

FOR LEASE OFFICE/WAREHOUSE SPACE



4201 ARMOUR AVE, BAKERSFIELD, CA 93308



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OFFICE/WAREHOUSE SPACE

PROPERTY INFORMATION

4201 ARMOUR AVE, BAKERSFIELD, CA 93308

4201 Armour Ave is an approximately 13,700 square foot office/warehouse, including approximately 2,972 square feet of office space located in the heart of the Rosedale "Oil Patch" submarket, just west of Highway 99 and north of Rosedale Highway.

HIGHLIGHTS

- > 13,700 SF of office/warehouse with 2,972 SF of office space
- > 1.17 Acres-Fully Paved and Fully Fenced
- > One (1) dock door and three (3) ground level doors
- > Warehouse has fully insulated walls and ceilings as well as two (2) evaporative coolers and two (2) space heaters
- > Updated lighting with skylights
- > 80' x 50' 3 ton crane bridge
- > Fully sprinklered at .2 GPM/1,500

UTILITIES

| | |
|-----------|--|
| Sewer: | Septic |
| Water: | California Water Service Company |
| Gas: | Pacific Gas & Electric Company |
| Electric: | Pacific Gas & Electric Company 400 Amp, 120/208 Volt, 3 Phase |

AVAILABLE

Approximately 13,700 SF.....\$0.75/SF Industrial Gross



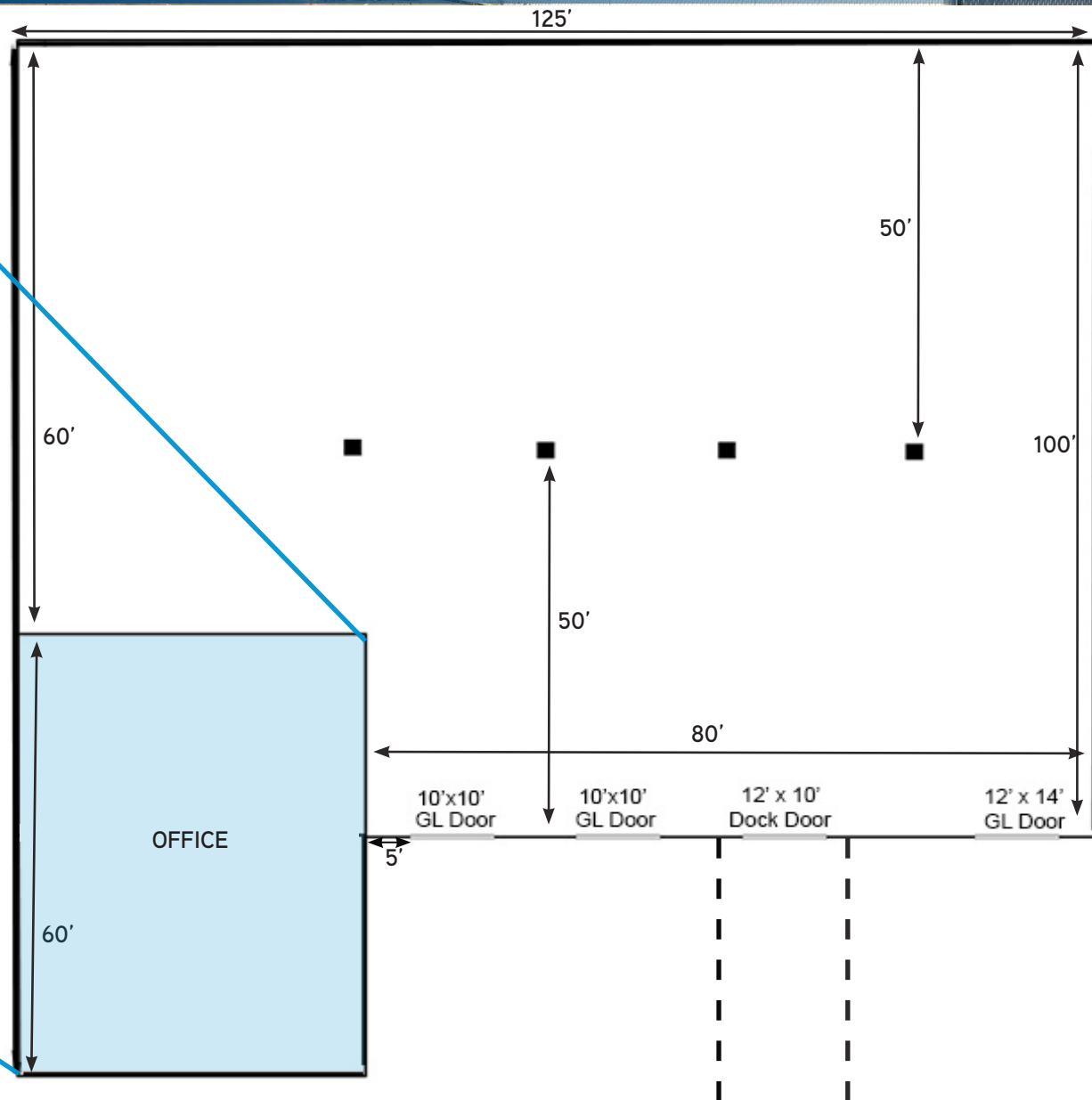
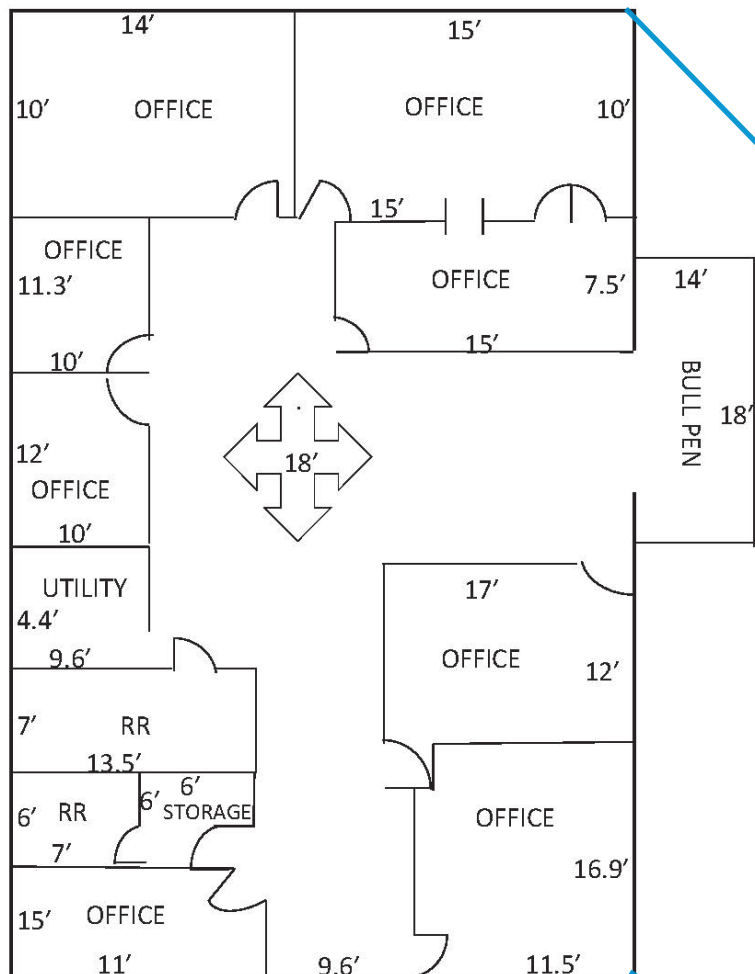
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FLOOR PLAN & SITE PLAN

4201 ARMOUR AVE, BAKERSFIELD, CA 93308

OFFICE FLOOR PLAN



*FLOOR PLAN AND SITE PLAN
NOT TO SCALE*

FOR LEASE OFFICE WAREHOUSE SPACE AERIAL MAP

4201 ARMOUR AVE, BAKERSFIELD, CA 93308

CONTACT US

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