

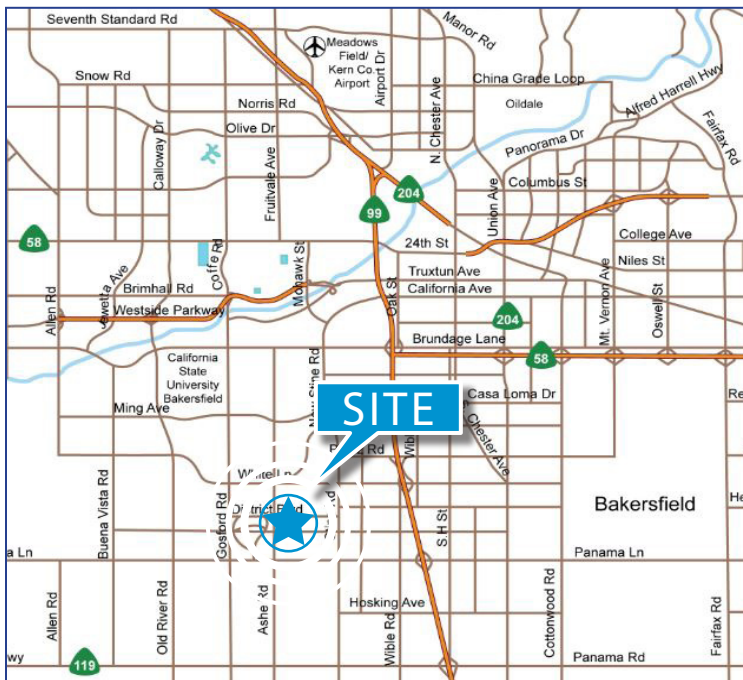
# FOR LEASE

## Central Valley Industrial Center - 7021 Schirra Court, Bakersfield, CA

+/- 58,513 SQUARE FEET AVAILABLE



### Building Highlights



- +/-58,513 SF - Divisible to 21,013 SF
- Located in the Stockdale Industrial Park
- Strong nationally known neighbors including: Dreyer's, General Mills, Home Depot, Men's Warehouse, George Fischer Harvel, LLC and U.S. Cold Storage
- Convenient access to Hwy 99, Hwy 58 and Interstate 5
- Zoned M-2, City of Bakersfield
- 5 1/2" reinforced flooring
- Clear Height: 26'-28'
- Bay Size: 50' x 250'
- Column Spacing: 50' x 50'
- Doors: 8' x 10' dock high loading doors  
11' x 9' roll-up doors with fork lift ramp
- Rail: San Joaquin Valley Railroad

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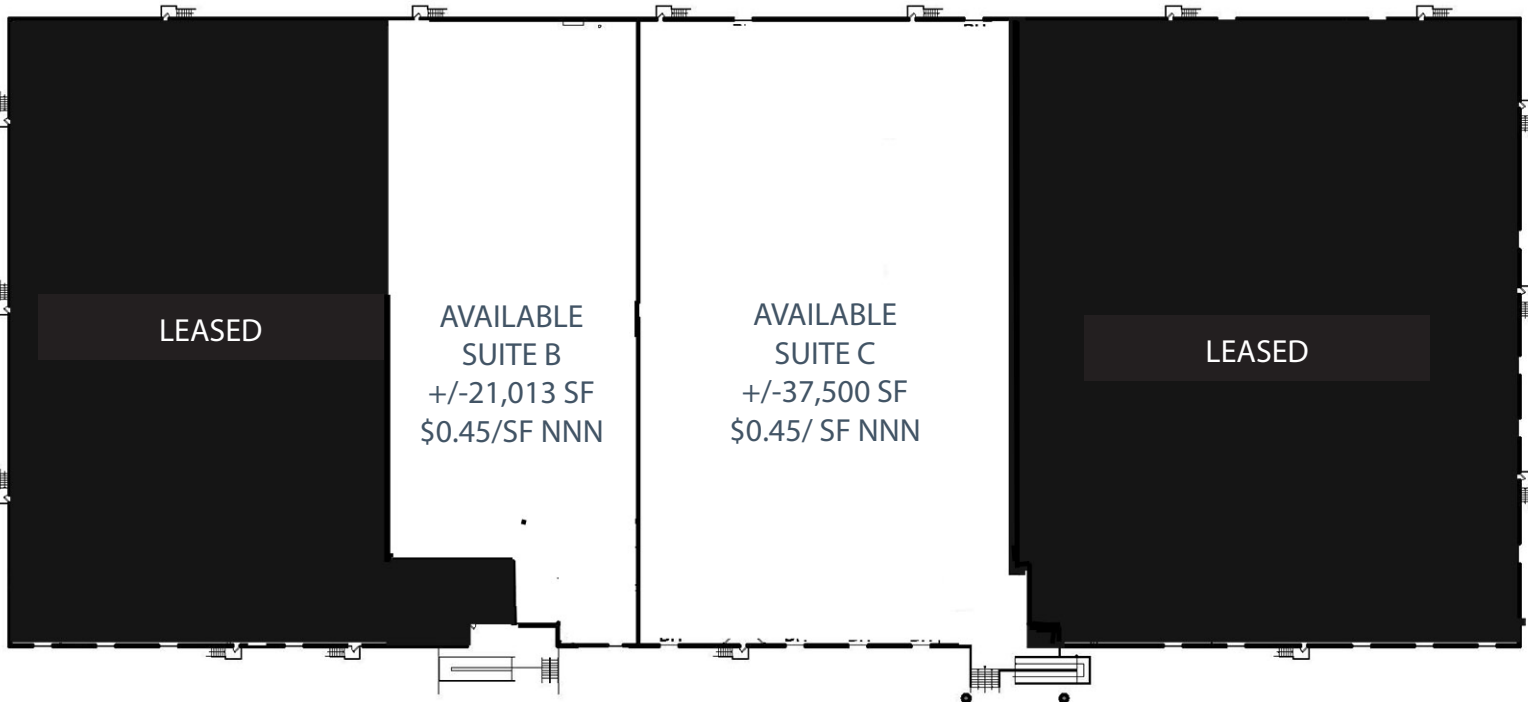
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Site Plan



Aerial



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