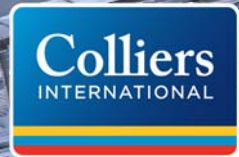


FOR LEASE

1832 NORRIS ROAD
BAKERSFIELD, CA 93308



PROPERTY LOCATION:

1832 Norris Road is located near Pegasus Drive and Highway 99 in North Bakersfield. Close proximity to Bakersfield Airport Business Center and Meadows Field Airport.

AVAILABLE:

Approximately 10,000sf.
Office Size: 1,204sf.

LEASE RATE:

\$0.60/sf. Industrial Gross

PROPERTY DESCRIPTION:

- Concrete tilt-up
- Insulated metal roof
- M-2 (Medium Manufacturing) Zoning (height restriction)
- Easy access to Freeway 99
- Abundant parking
- Clear Height: 14'-16'
- Fluorescent lighting
- Four (4) coolers
- CTV MIR
- Truck Doors: Two (2) 12'x14' ground level roll-up
- Truck Dock: access to common exterior 3'10" tower dock

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)



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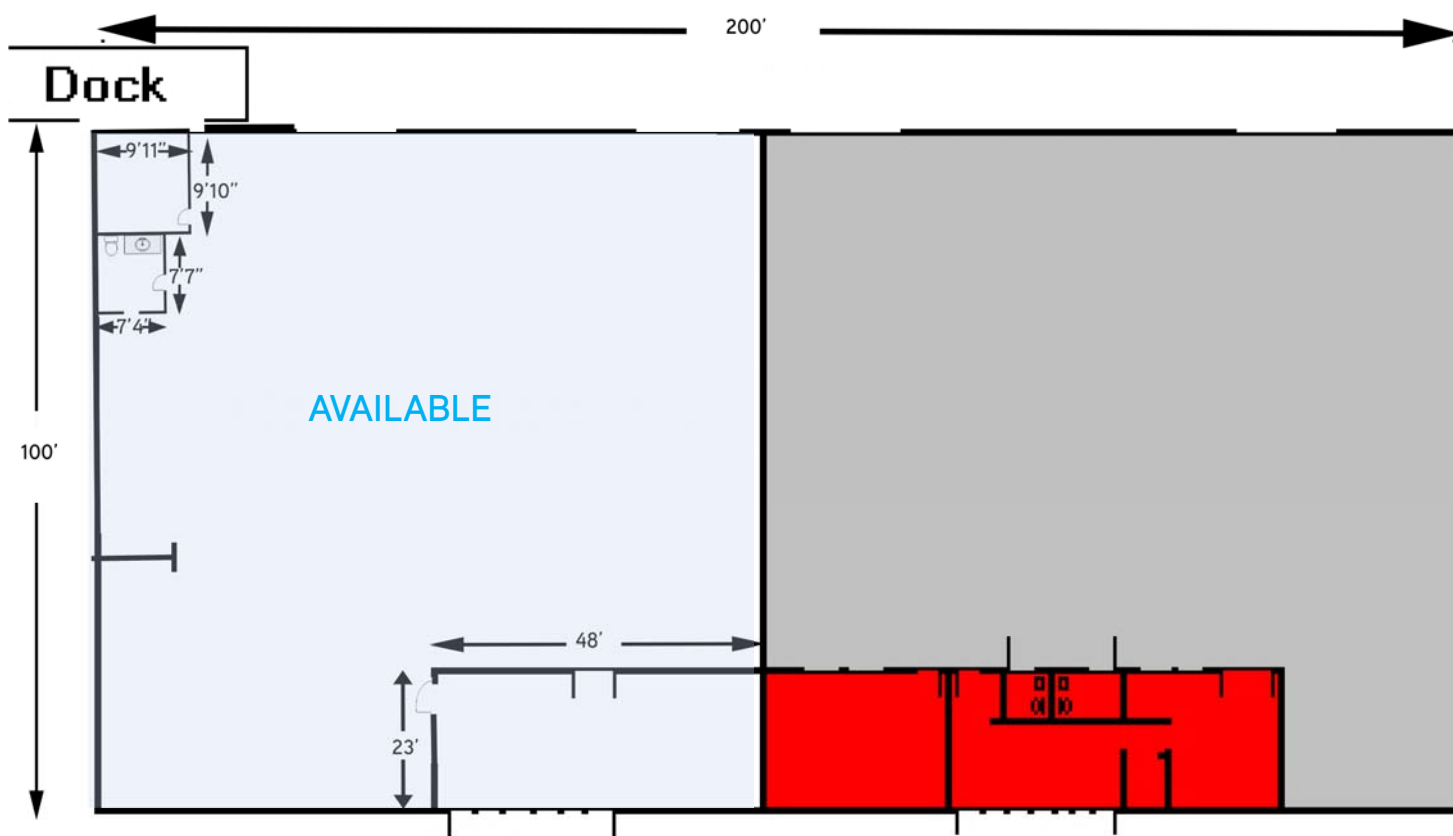
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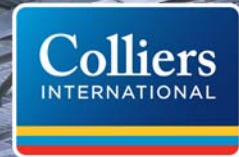


FLOOR PLAN: 1832 NORRIS ROAD



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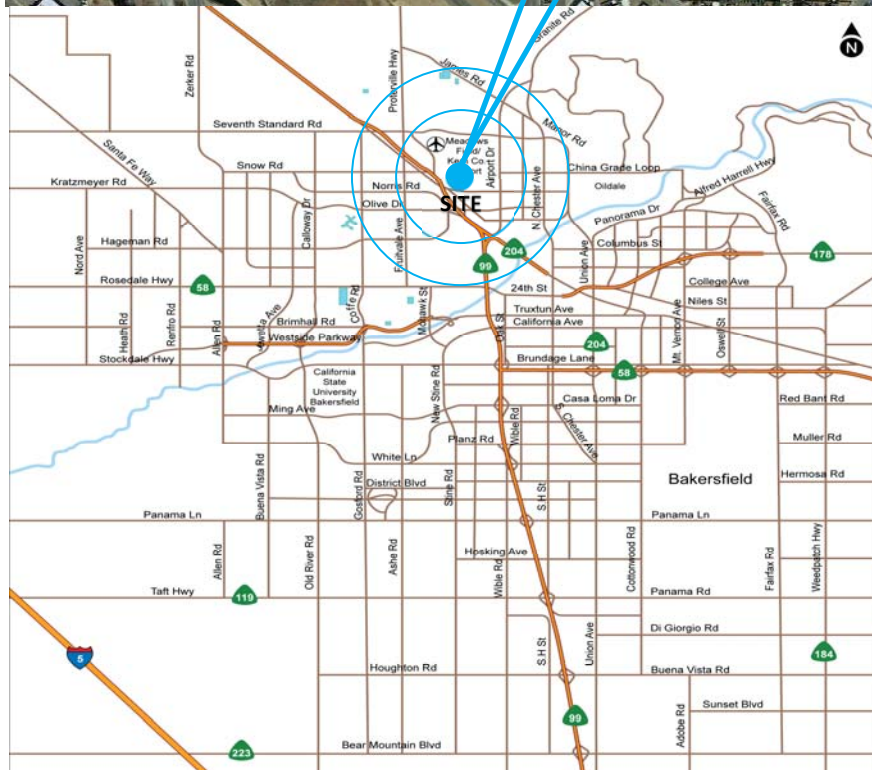
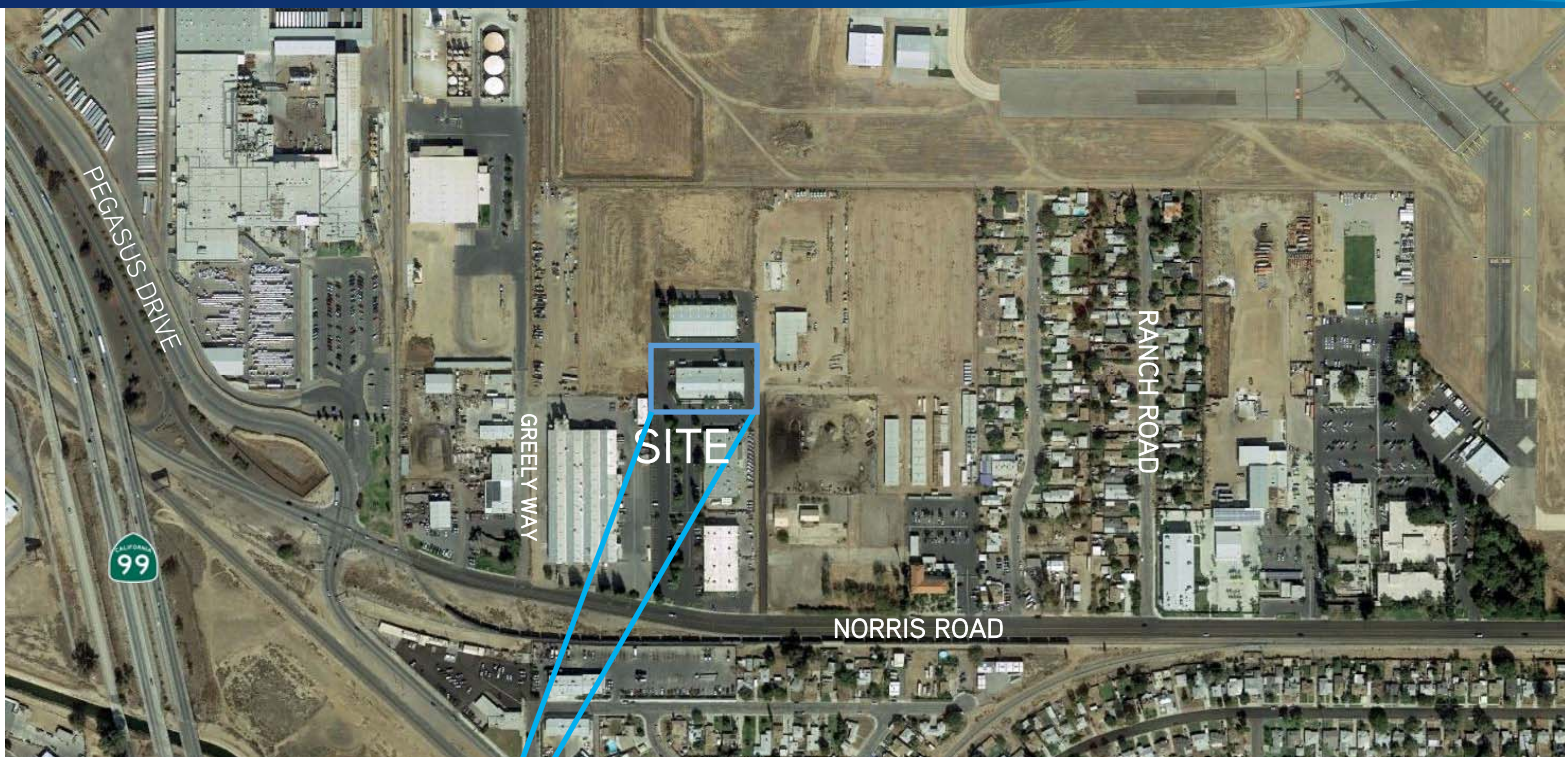
SITE PLAN:



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1832 NORRIS ROAD
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