

AVAILABLE FOR LEASE

19237 FLIGHTPATH WAY
BAKERSFIELD, CA

SUITE A AVAILABLE

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- Versatile industrial space in a concrete tilt-up building. A rare chance to secure prime industrial space in the fast-growing Airport submarket
- Features excellent accessibility, ample parking space, and strategic location with easy access to/from major transportation routes
- Close proximity to nearby amenities—restaurants, gas stations, some retail, and other office & industrial users

PROPERTY FEATURES

Total Available:	±3,659 SF
Office:	±1,080 SF
Warehouse:	±2,310 SF
Fenced Yard:	±9,600 SF
Loading:	(1) 12' x 14' roll-up doors <i>*Optional (2) 12' x 14' roll-up doors</i>
Zoning:	M-2 PD, County of Kern
Lease Rate:	\$1.25psf/mo., Industrial Gross



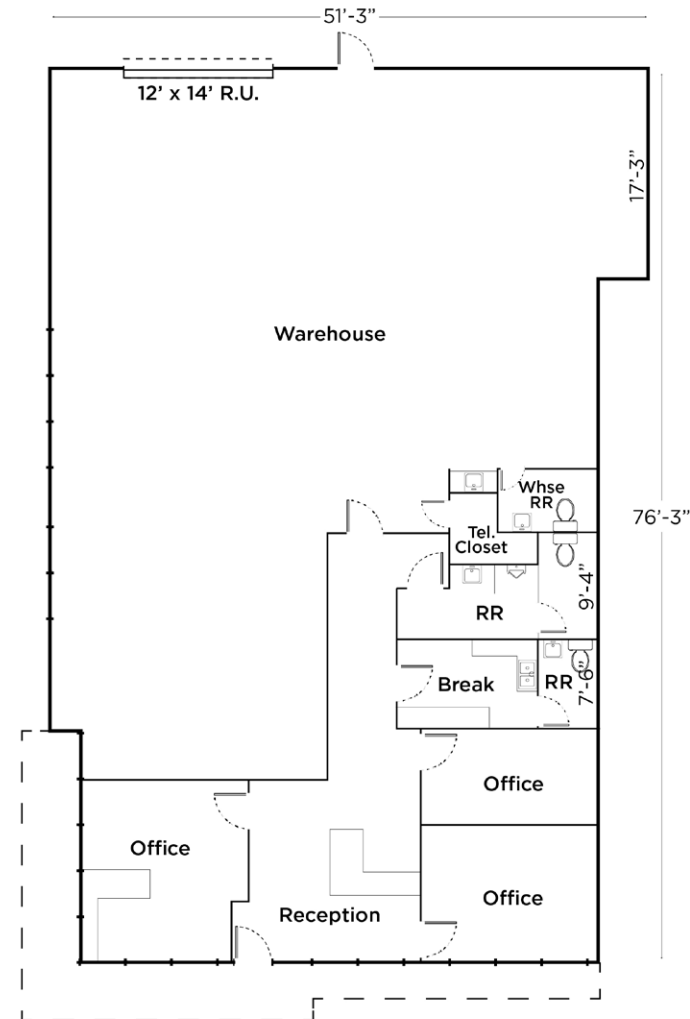
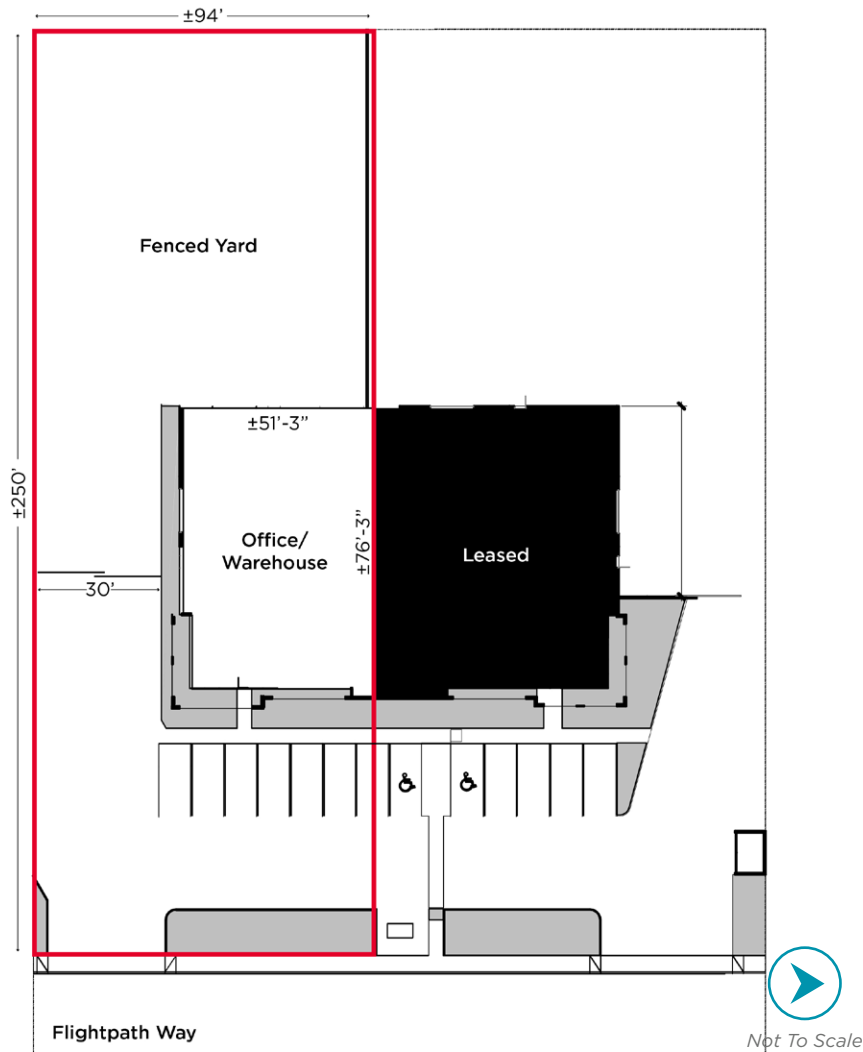
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SITE PLAN

FLOOR PLAN



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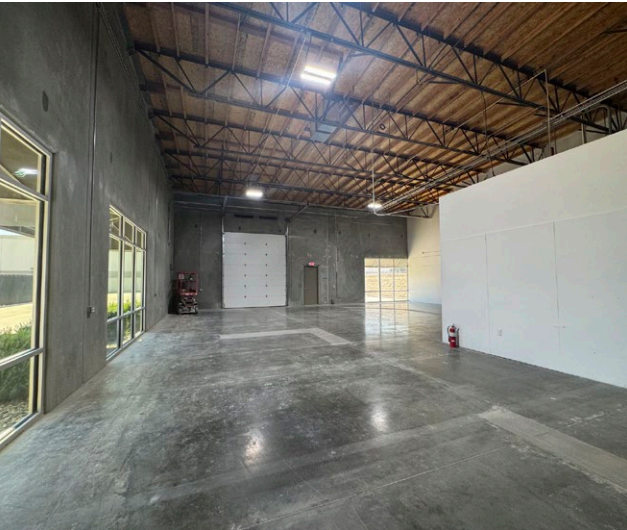


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PHOTOS





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