

FOR SALE OR LEASE

OFFICE/WAREHOUSE FACILITY

1859 MINERAL COURT, BAKERSFIELD, CA 93308



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PROPERTY INFORMATION

1859 MINERAL COURT, BAKERSFIELD, CA 93308

1859 Mineral Court is located at the east end of the Mineral Court cul-de-sac, east of Pegasus Drive, and in close proximity to the new William M. Thomas Air Terminal at Meadows Field Airport.

AVAILABLE

- > Two (2) Buildings Totalling.....26,950 SF
- > Building A.....21,750 SF Total
Office Space.....3,000 SF
- > Building B.....5,200 SF Total
Office Space.....400 SF with restroom

HIGHLIGHTS

- > A total of 26,950 SF in two (2) buildings
- > APN: 492-130-33
- > Clear Height: 20' - 24'
- > All situated on 2.23 acres (97,138.8 SF) of land
- > Thirty-two (32) parking spaces
- > Zoning: M-2 PD

UTILITIES

Sewer: North of the River Sanitation
Water: Oildale Mutual Water.
Gas: Pacific Gas & Electric Co.
Electric: Pacific Gas & Electric Co.
800 AMP, 480 Volt, 3 Phase

ASKING RATE

- > Lease Rate.....\$0.65/SF NNN
- > Sale Price.....\$2,500,000 (\$92.376/SF)

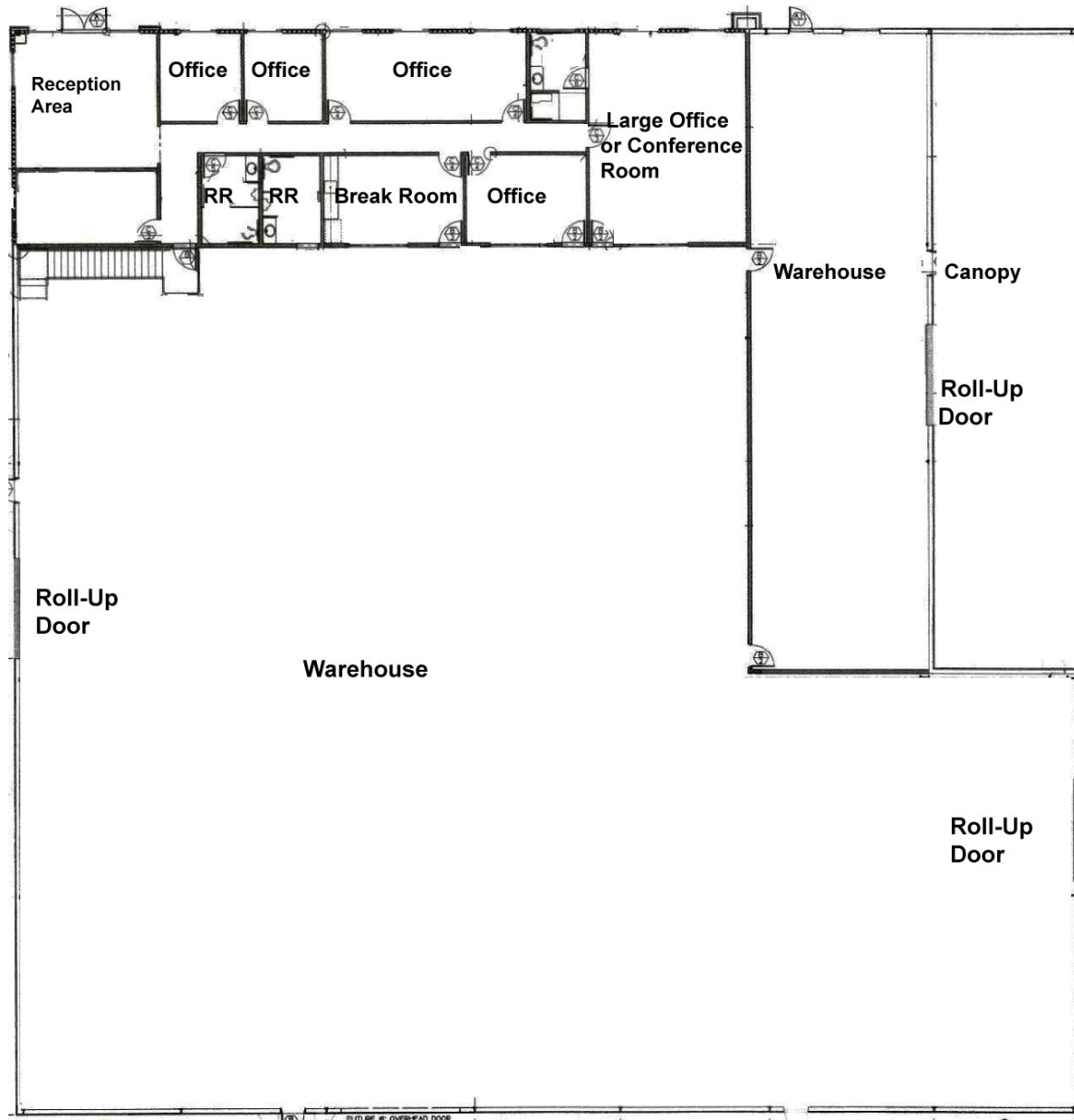


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FLOOR PLAN - BUILDING A

1859 MINERAL COURT, BAKERSFIELD, CA 93308



BUILDING A-PROPERTY INFORMATION

BUILDING SIZE:	21,750 SF
OFFICE SPACE:	3,000 SF
WAREHOUSE SPACE:	18,750 SF
MEZZANINE:	3,000 SF
COVERED CANOPY:	1,775 SF
YEAR BUILT:	2007
CLEAR HEIGHT:	20'-24'
ROLL-UP DOORS	THREE (3) 14'X14'
LIGHTING:	FLUORESCENT



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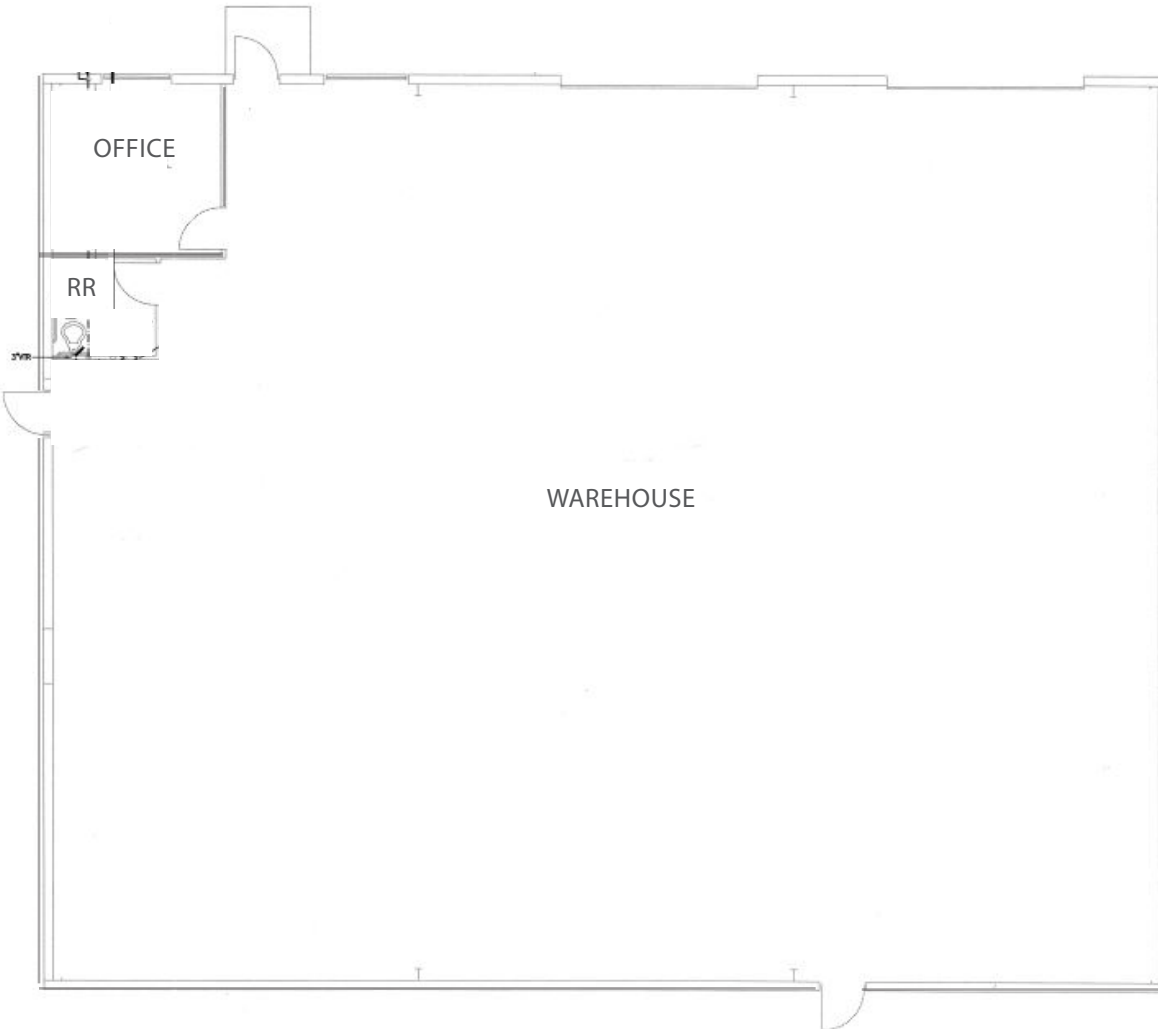
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FLOOR PLAN -BUILDING B

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BUILDING B-PROPERTY INFORMATION

BUILDING SIZE:	5,250 SF
OFFICE SPACE & RESTROOM:	400 SF
WAREHOUSE SPACE:	4,800 SF
YEAR BUILT:	2007
CLEAR HEIGHT:	20'-24'
ROLL-UP DOORS	TWO (2) 14'X14'
LIGHTING:	FLUORESCENT

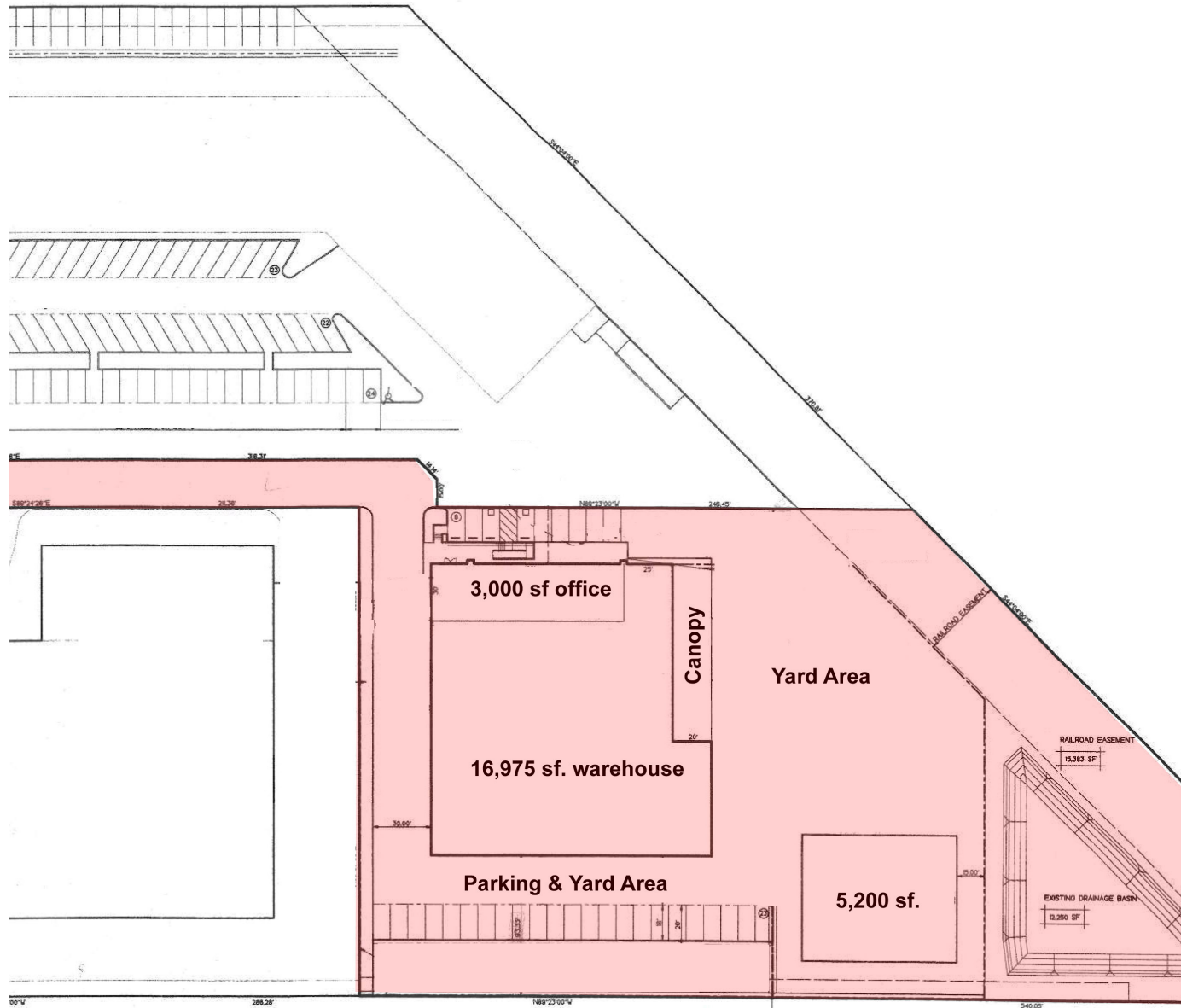


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SITE PLAN

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FOR SALE OR LEASE OFFICE/WAREHOUSE FACILITY AERIAL MAP

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CONTACT US

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