



# Available FOR LEASE

3240 Fruitvale Avenue • Bakersfield, CA

## Property Highlights

- High visibility northwest industrial building
- The vacancy includes a yard area east of the building
- Signage available
- Office can be built-to-suit
- Signage available



## Offering

- Planned 9,000 SF Office/Warehouse/Showroom building
- 4,000 SF remaining
- Now pre-leasing
- Rental Rate: \$0.85 PSF industrial gross
- Includes 10% office improvements

**Matthew E. Starr, SIOR, CCIM** • Principal • 661 616 3570 • matthew@asuassociates.com • CA RE #01367855

**Boyd B. Binninger** • Senior Vice President • 661 616 3559 • bbboyd@asuassociates.com • CA RE #1216622

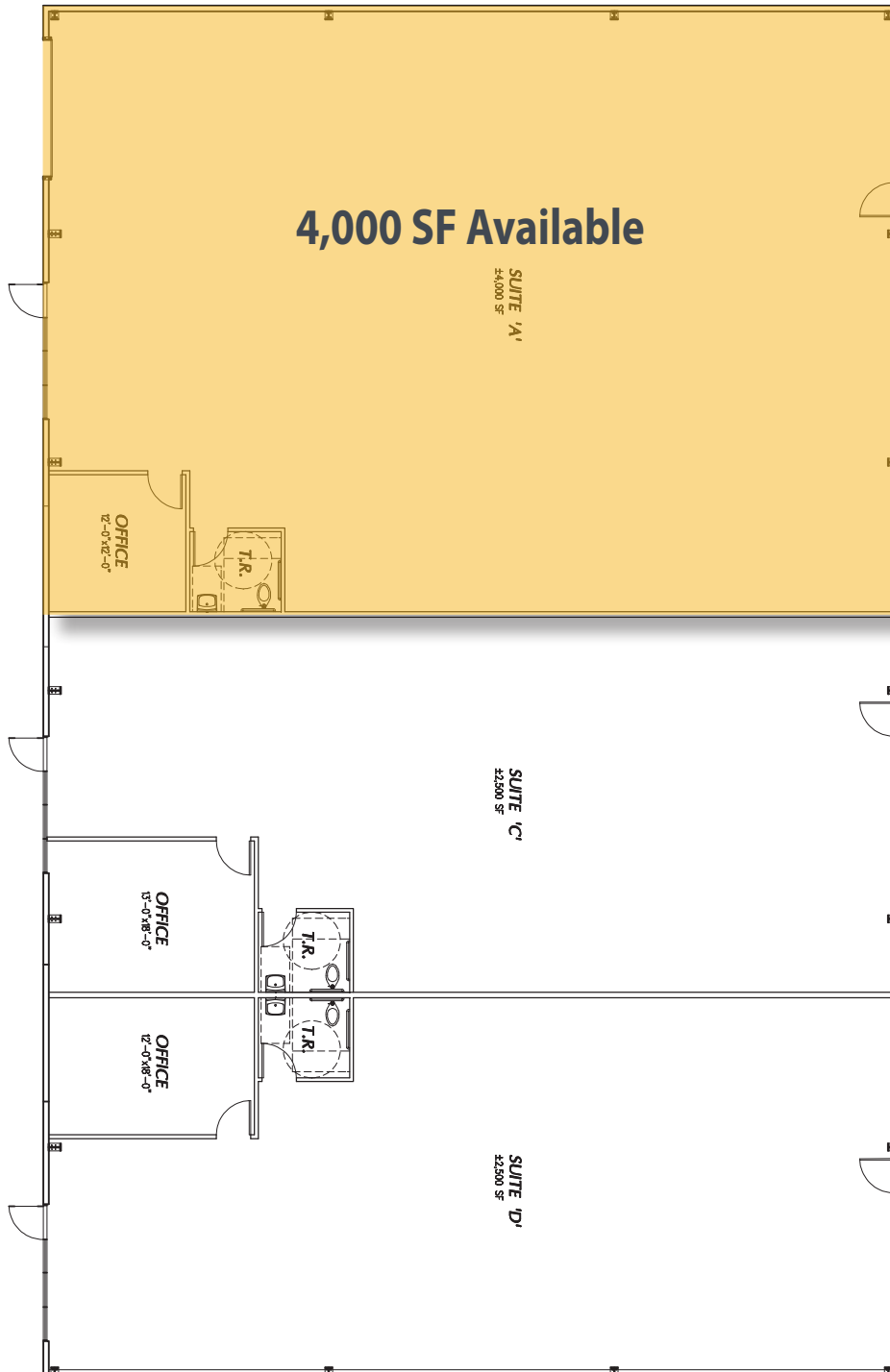
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

# Available For Lease

3240 Fruitvale Avenue • Bakersfield, CA

## Site Plan

### Planned Building 9,000 SF



# Available For Lease

3240 Fruitvale Avenue • Bakersfield, CA

Site Plan Aerial



FRUITVALE AVENUE

PRICE WAY

SITE

Existing