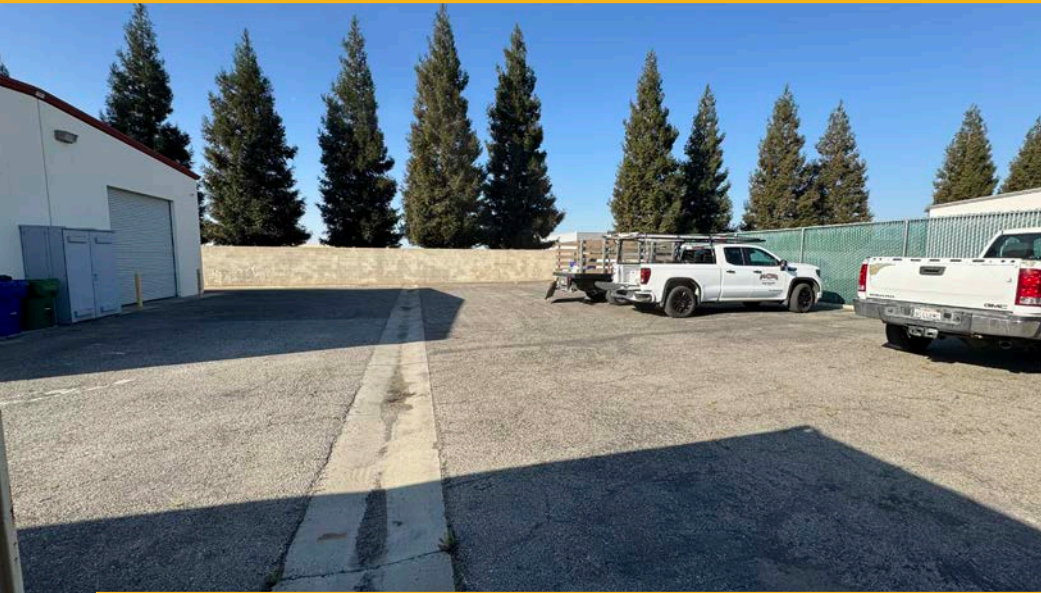
2222 Zeus Court - Bakersfield, CA



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## Property Photos

2222 Zeus Court - Bakersfield, CA



# Office Space Available For Lease

## Aerial Location Map

2222 Zeus Court - Bakersfield, CA



2222 Zeus Court

