

**Industrial Office/
Warehouse/Large Yard
FOR LEASE**

4750
Burr Street
Bakersfield, CA

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Industrial Office/Warehouse/Large Yard For Lease

Property Detail & Site Plan

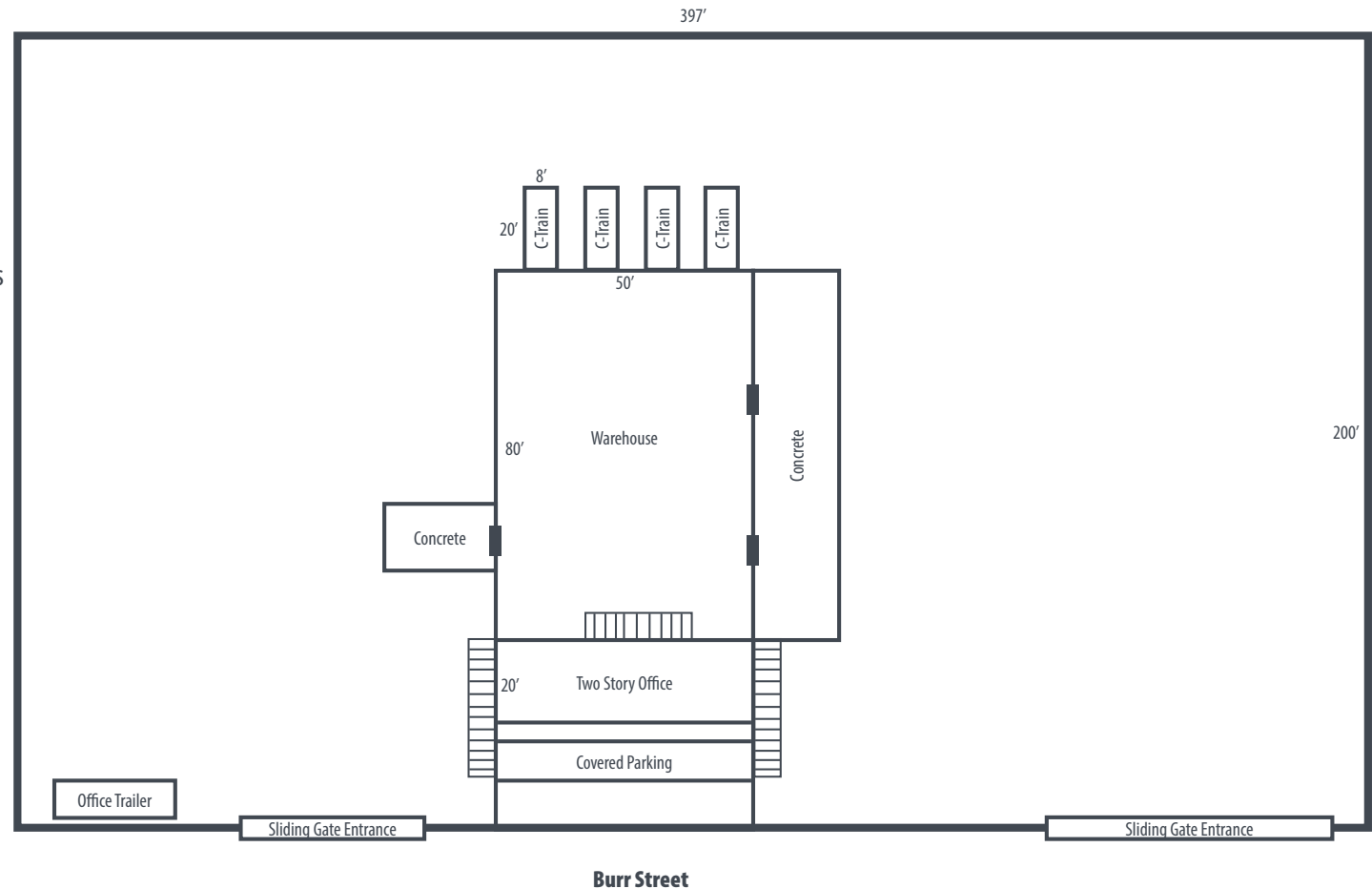
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Property Details

- Total available space 6,000 sf
- Office 2,000 sf
- First floor 1,000 sf
- second floor 1,000 sf
- Warehouse 4,000 sf
- Yard area 1.83 acres
- Zoning M-2
- Lease rate \$10,000 per month industrial gross

Property Highlights

- 2 points ingress/egress
- clear height 15'6"-16'6"
- Easy access to Highway 99, Highway 58, Westside Parkway
- Three 14'x14' ground level doors
- Four 8'x20' c-trains
- One 8'x20' office trailer



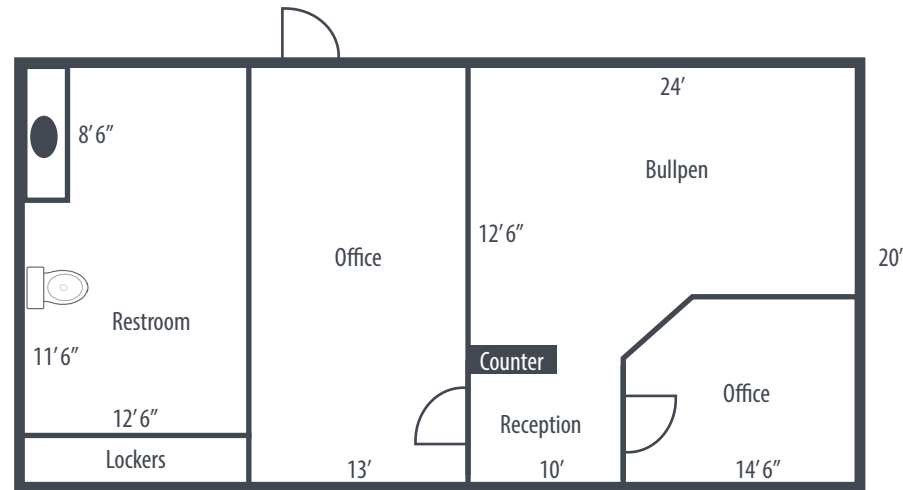
▪ Plans deemed to be accurate, but not guaranteed. Plans not to scale.

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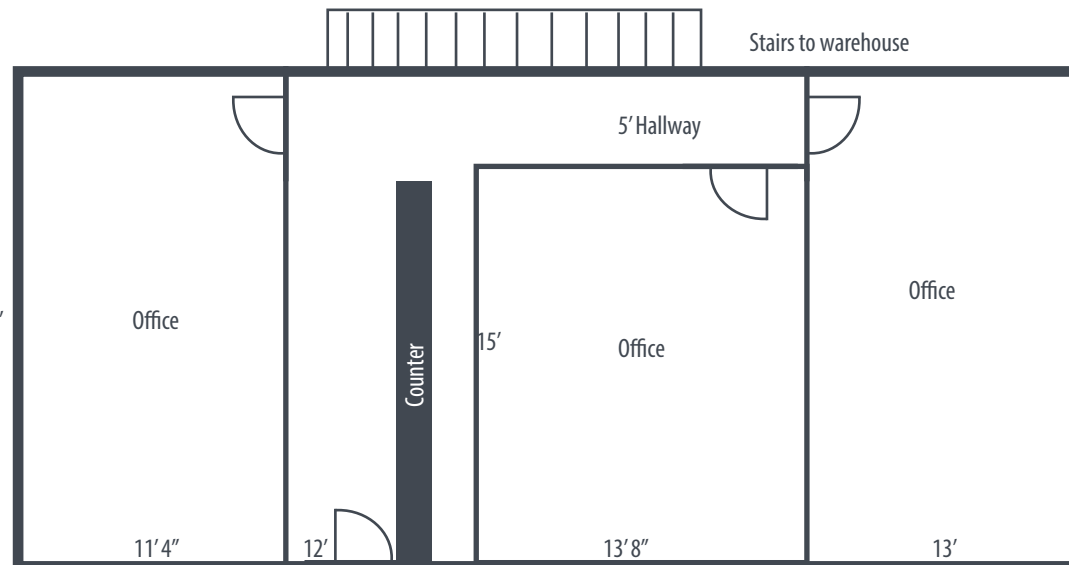
Office Floor Plan

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First Floor



Second Floor



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Property Photo

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Aerial Location Map

4750 Burr Street - Bakersfield, CA



4750 Burr Street

