



**CUSHMAN &
WAKEFIELD**

FOR LEASE

3557 Landco Dr.
Bakersfield, CA

SUITE B AVAILABLE

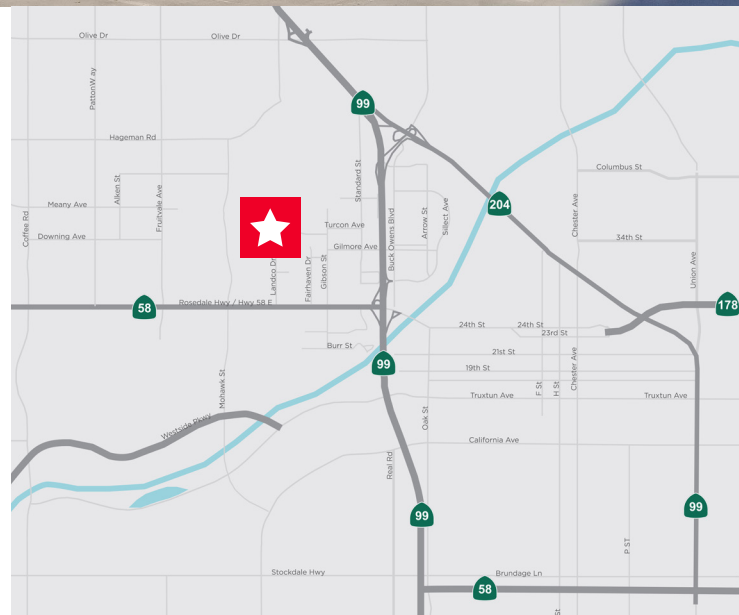


2,342 SF Industrial Office/Warehouse
Lease Rate: \$3,500/mo., Industrial Gross

Property Highlights

Total Available: ±2,342 SF
Office: 850 SF
Fenced Yard: 4,650 SF
Loading: (2) 12' x 14' Roll-Up Doors
Zoning: M-2 PD, County of Kern
Power: 200 Amps, 120/208 V, 3 Ph
Utilities:
Electric: PG&E
Gas: The Gas Company
Water: California Water Service
Sewer: Septic

Available September 1, 2024



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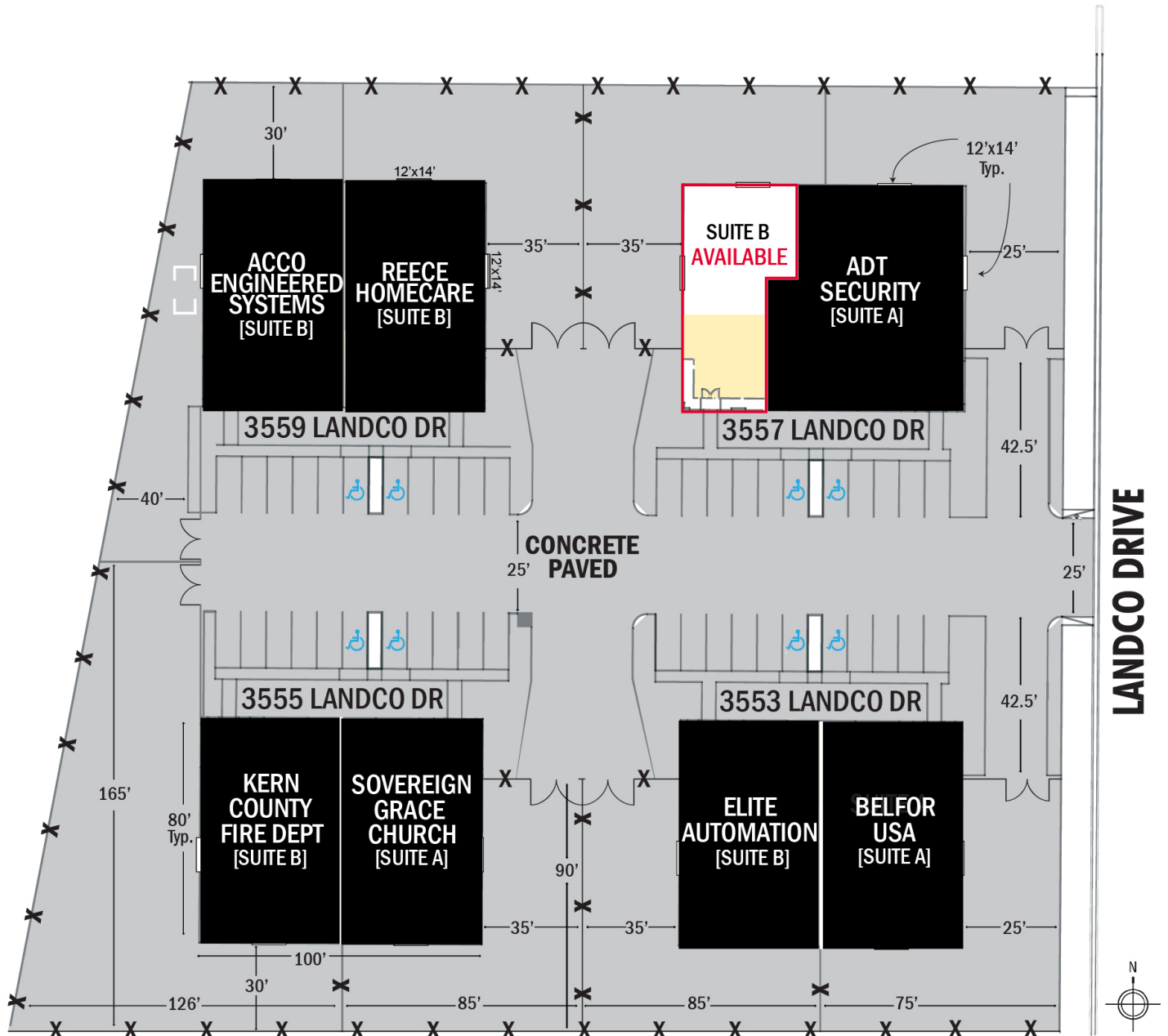
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Site Plan





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Floor Plan

