

# FOR LEASE

## 31242

### DenBeste Court

Shafter, CA 93263



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# New Construction | Office | Warehouse | Yard | For Lease

## Property Details

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### Property Details

- **Total Available Space** 7,500 SF
- **Warehouse Space** 6,000 SF
- **Office Space** 1,500 SF
- **Parcel Size** 1.34 Acres
- **Zoning** M-2 PD, County of Kern
- **Clear Height** 19' – 20'
- **Automatic Ground Level Doors** Four (4) 14' x 16'
- **Construction Type** Five Foot (5') CMU Wainscoat with the balance of the exterior siding being metal (exterior walls and roof are insulated)
- **APN** 090-340-45
- **Parking Stalls** Eighteen (18)
- Yard area access secured by CMU Block Wall and Wrought-Iron Gate Entrance
- Concrete Parking Lot with 20' concrete apron surrounding warehouse
- Yard area paved with 3" of graded & compacted asphalt grindings

### Lease Rate

- \$1.45 PSF NNN

\*\*Subject can be combined with 31234 DenBeste Court to provide 15,000 SF of industrial building improvements situated on 3.09 acres of land.

### Property Description

The subject property will complete construction by July 1, 2026, and is part of the larger DenBeste Industrial Park. This newly constructed industrial facility is centrally located between Interstate 5 and Highway 99 within ½ mile of the Seventh Standard Road & Enos Lane intersection and less than 1 ½ miles from the Wonderful Logistics Center. The building offers state-of-the-art features such as high office ceilings, large glass windows allowing invigorating sunshine throughout the day, automatic ground-level doors, water fountains in the warehouse, wrought iron gate entrances (can be automatic with keypad or remote access), paved yard areas, and modern landscape amenities. The architect strategically placed all offices along the exterior perimeter walls to maximize and enhance the efficiency of office personnel.

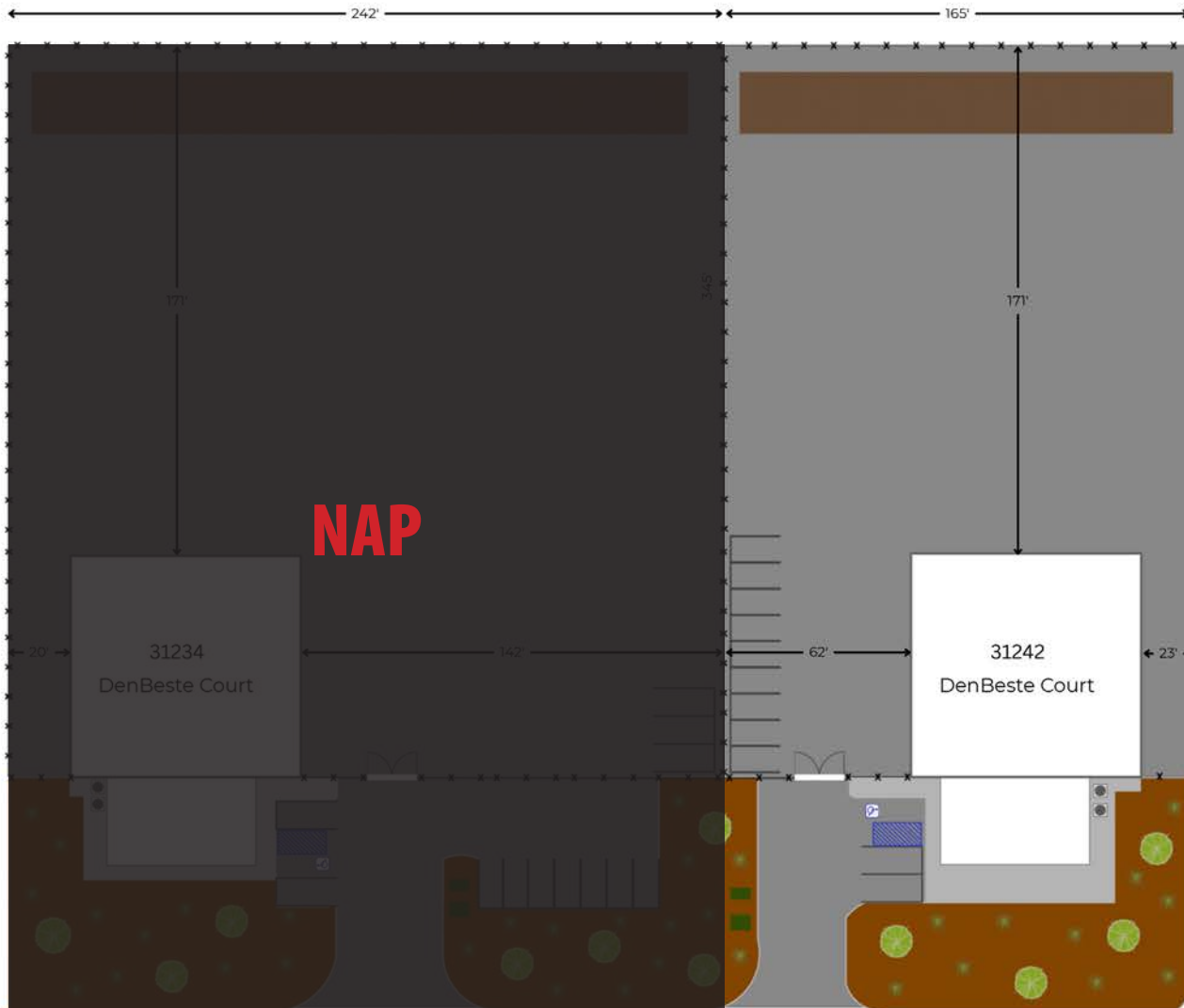
### Utilities

- **Electric** PG&E  
400 Amps, 480/277 volt, 3 Phase, 4 Wire  
(Stepdown Transformer Provided)
- **Gas** PG&E
- **Water** Superior Mutual Water Company
- **Sewer** North of the River Sanitation District

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## Site Plan & Floor Plan

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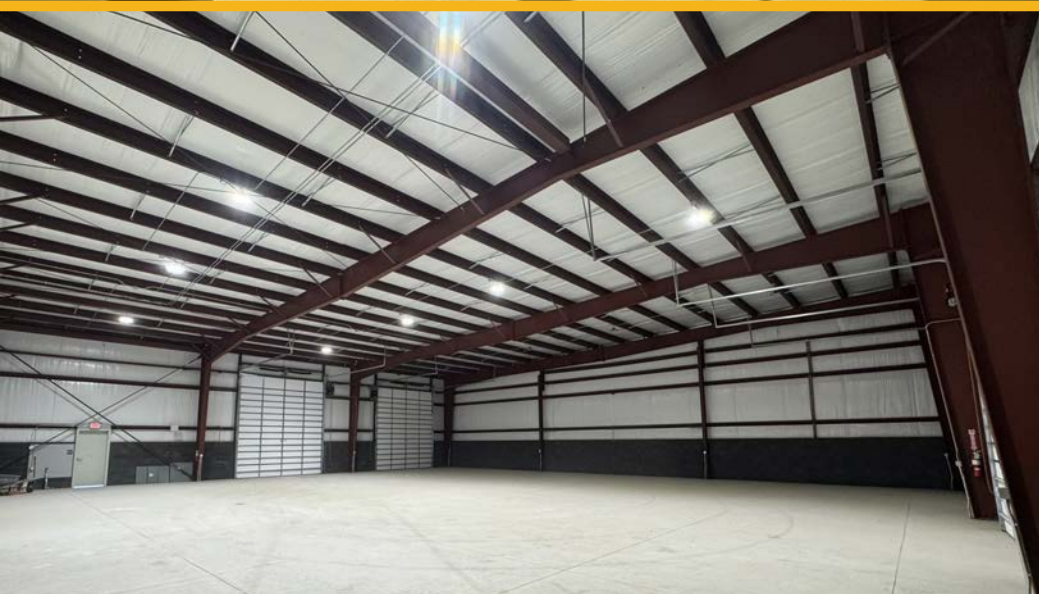




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## Property Photos

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**Aerial Location Map**

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