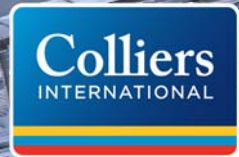


FOR LEASE

1834 NORRIS ROAD
BAKERSFIELD, CA 93308



PROPERTY LOCATION:

1834 Norris Road is located near Pegasus Drive and Highway 99 in North Bakersfield. Close proximity to Bakersfield Airport Business Center and Meadows Field Airport.

PROPERTY DESCRIPTION:

- Use is office, warehouse and manufacturing
- Concrete tilt-up with metal roof
- M-2 H Zoning—Medium Manufacturing (with height limitation)
- Abundant parking
- Monument signage available
- Fire suppression: Fully sprinklered
- Clear Height: 14'-16'
- Bay Size: Clear Span
- Fluorescent lighting and skylights
- Truck Doors: Three (3) 12'x12' ground level roll-up

LEASE RATE:

\$0.50/sf. Industrial Gross

PREMISES:

Approximately 7,500sf.
Divisible to 3,750sf

OFFICE SPACE:

Approximately 7,500sf.
Divisible to 3,750sf
Office Size: 386sf.

UTILITIES:

Water: Oildale Mutual Water
Sewer: North of the River Sanitation
Gas: Southern California Gas
Electric: PG&E (120/208 volt, 3 phase, 600 amp)

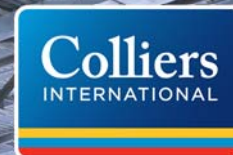
AGENT: STEPHEN J. HAUPT, SIOR
Dir 661 631 3812
stephen.haupt@colliers.com
CA License Number 00838505

AGENT: WESLEY MCDONALD
Dir 661 631 3828
wesley.mcdonald@colliers.com
CA License Number 01511739

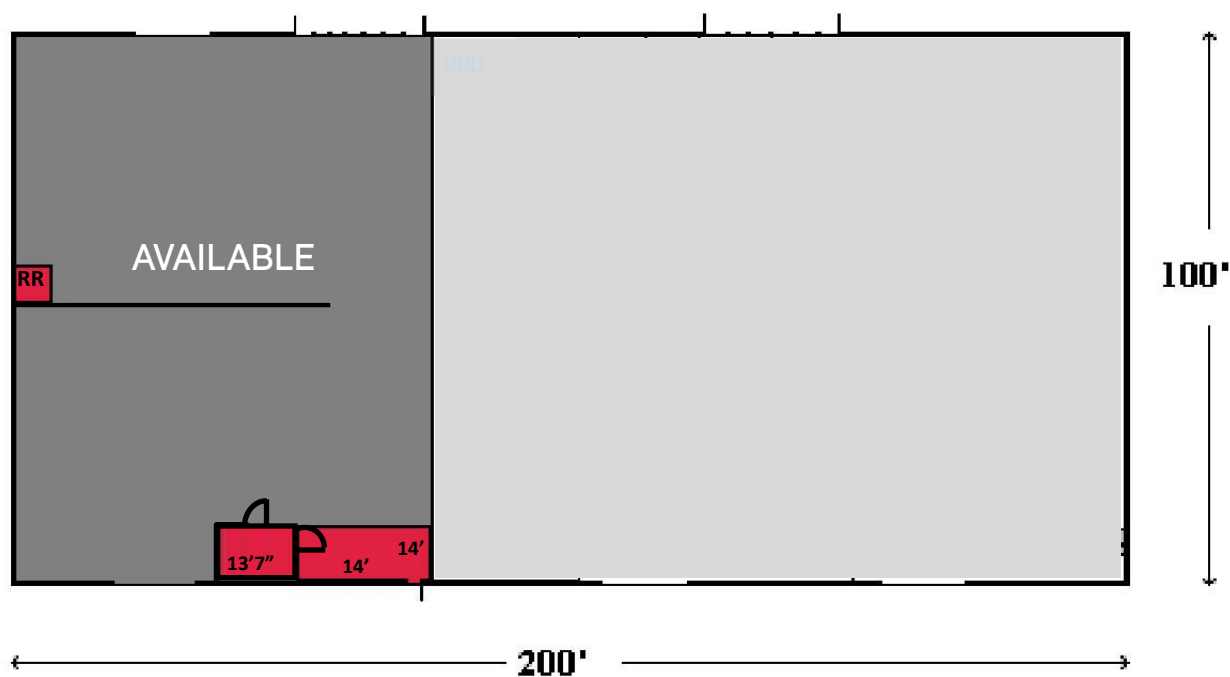
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10000 Stockdale Highway, Suite 102
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1832 NORRIS ROAD
BAKERSFIELD, CA 93308

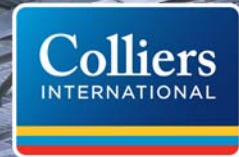


FLOOR PLAN:
1834 NORRIS ROAD



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BAKERSFIELD, CA 93308



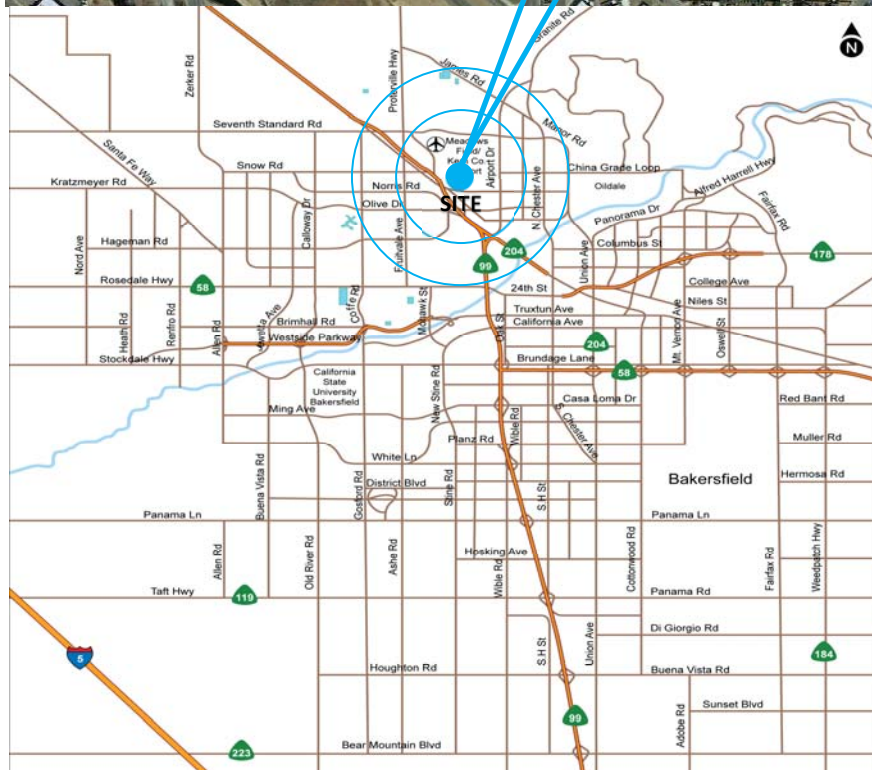
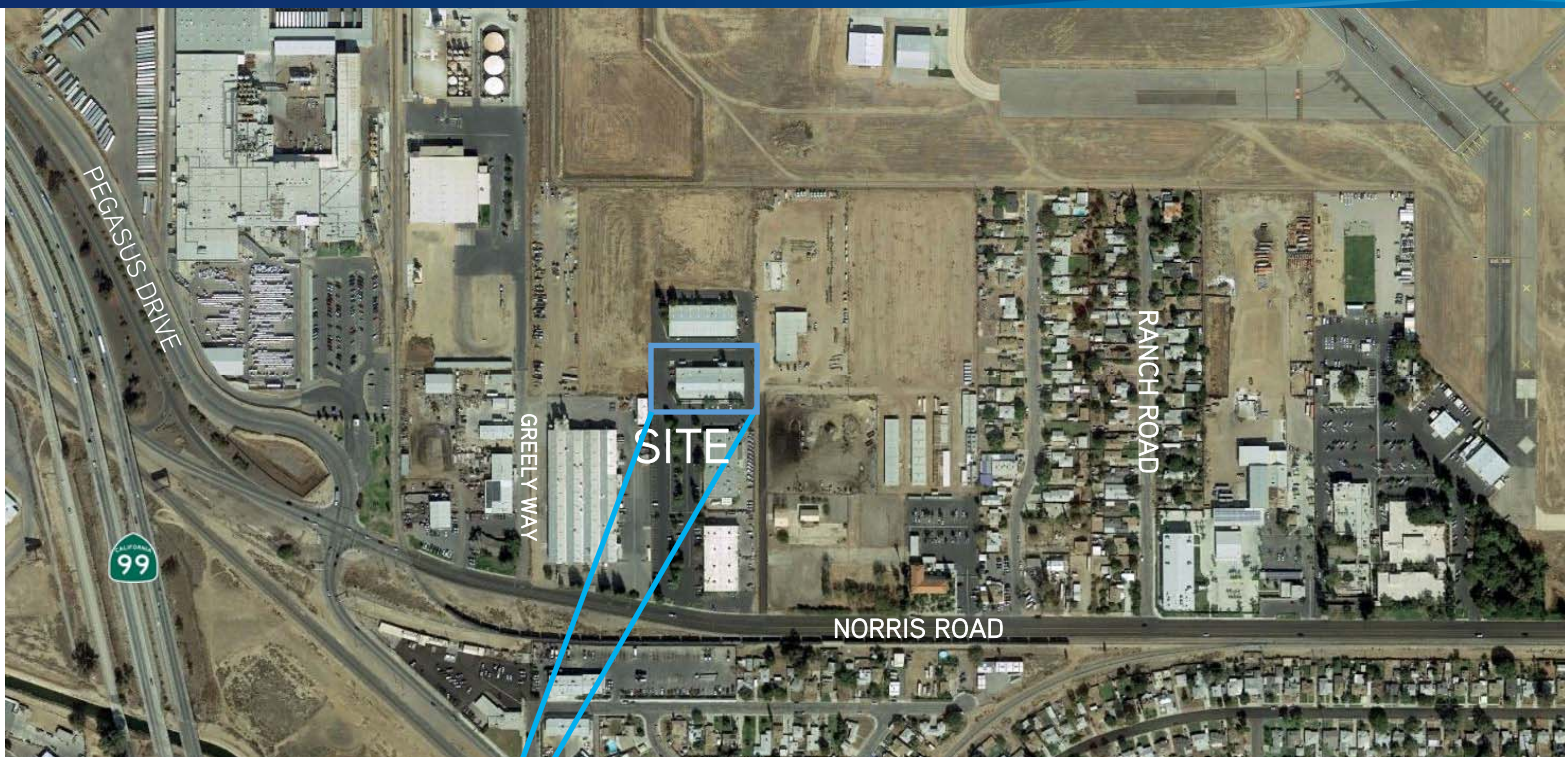
SITE PLAN:



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FOR LEASE

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BAKERSFIELD, CA 93308



CONTACT US:

Stephen J. Haupt, SIOR
Senior Vice President | Principal
Central California
License Number 01511739
661 631 3812
stephen.haupt@colliers.com

Wesley McDonald
Senior Vice President | Principal
Central California
License Number 01511739
661 631 3828
Wesley.mcdonald@colliers.com

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Bakersfield, CA 93311
www.colliers.com