

FOR LEASE OFFICE / WAREHOUSE SPACE

7501 DOWNING AVENUE, BAKERSFIELD, CA 93308



WESLEY MCDONALD
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PROPERTY INFORMATION

7501 DOWNING AVENUE, BAKERSFIELD, CA 93308

7501 Downing Avenue is located in the Rosedale "Oil Patch" sub-market, which is the most desirable Industrial area in Bakersfield and is situated just west of Freeway 99 and north of Rosedale Highway.

AVAILABLE

Total Building Size: 2,400 SF

Office Size: 896 SF

Warehouse Building: 1,504 SF

Mezzanine: 800 SF (Not included in total square footage)

Yard Area: 3.15 acres

Lease Rate: \$5,500 per month Industrial Gross

HIGHLIGHTS

- > 2,400 SF Metal Building
- > Rare M-3 (Heavy Industrial) Zoning, County of Kern
- > Frontage and access from Downing Avenue and Henry Lane
- > 14'-16' Clear Height
- > Fluorescent lights and skylights
- > Two (2) 14'x14' ground level roll-up doors
- > Two (2) points of ingress/egress to property

UTILITIES

Water: Water Well

Electric: PG&E-200 amps, 120/208 volt, 3 phase/4 wire

Gas: PG&E

Sewer: Septic Tank

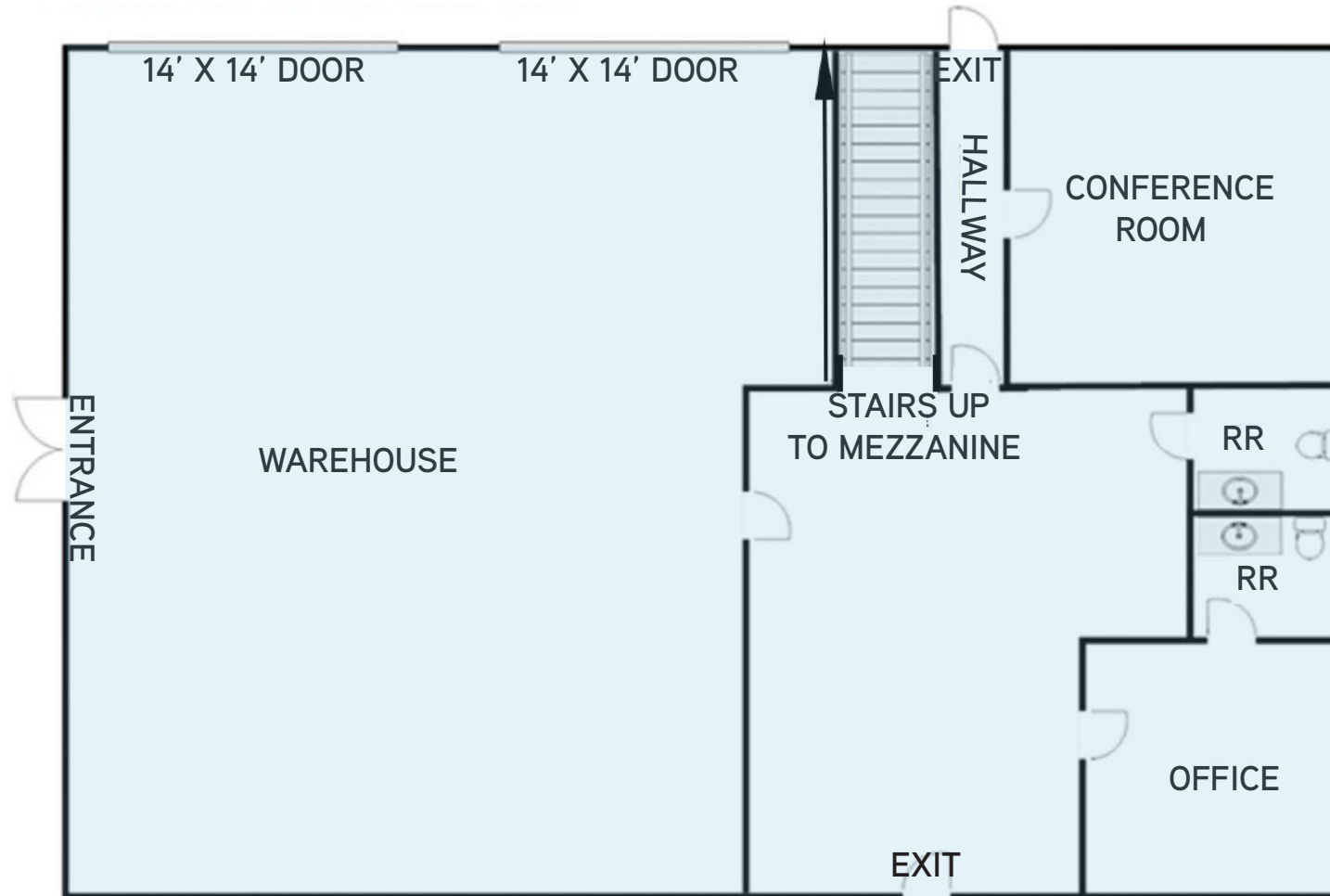


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FOR LEASE > OFFICE / WAREHOUSE SPACE FLOOR PLAN

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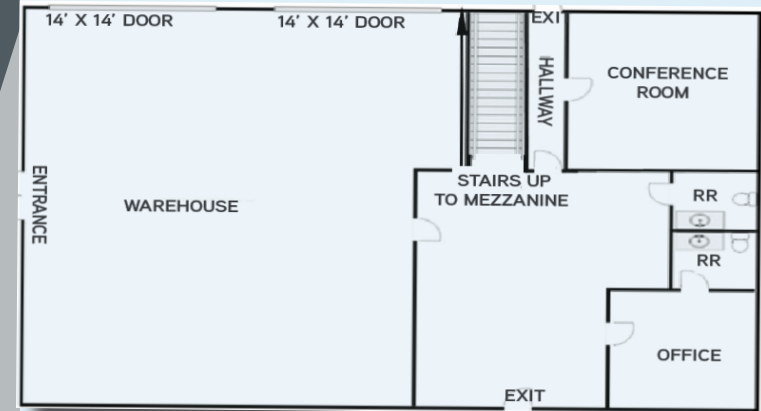
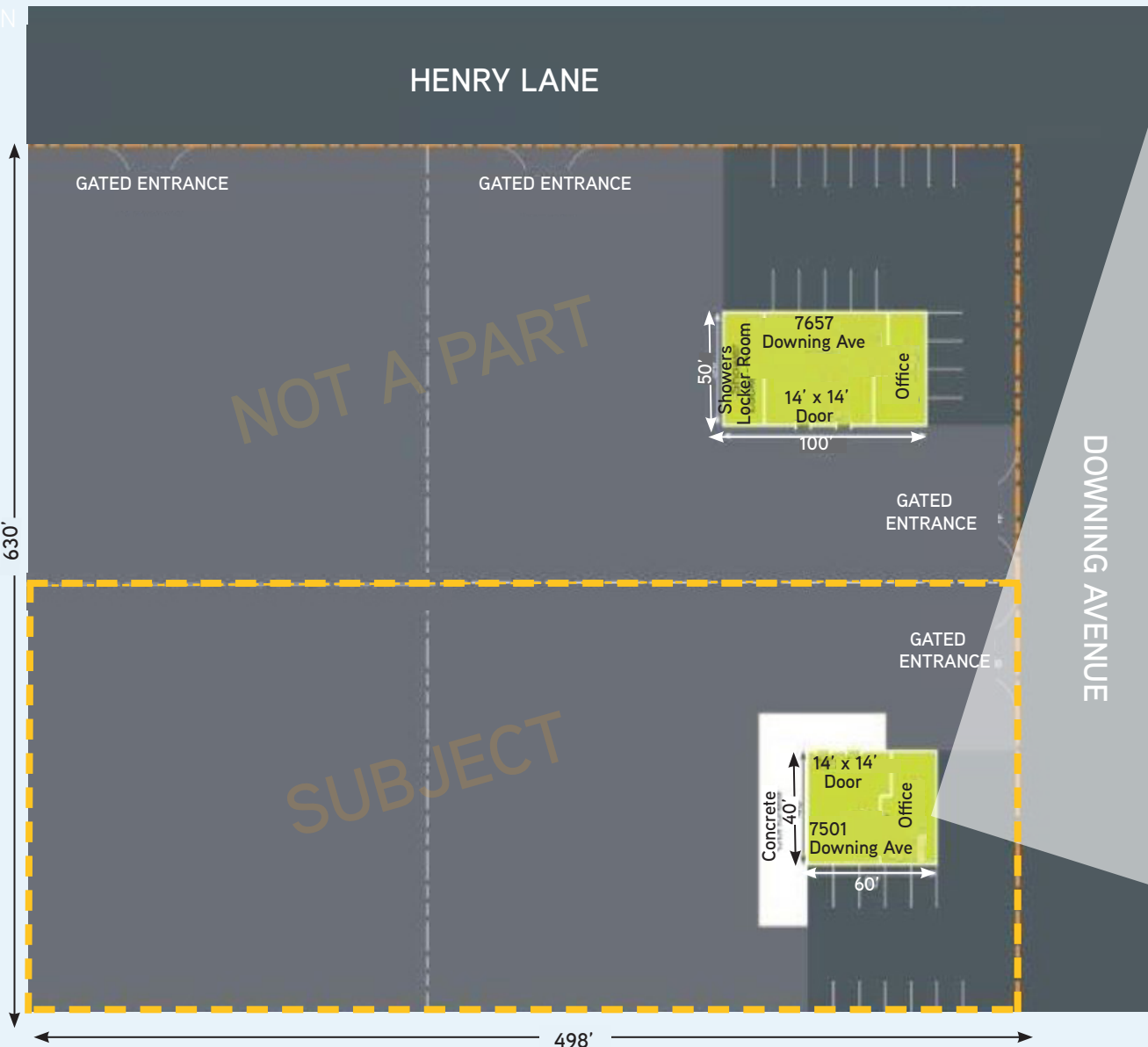
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FOR LEASE > OFFICE / WAREHOUSE SPACE SITE PLAN

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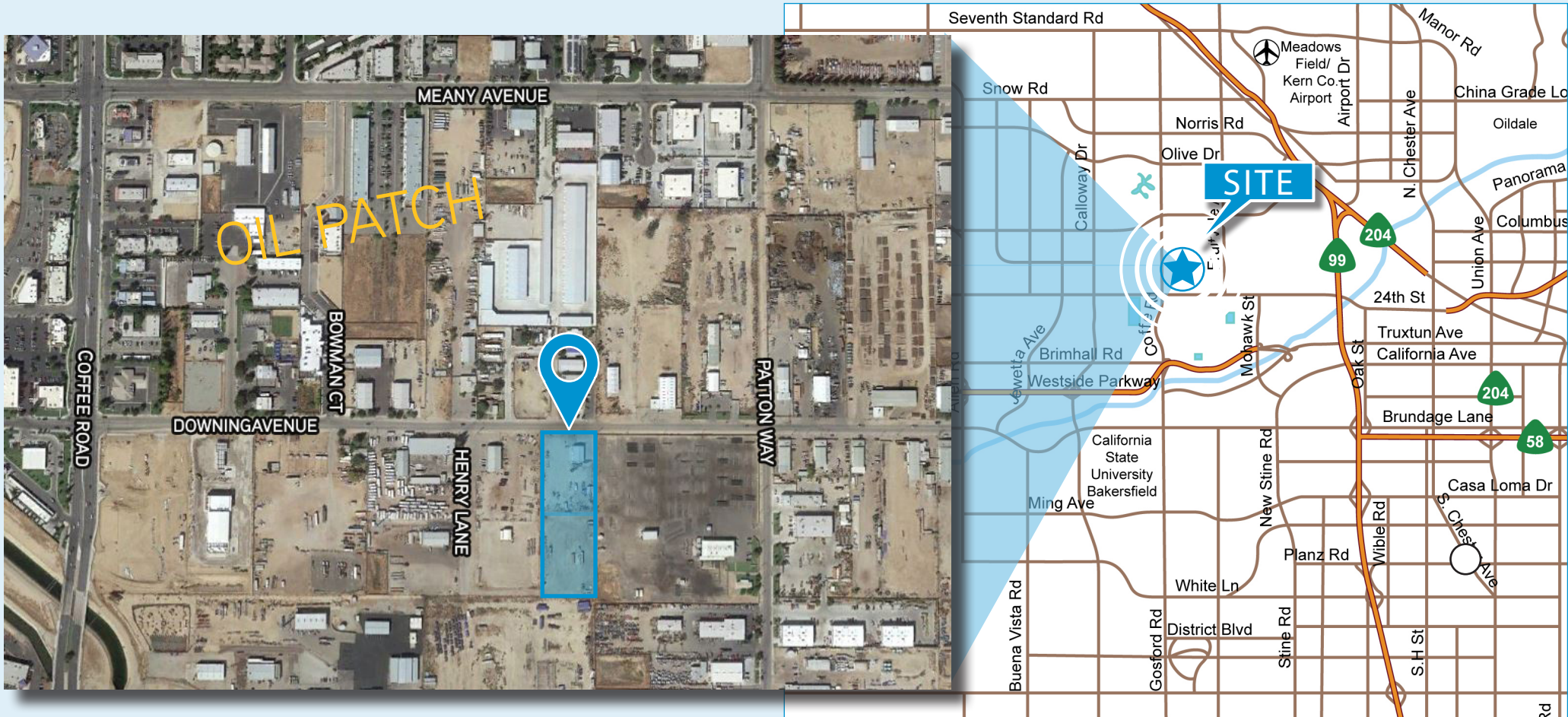
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FOR LEASE > OFFICE / WAREHOUSE SPACE AERIAL MAP > LOCATION MAP

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CONTACT US

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