

# FOR SALE OR LEASE

## OFFICE / WAREHOUSE BUILDING

5903 NATHANIEL WAY, BAKERSFIELD, CA 93313



BRAND NEW  
CONSTRUCTION!

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### PROPERTY INFORMATION

5903 NATHANIEL WAY, BAKERSFIELD, CA 93313

**5903 Nathaniel Way** is located in a M-1, Light Industrial Zone, on approximately 0.27 acres in Southwest Bakersfield close to White Lane, District Boulevard and Highway 99.

### HIGHLIGHTS

- > Building Size: 4,000 SF
- > Office Size: 200+/- SF per suite
- > Includes one (1) private office, one (1) restroom and mezzanine storage above office
- > Parcel Size: 0.27 acres
- > Construction: Prefabricated metal building with nice professional stucco and stone facade
- > Zoning: M-1, Light Industrial
- > Parking: Six (6) spaces
- > Fenced yard with a private sliding gate
- > Clear Height: 16'-20'
- > Two (2) 12' x 12' ground level roll-up doors in Suite B
- > Two (2) 12' x 14' ground level roll up doors in Suite A
- > Utilities:

Water	City of Bakersfield
Sewer	City of Bakersfield
Gas	Pacific Gas & Electric Company
Electric	Pacific Gas & Electric Company (120/240 volt, 200 amp, 3 phase) per suite

### AVAILABLE

FOR LEASE:

Suite A: 2,000 SF with Office: +/-200 SF.....**\$0.90/SF Industrial Gross**

Suite B: 2,000 SF with Office: +/-200 SF.....**\$0.90/SF Industrial Gross**

SALES PRICE: **\$550,000**

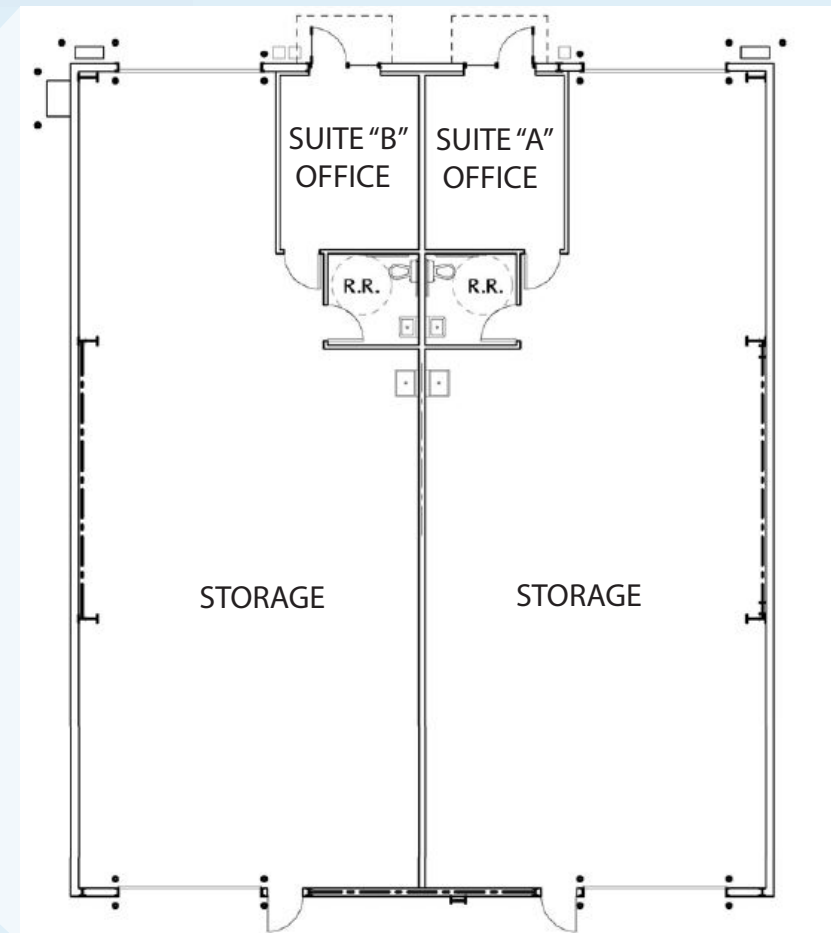
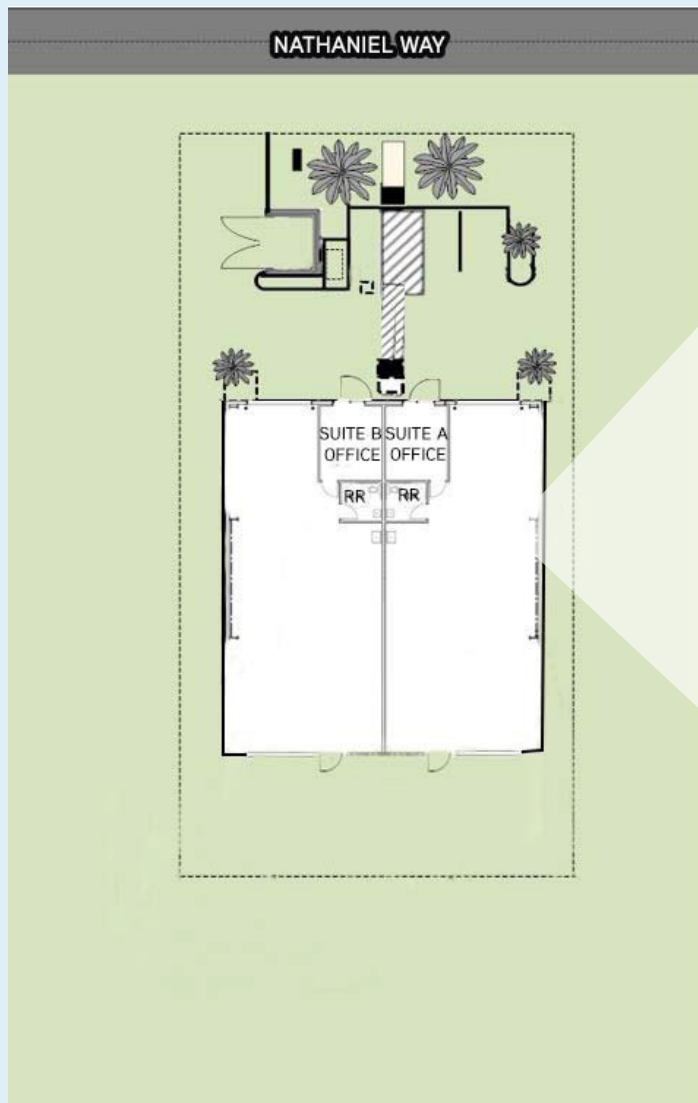


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# FOR SALE OR LEASE OFFICE / WAREHOUSE BUILDING SITE PLAN > FLOOR PLAN

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# FOR SALE OR LEASE OFFICE / WAREHOUSE BUILDING AERIAL MAP

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## CONTACT US

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