



FOR LEASE

4114 ARMOUR AVE.  
BAKERSFIELD, CA

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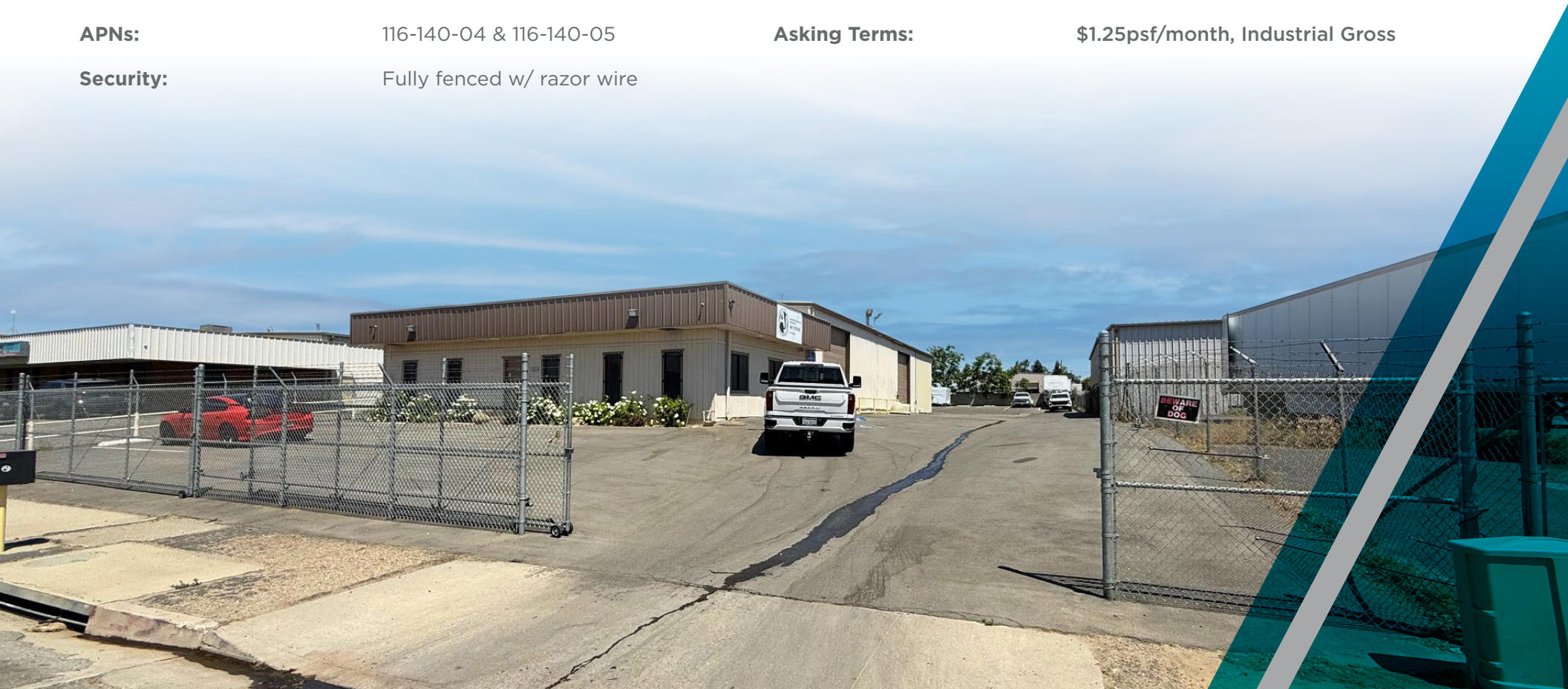
## 4114 ARMOUR AVE.



- Metal industrial building, with a fully fenced and paved yard
- Features ample parking space, and a strategic location with easy access to/from major transportation routes
- Close proximity to a variety of amenities—restaurants, gas stations, retail, & other industrial and office users

### PROPERTY HIGHLIGHTS

<b>Total Available:</b>	±6,500 SF	<b>Loading:</b>	(3) 14' x 14' roll-up doors
<b>Office:</b>	±1,500 SF	<b>Clear Height:</b>	14'-18'
<b>Lot Size:</b>	0.76 Acres	<b>Zoning:</b>	M-3, County of Kern
<b>APNs:</b>	116-140-04 & 116-140-05	<b>Asking Terms:</b>	\$1.25psf/month, Industrial Gross
<b>Security:</b>	Fully fenced w/ razor wire		



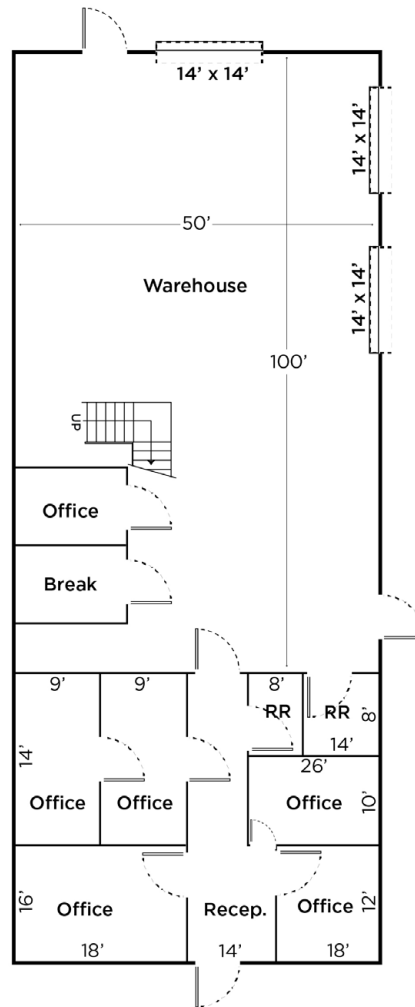
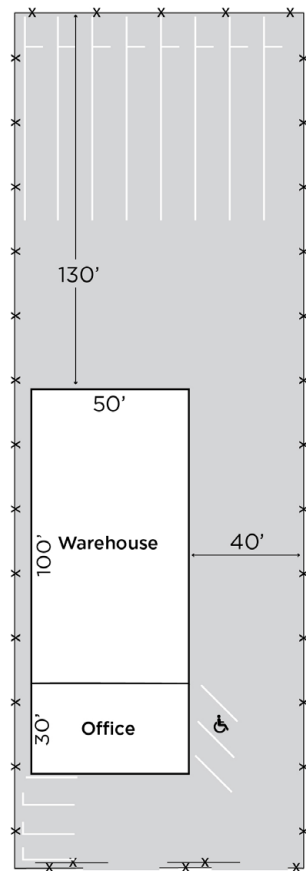
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SITE PLAN

FLOOR PLAN

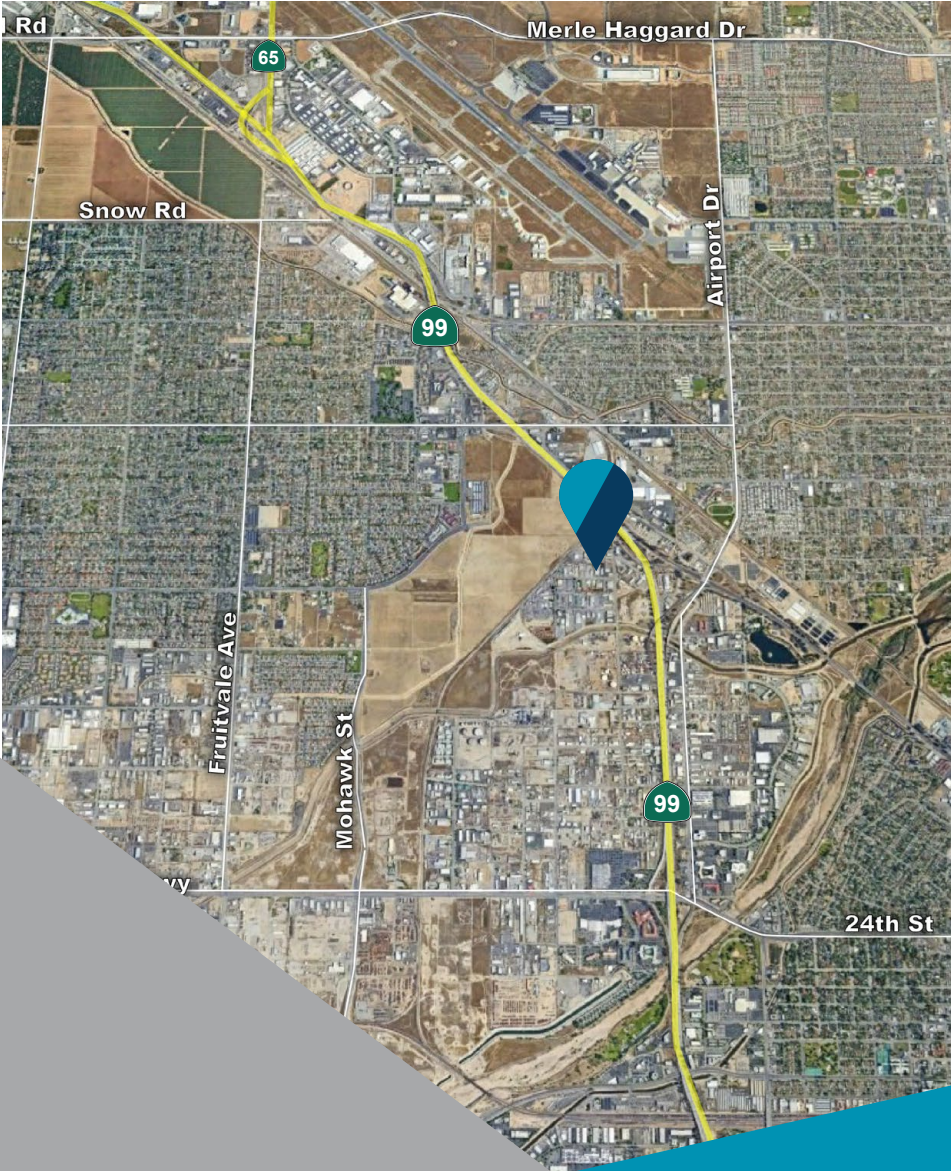


Not To Scale

Armour Ave

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