

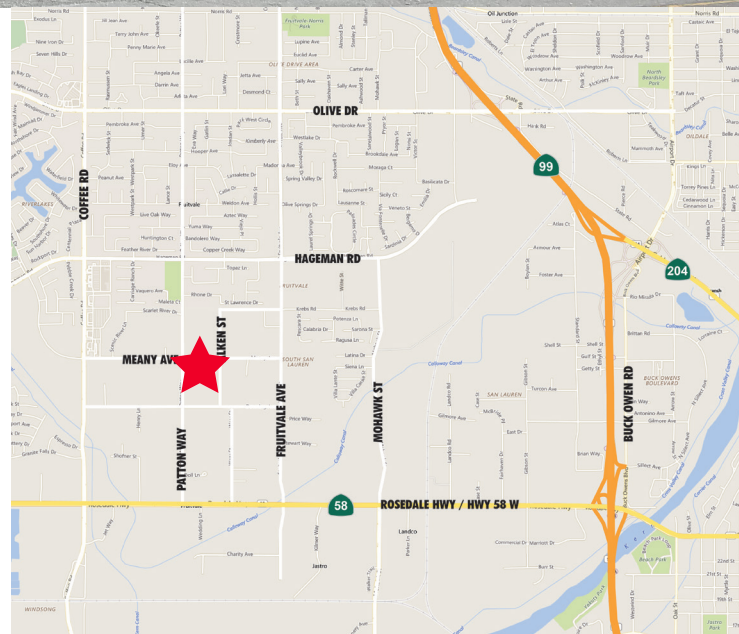
TWO INDUSTRIAL BUILDINGS



15,875 SF Office/Warehouse w/ Yard
Sale Price: \$1,750,000
Lease Rate: \$13,500/mo., Industrial Gross

Property Highlights

Total Available:	±15,875 SF
Office:	±1,975
Warehouse:	±8,450 SF
Partially Enclosed Canopy:	±2,450 SF
Canopy:	±3,000 SF
Lot Size:	2.68 Acres
Clear Height:	18' minimum - 25' maximum
Loading:	(6) 14' x 14' Roll-Up Doors (1) 16' x 16' Roll-Up Door
Power:	400 Amps, 3 Phase
Zoning:	M-2 PD, County of Kern



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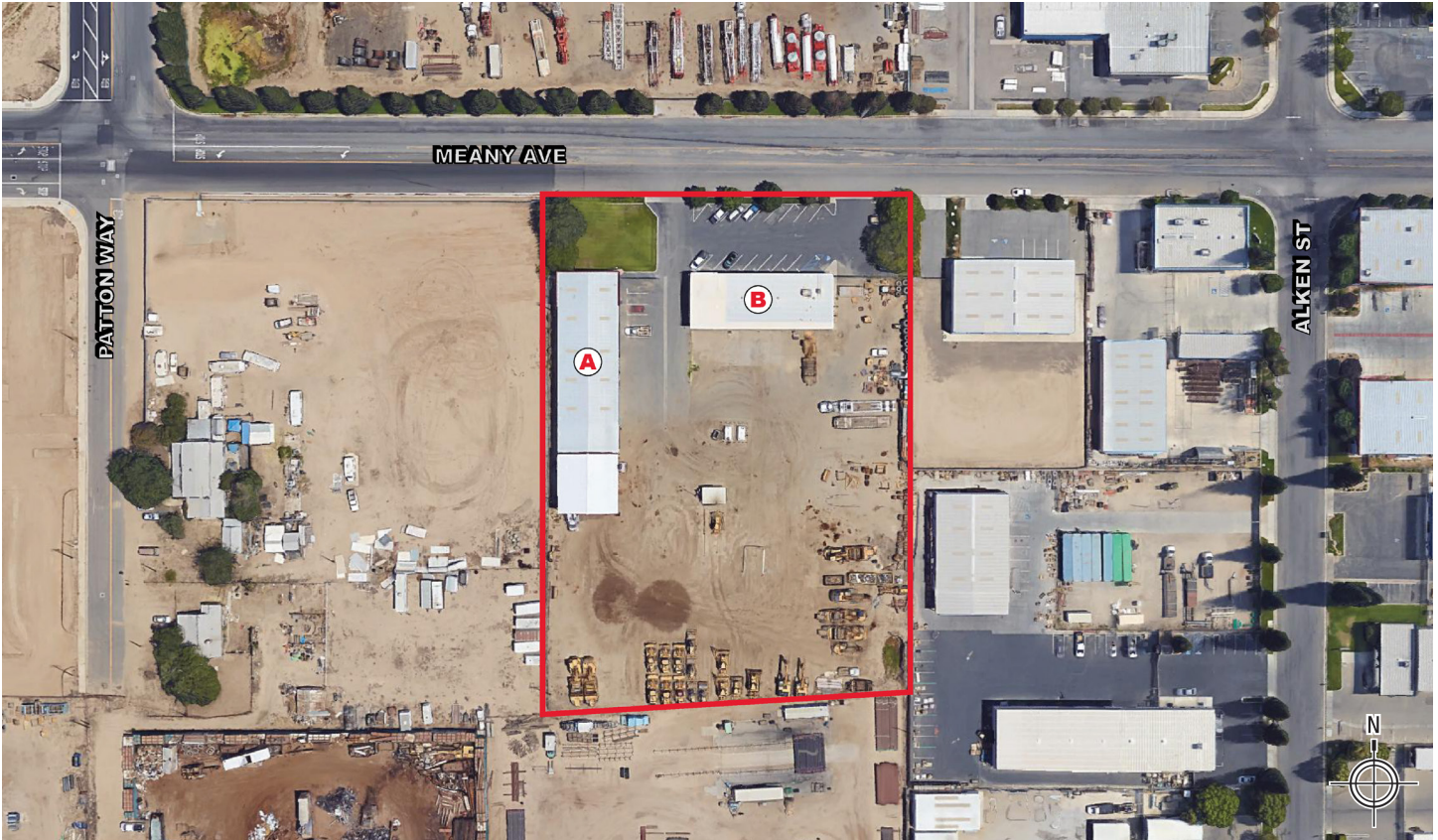
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Aerial Map



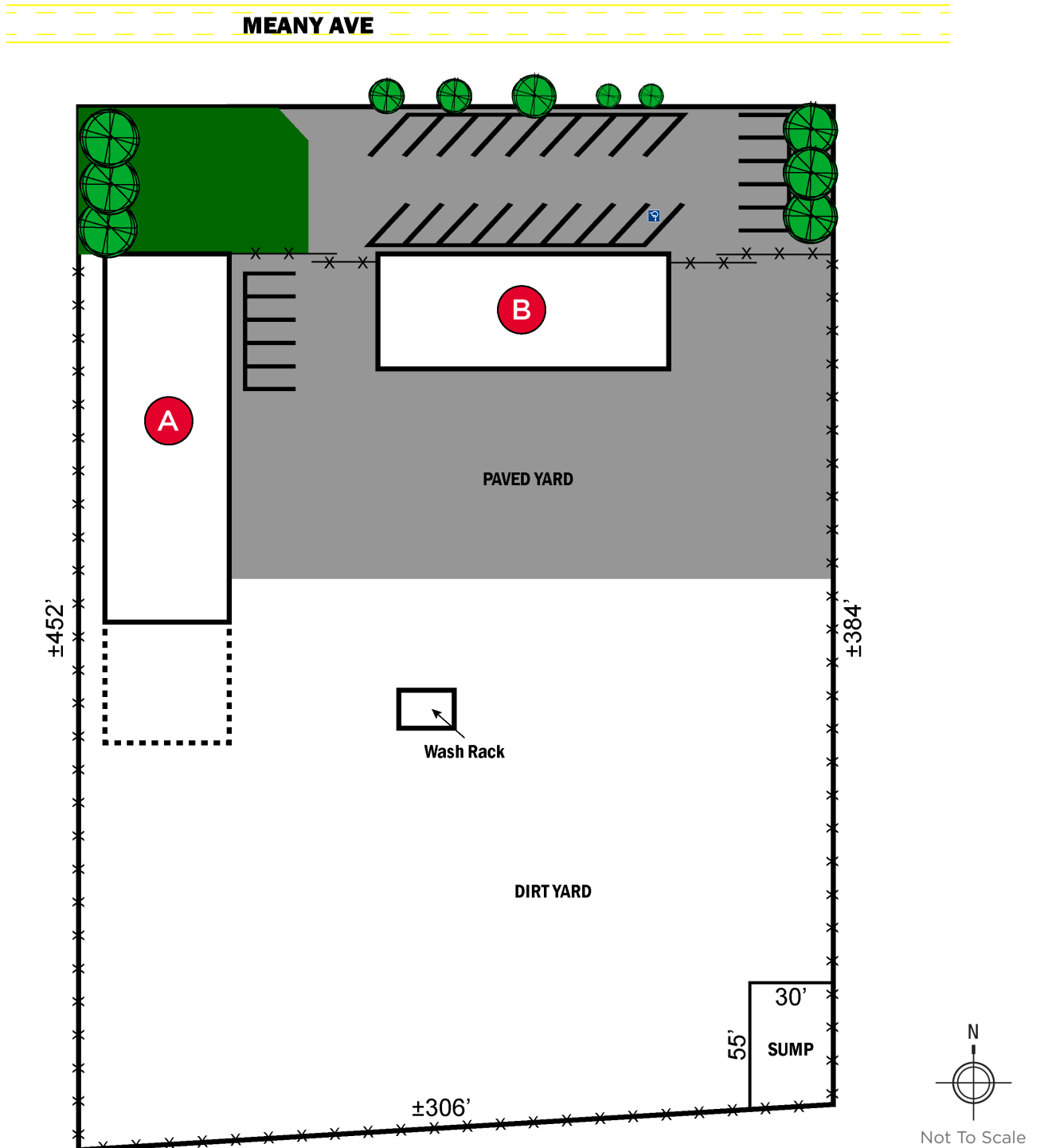
A Office/Warehouse
±7,650 SF
Features

- Office: ±1,975 SF
- Warehouse: ±4,850 SF
- Partially Enclosed Canopy: ±1,250 SF
- Canopy: ±3,000 SF
- (4) 14' x 14' Roll-Up Doors

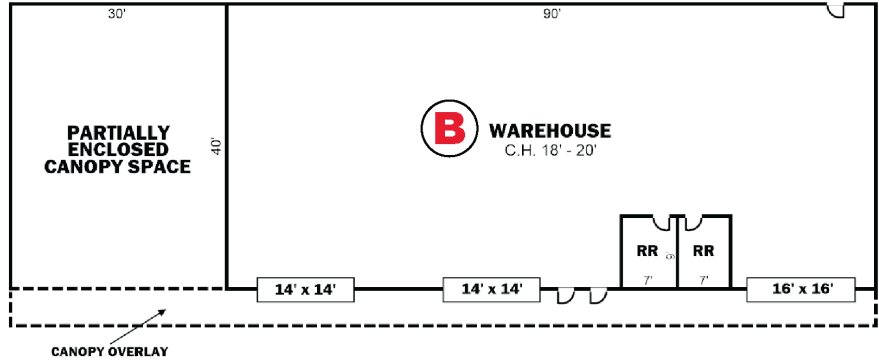
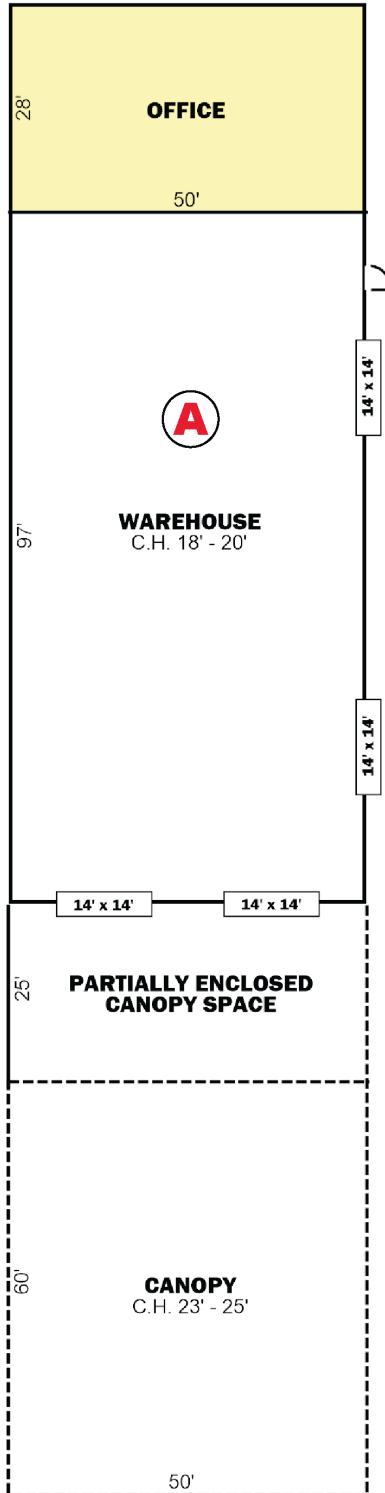
B Warehouse/Canopy
±4,800 SF
Features

- Warehouse: ±3,600 SF
- Partially Enclosed Canopy: ±1,200 SF
- Overlay Canopy
- (2) 14' x 14' Roll-Up Doors
- (1) 16' x 16' Roll-Up Door

Site Plan



Floor Plan - Building A & B



Property Features

- Located in high demand "Oilpatch" submarket
- Wash Rack on site
- Fully fenced and partially paved yard space
- Large yard space



Office Floor Plan - Building A

