

AVAILABLE FOR SALE OR LEASE

1121 SUMNER STREET
BAKERSFIELD, CA

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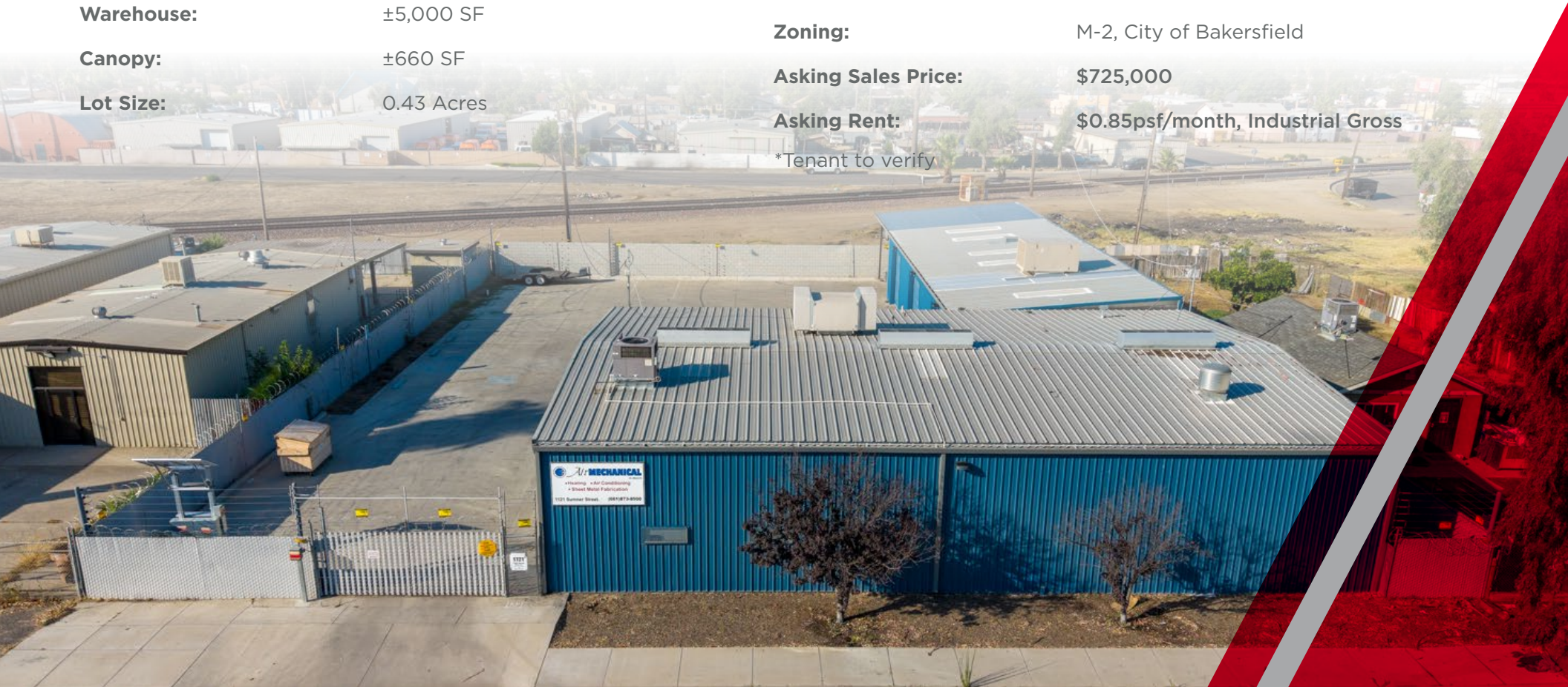
- Perfect opportunity for an Owner-User or investment opportunity
- Flexible industrial office/warehouse with canopy within a fully fenced site located in Old Town Kern, primarily in the East Bakersfield submarket
- AC in office space; EVAP coolers in warehouse

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

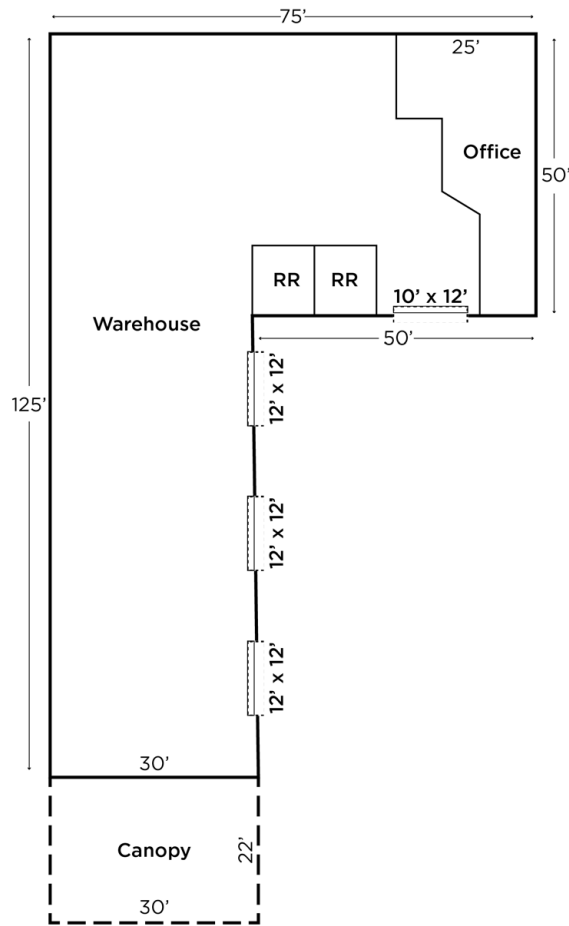


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FLOOR PLAN



Not To Scale

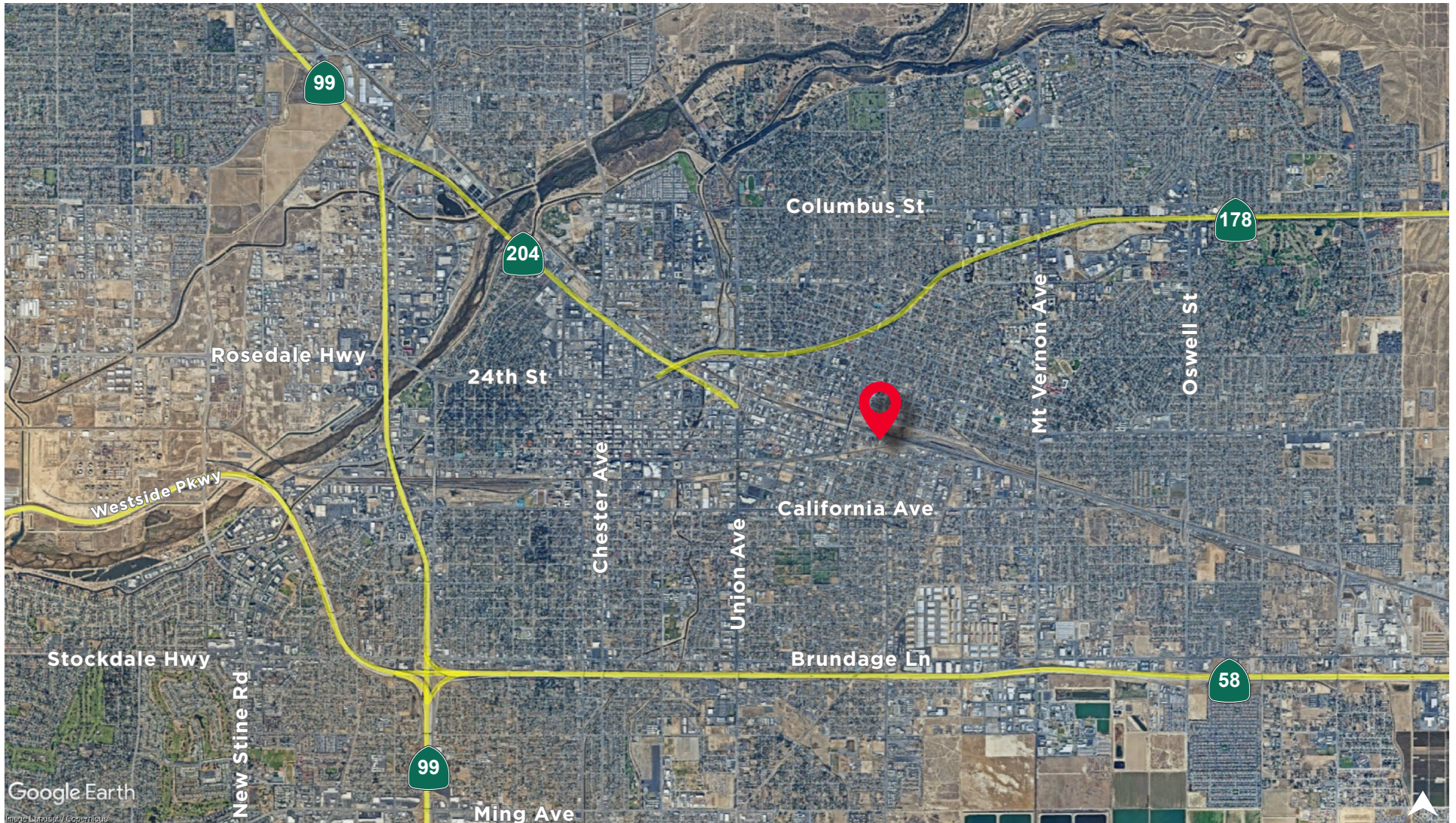


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