

For Lease | +/- 4,000 SF | \$0.75/SF/Mo.

Free Standing Warehouse

400 E. 18th Street | Bakersfield, CA 93305

Fred Maswara | 661-381-1817 | saba.inv.inc@gmail.com



Property Details

400 E. 18th St. is an approximately 4,000 SF, single story, free standing warehouse located on the NEC of E 18th St and Inyo St. The property is conveniently located within the Bakersfield central warehouse business square.

Available:

Building Size: +/- 4,000 SF

Land Size: +/- 0.29 Acres

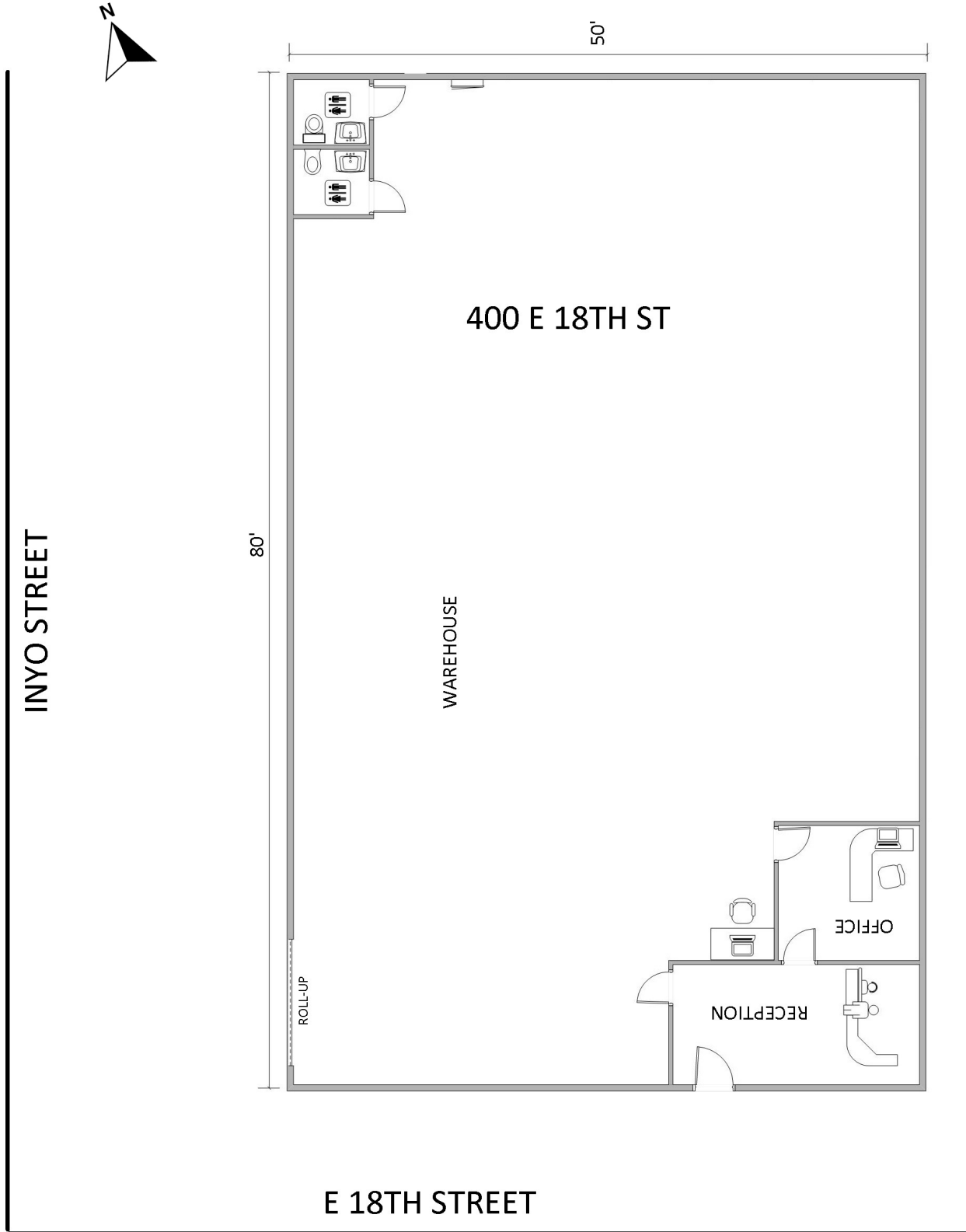
Lease Rate:

\$0.75/SF/Mo. MG

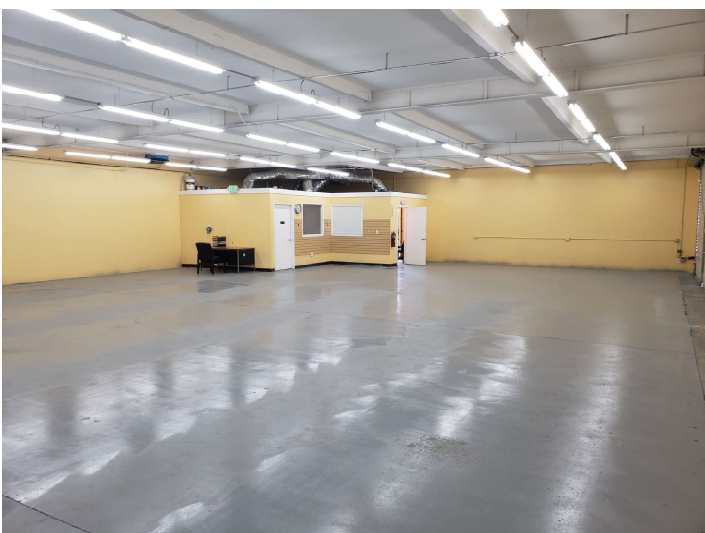
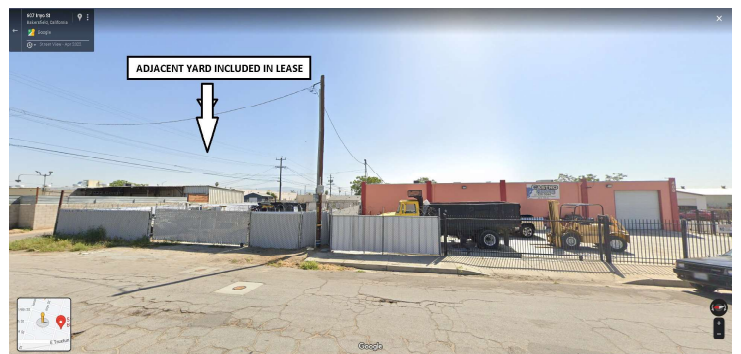
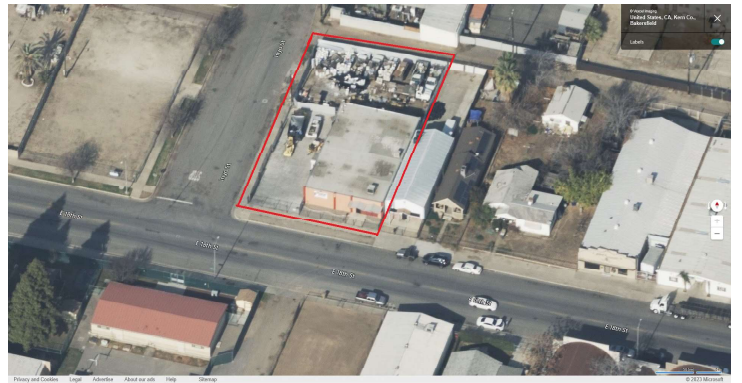
Highlights:

- Turnkey, single story, free standing, 4,000 SF of Warehouse + Office
- Warehouse: 3,656 SF, Reception: 200 SF, Office: 144 SF
- Large lot on side included in the lease, fenced and gated.
- Air Conditioned reception and office
- Heater & Cooler in warehouse area
- Precast enforced concrete walls, very secure, well weather-insulated
- M-1 (Light Manufacturing) Zoning, City of Bakersfield
- Clear height in warehouse: 12'
- One 10' x 10' ground level roll-up door in warehouse
- Scissor gate protecting store front to reception area.
- 200 Amp / 3 Phase Power
- Two restrooms with hot water
- Epoxy sealed floor
- Centrally located, 3 minutes to downtown, 2 Minutes to Hwy 178, 5 Minutes to Hwy 58.
- Plenty of street visibility & easy access.
- Corner Lot
- Concrete paved area surrounding building
- Completely fenced side yard area

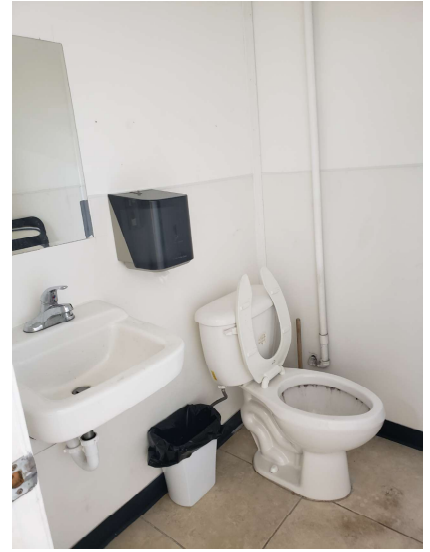
Floor Plan



Property Photos



Property Photos



Aerial

