



## For Sublease

# \$1.25/SF

Industrial Gross

### Contact us:

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# 5005 Marlin Ct Bakersfield, CA 93308

## Industrial Office | Warehouse

5005 Marlin Ct is an industrial office warehouse property adjacent to Landco Drive and in close proximity to Rosedale Highway. The property is situated in the Northwest Bakersfield submarket.

**Total Available:** ± 7,500 SF

**Office Size:** ± 1,560 SF

**Mezzanine Size:** ± 250 SF

**Site Size:** ± 1.09 acres

**Clear Height:** 20'

**Crane:** One (1) two ton crane

**Loading:** Two (2) 14' x 16' roll-up doors

**Zoning:** M-2,  
County of Kern

**Utilities:** **Electric:**

PG&E (400 amps,  
277/480 volt, 3 phase)

**Gas:**

The Gas Company

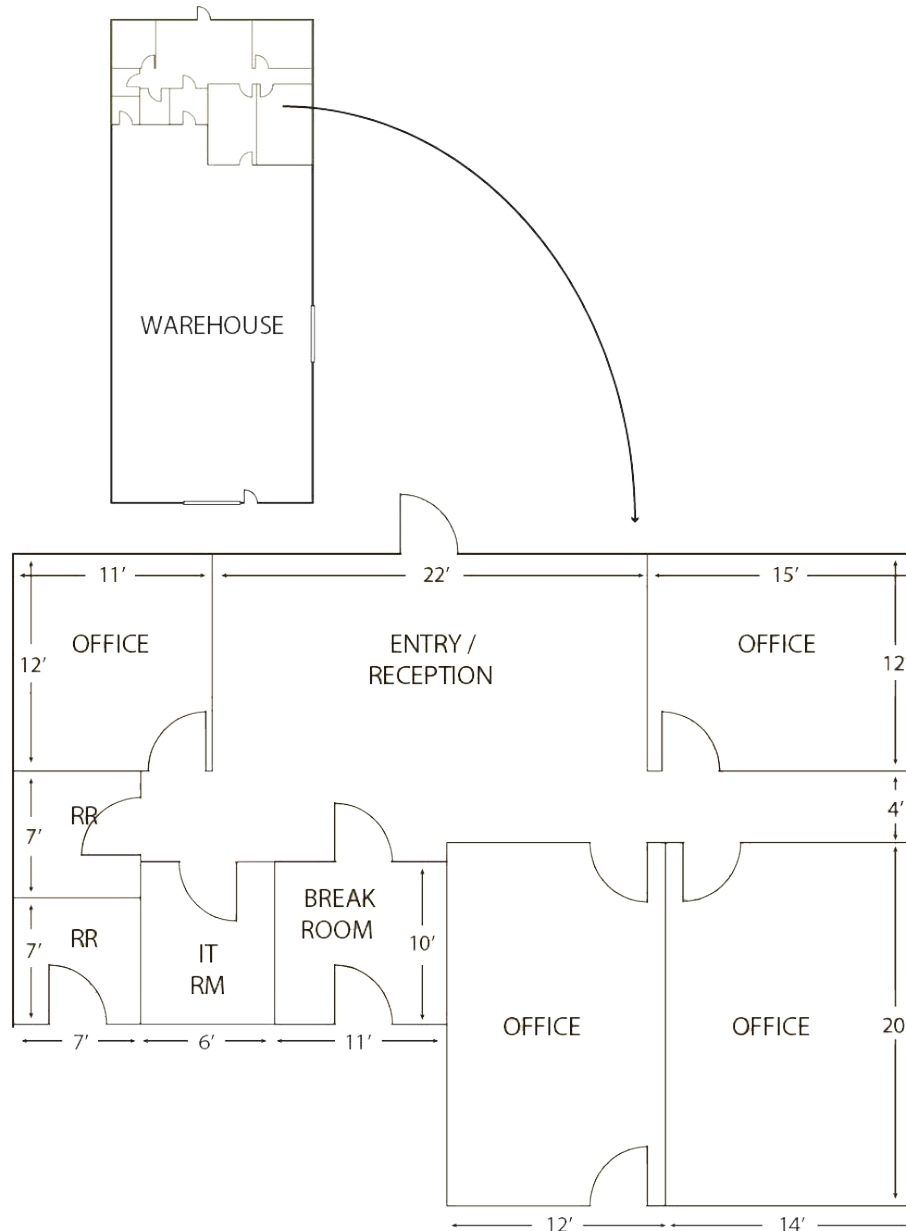
**Water:**

California Water

**Sewer:**

Septic

# Floor Plan



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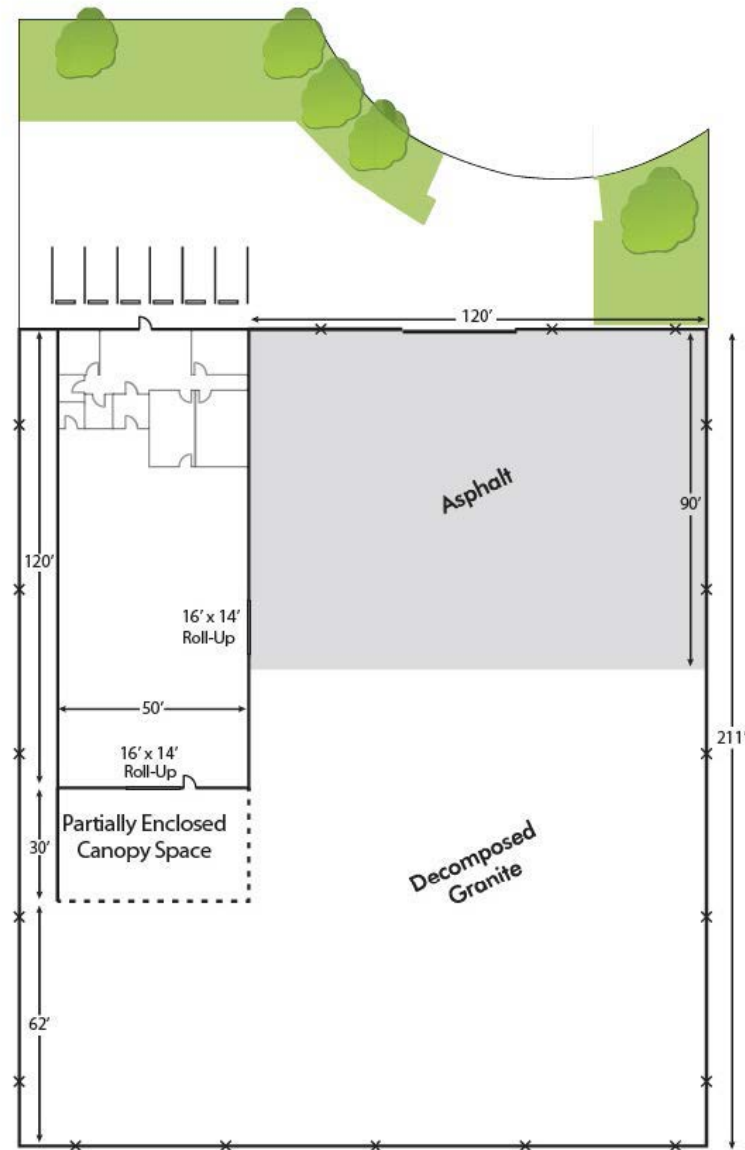
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# Site Plan



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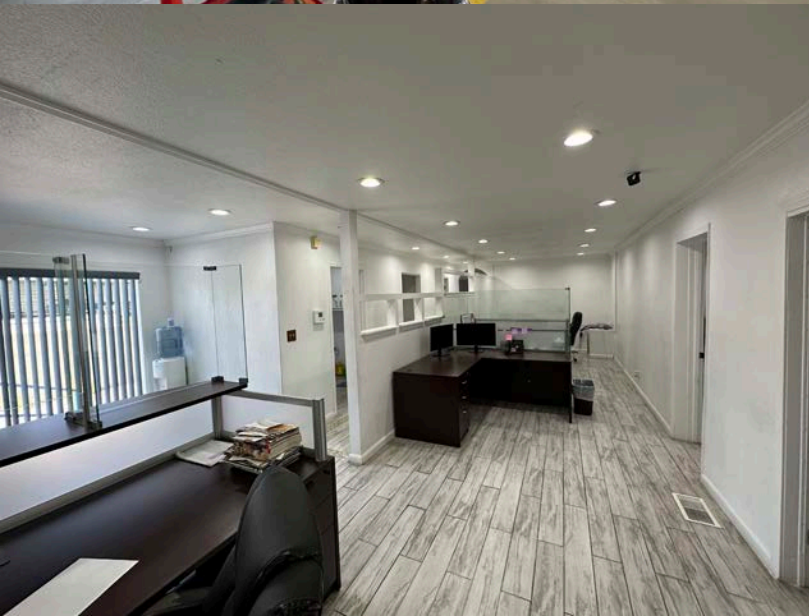
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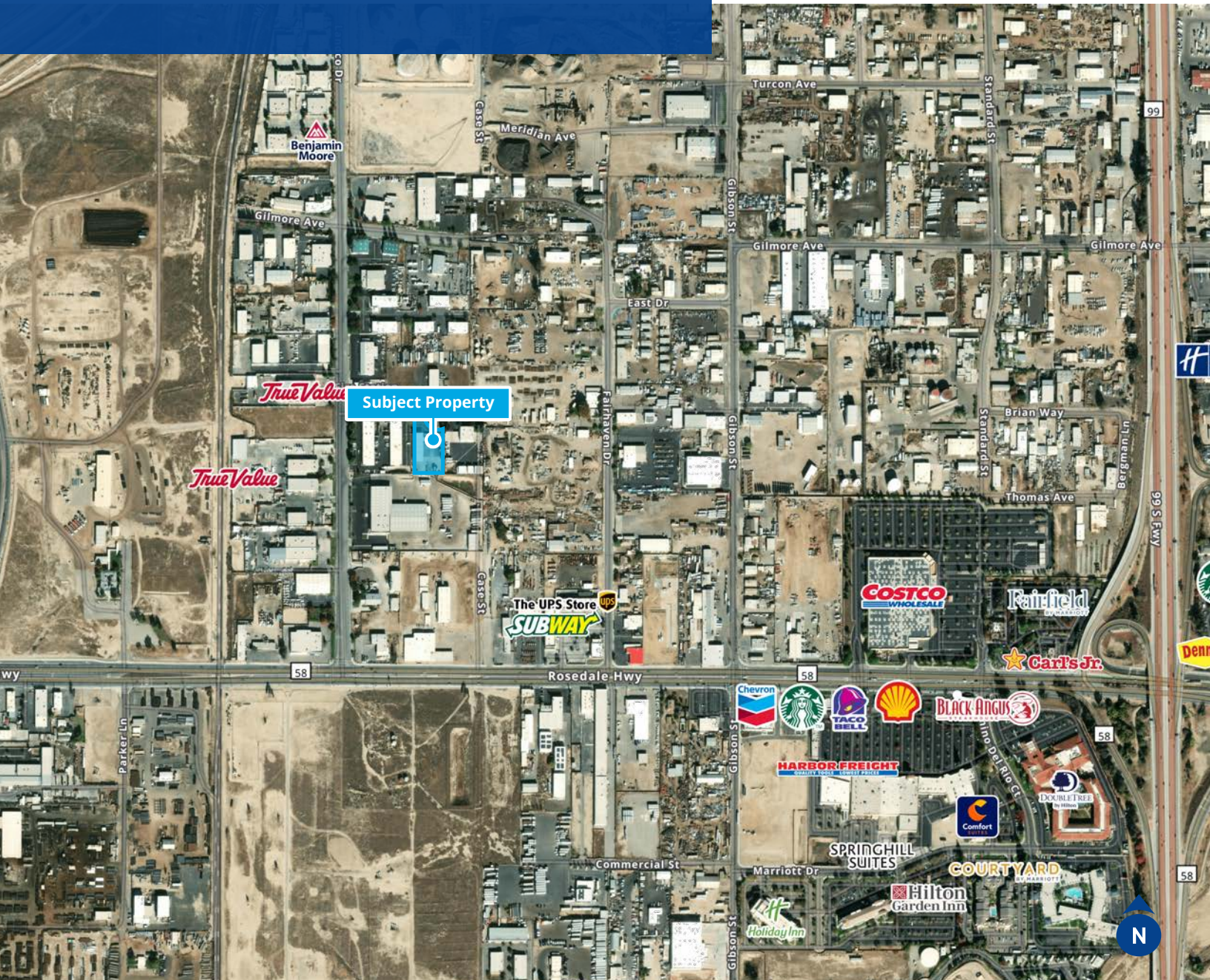


# Property Photos





# Aerials



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