

FOR LEASE > **FREEWAY FRONTAGE > OFFICE / SHOWROOM / WAREHOUSE**

4420 STATE ROAD, BAKERSFIELD, CA 93308



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PROPERTY INFORMATION

4420 STATE ROAD, BAKERSFIELD, CA 93308

4420 STATE ROAD is freeway frontage property in North Bakersfield consisting of approximately 13,300 SF of office / warehouse space, including approximately 3,150 SF of office / showroom space. This property is situated on approximately 1.40 acres with Highway 99 frontage, great freeway visibility, fully fenced and partially paved yard area.

FOR LEASE

13,300 SF \$0.90/SF Industrial Gross

DESCRIPTION / HIGHLIGHTS

- > 13,300 SF of office / warehouse space
- > 3,150 SF of office / showroom space
- > Lot size: 1.40 acres
- > Fully fenced and partially paved
- > 14' - 16' clear height
- > Excellent freeway visibility
- > Zoned M-2
- > Traffic Counts:
State Road..... North/South.....2,292 AADT
Olive Drive.....East/West.....18,792 AADT
per kerncog.org 2017



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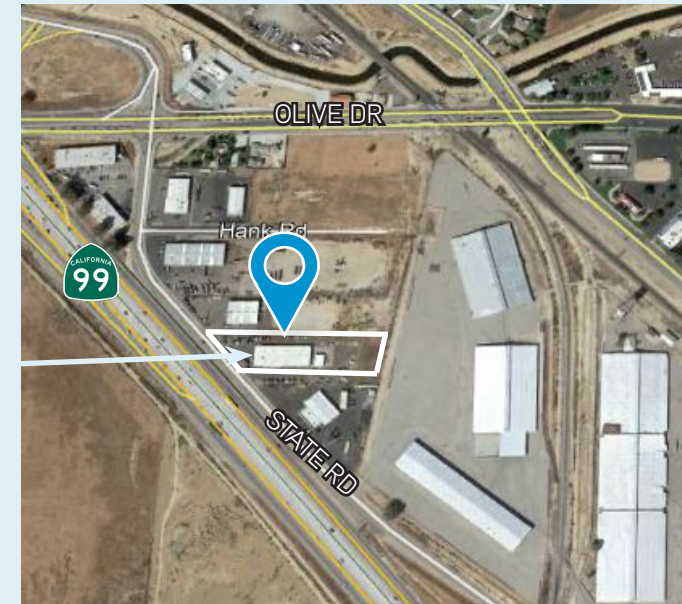
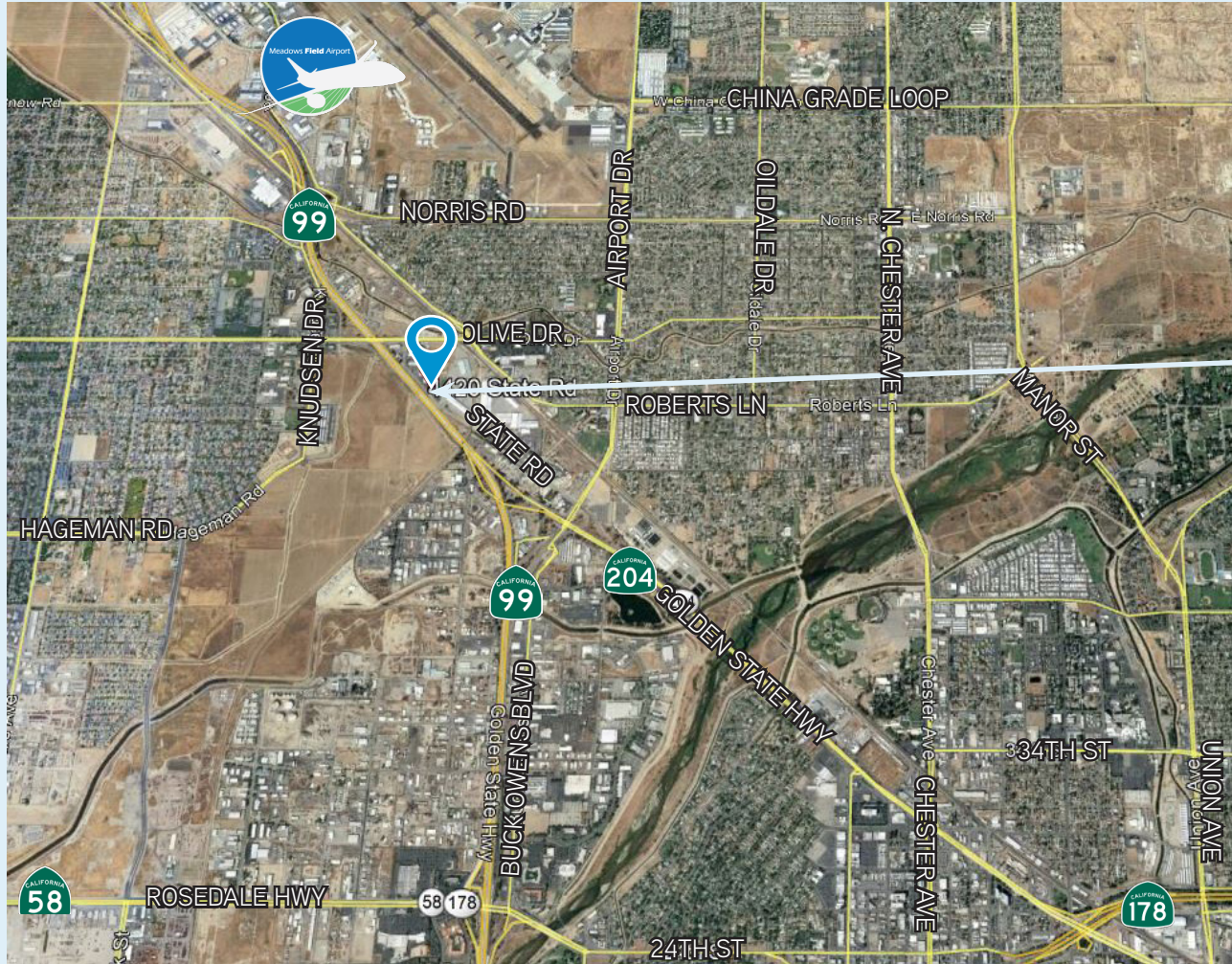
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AERIAL MAP

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CONTACT US

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