

AVAILABLE FOR SALE OR LEASE

1121 SUMNER STREET
BAKERSFIELD, CA

FOR SALE OR LEASE

1121 SUMNER STREET



- Perfect opportunity for an Owner-User or investment opportunity
- Flexible industrial office/warehouse with canopy within a fully fenced site located in Old Town Kern, primarily in the East Bakersfield submarket
- AC in office space; EVAP coolers in warehouse

PROPERTY HIGHLIGHTS

Total Available: ±6,250 SF

Office/RR: ±1,250 SF

Warehouse: ±5,000 SF

Canopy: ±660 SF

Lot Size: 0.43 Acres

Loading: (3) 12' x 12' Roll-Up Doors
(1) 10' x 12' Roll-Up Door

Power*: 480/240 V, 3 Ph & 120 V, 1 Ph

Zoning: M-2, City of Bakersfield

Asking Sales Price: \$725,000

Asking Rent: \$0.85psf/month, Industrial Gross

*Tenant to verify

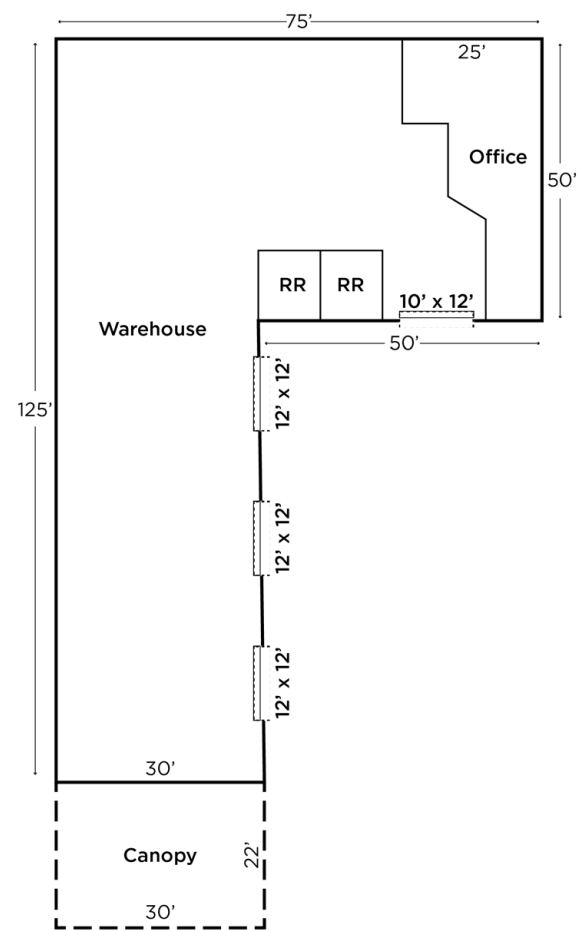


FOR SALE OR LEASE

1121 SUMNER STREET



FLOOR PLAN



Not To Scale

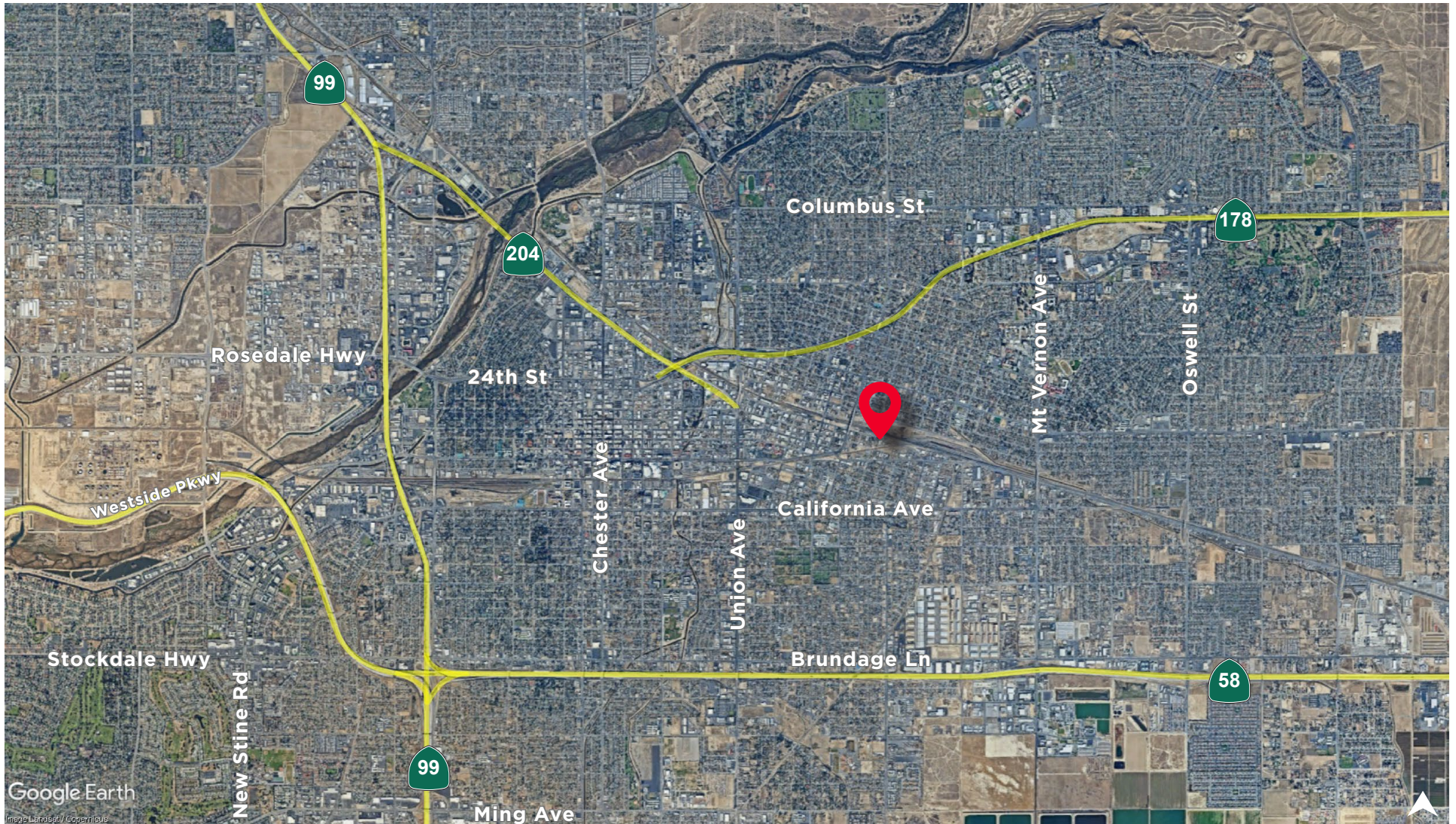


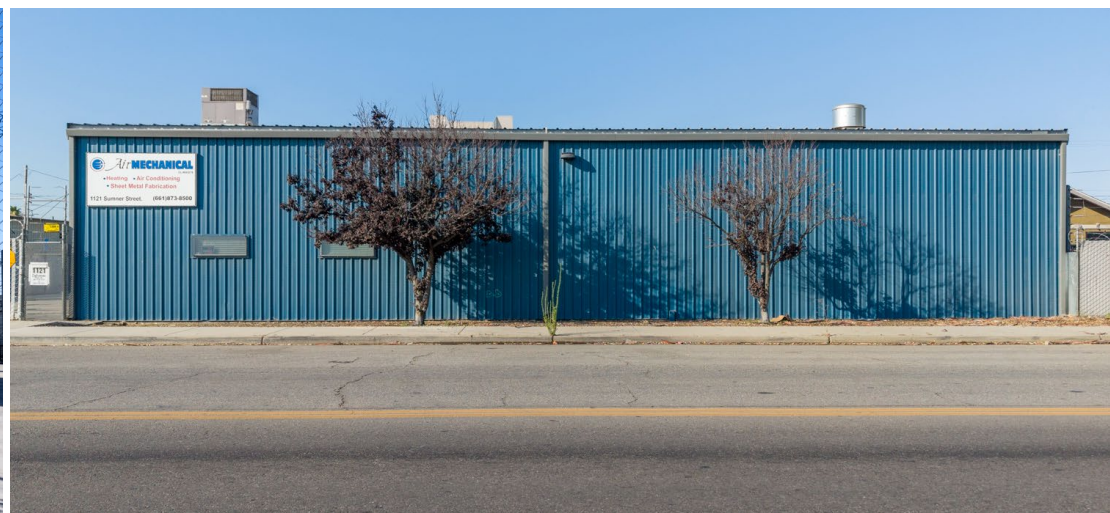
FOR SALE OR LEASE

1121 SUMNER STREET



AERIAL









For more information, please contact:

Scott Reynolds

Director
scott.reynolds@cushwake.com
+1 661 330 7616
Lic. #01382493

Coby Vance

Senior Director
coby.vance@cushwake.com
+1 661 203 4400
Lic. #01449929

Wayne Kress, SIOR

Executive Director
wayne.kress@cushwake.com
+1 661 706 5692
Lic. #00834680

5060 California Ave.
Suite 1000
Bakersfield, CA 93309
Lic. #01880493
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

