



# INDUSTRIAL PROPERTY AVAILABLE **FOR LEASE**

4320 SHEPARD STREET ▪ BAKERSFIELD, CA



## PROPERTY HIGHLIGHTS

- ◆ PRICE: \$.80 psf - Industrial Gross
- ◆ +/- 11,345 sf steel structure warehouse building
- ◆ Divisible/Flexible
- ◆ +/- .65 acre fenced parcel
- ◆ Located in the Stockdale Industrial Park
- ◆ Zoned M-1 City of Bakersfield
- ◆ Three 16'x16' roll-up doors
- ◆ Additional mezzanine storage
- ◆ Full sprinkler system
- ◆ HVAC in office areas
- ◆ Reception area, three private offices, break room, storage room, office and warehouse restrooms
- ◆ 120/208 3-phase 400 amp

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