



AVAILABLE FOR LEASE

3405 State Road ■ Bakersfield, CA



AVAILABLE
661 862 5454



Property Highlights

- **Buildings** 1,500 SF Office Building (4 Offices, Reception Area, 2 Restrooms and Coffee Bar, Built In Cabinets in Reception Area)
1,500 SF Shop Building (1 Office, 1 Restroom, Remainder Warehouse with 1-12'x 14' Roll Up Door)
- **Yard Area** Approximately 1/4 Acre
- **Amenities** Covered parking, easy access to Highway 99 and Golden State Highway. Pride in Ownership
- **Zoning** M-2, Medium Industrial, County of Kern
- **Lease Rate** \$2,750 per month Industrial Gross

Boyd B. Binninger ■ Senior Vice President ■ 661 616 3559 ■ bbboyd@asuassociates.com ■ CA RE #01216622

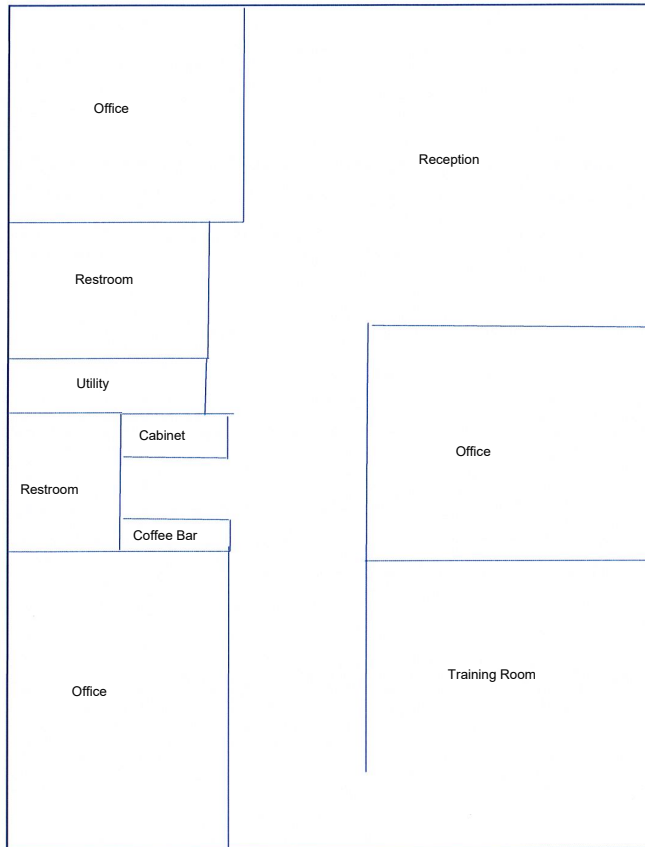
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax

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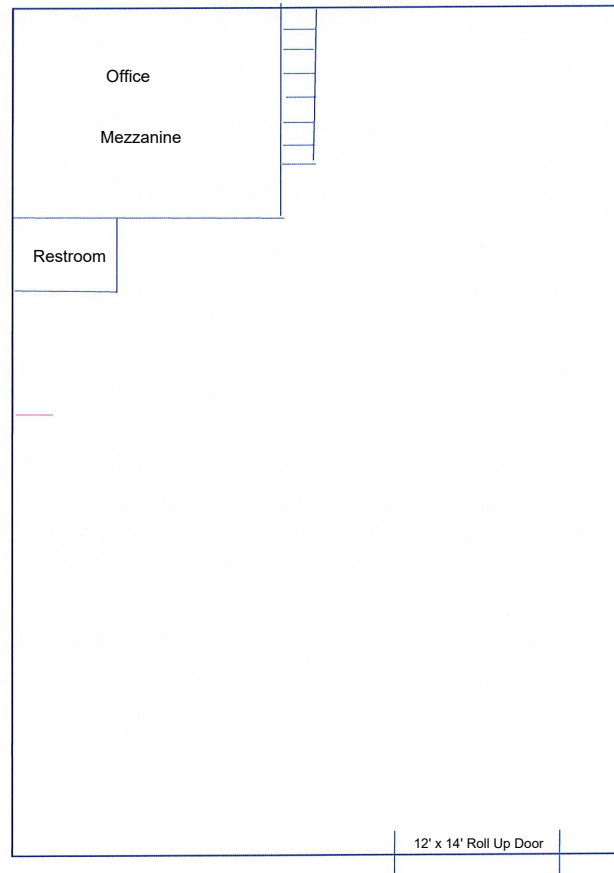
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Building Floor Plans & Property Photos

Office Floor Plan



Shop Floor Plan



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Site Photo

