



FOR LEASE

4608 SACO ROAD  
BAKERSFIELD, CA

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- Two free-standing industrial buildings located in well-established Airport industrial submarket; (1) office-warehouse and (2) warehouse-only
- Fully fenced and secured site, with a recessed dock ramp in large yard space (paved and dirt areas)
- Excellent visibility from Hwy 99 with convenient access to major thoroughfares

### PROPERTY FEATURES

<b>Total Available:</b>	±12,550 SF
<b>Lot Size:</b>	2.87 Acres
<b>Building 1 Total:</b>	±9,850 SF
<b>Building 1 Office:</b>	±2,500 SF
<b>Building 1 C.H.:</b>	20' clear height
<b>Building 1 Loading:</b>	(1) 6' x 8' Roll-Up Door (1) 12' x 15' Roll-Up Door (2) 14' x 16' Roll-Up Doors
<b>Building 2 Total:</b>	±2,700 SF Warehouse
<b>Building 2 Loading:</b>	(1) 12' x 18' Roll-Up Door (2) 16' x 18' Roll-Up Doors
<b>Zoning:</b>	M-2 PD, County of Kern
<b>Asking Rent:</b>	\$1.40psf/month, NNN

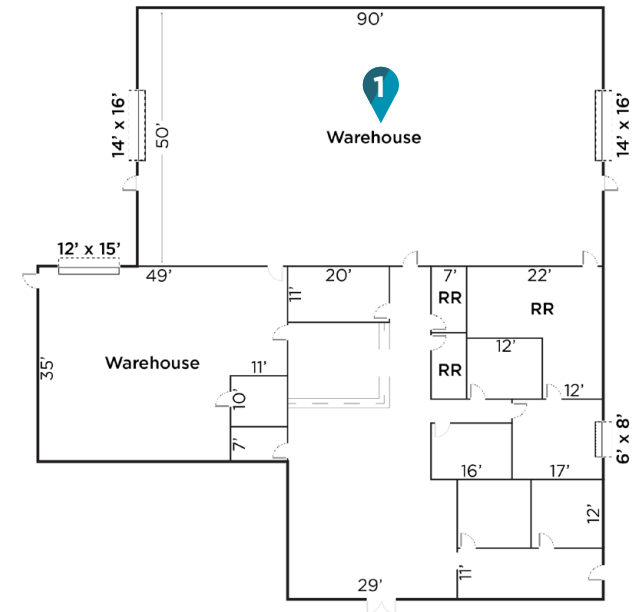
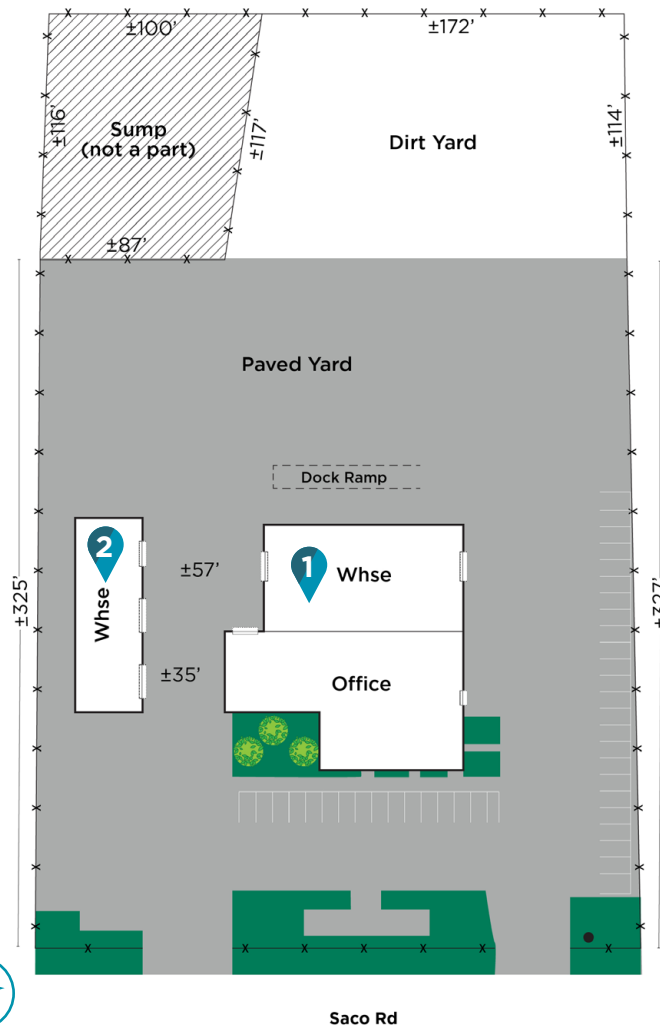


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## SITE PLAN / FLOOR PLAN



Not To Scale

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## PHOTOS



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## LOCATION MAP





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