



For Lease

\$1.10/SF, NNN
(\$15,500/Mo.)

3947 E. Brundage Lane Bakersfield, CA 93312

Industrial Office | Warehouse

Subject property is located in Southeast Bakersfield near Highway 58 and Mt. Vernon Ave with easy access to on/off ramps to Highway 58 and miles from Highway 99.

Contact us:

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Availability:

- | | |
|------------------------------|---------------------------------|
| Unit A: | ± 15,000 SF Total |
| • Office Size: | ± 500 SF |
| • Dock Doors: | Two (2) dock doors |
| • Ground Level Doors: | Two (2) 10'x10' |
| • Zoning: | M-2, City of Bakersfield |

Yard Space Available:

- **± 0.9 Acres** **\$2,500/Mo.**



Sewer
East Niles
Community Service



Water
City of Bakersfield



Electric
Pacific Gas & Electric
Company

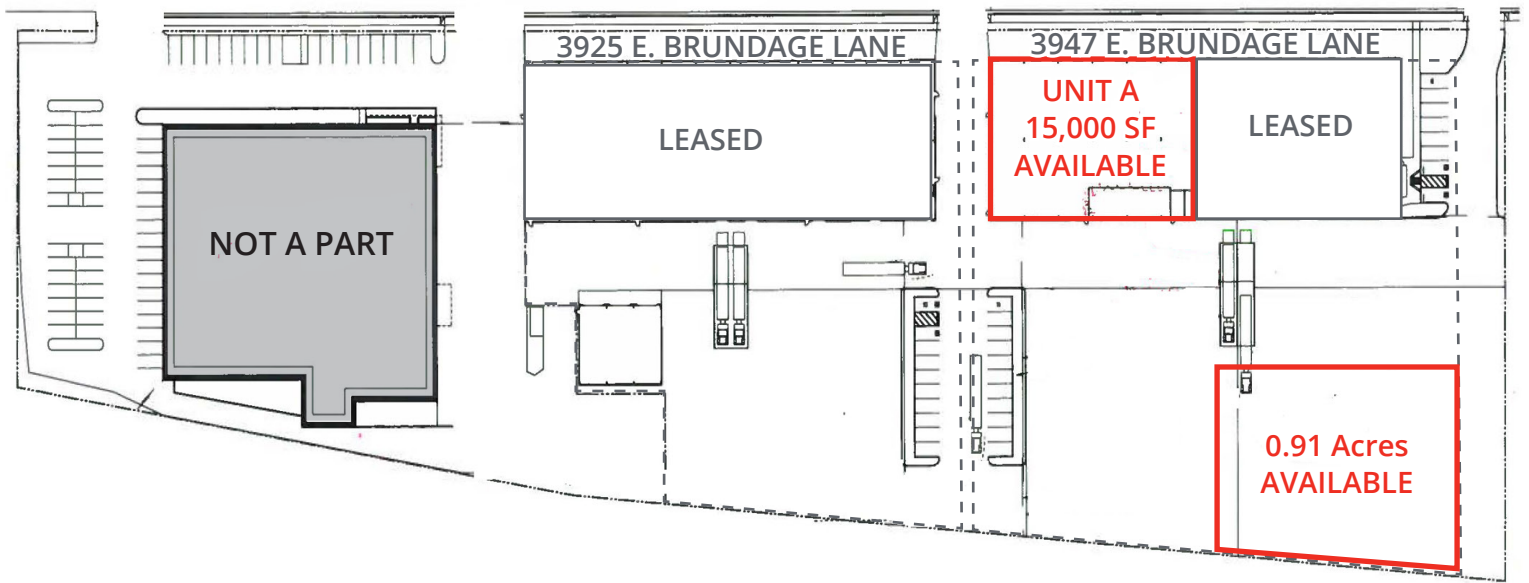


Gas
Pacific Gas & Electric
Company

Colliers International
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Site Plan

E. BRUNDAGE LANE



HIGHWAY 58

Aerial



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