



**CUSHMAN &
WAKEFIELD**

PACIFIC
COMMERCIAL REALTY ADVISORS

FOR LEASE

19237 Flightpath Way
Suite #B / Bakersfield, CA



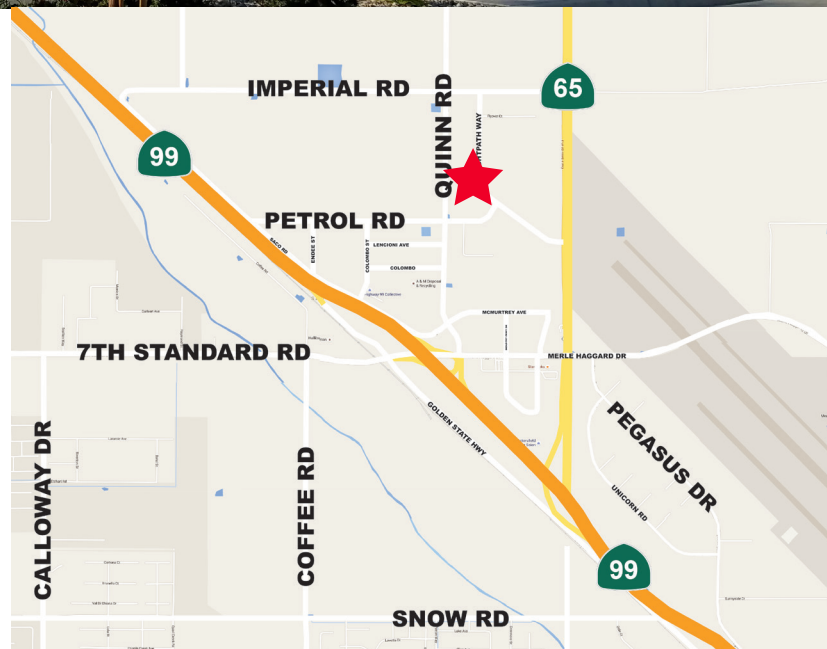
ONLY 5,951 SF LEFT!

5,951 SF Industrial Office/Warehouse

Lease Rate: 85¢/sf Industrial Gross

Property Highlights

Total Available:	5,951 SF
Office:	740 SF 1,432 SF (potential office expansion)
Lot Size:	0.7 Acres
Clear Height:	17' 6" - 19' 6"
Loading:	(3) 12' x 14' Roll-Up Truck Doors
Power:	600Amps, 277/480V, 3Phase
Zoning:	M-2 PD, County of Kern
Construction:	Concrete Tilt-Up
Yard:	Concrete-Paved and Fully Fenced



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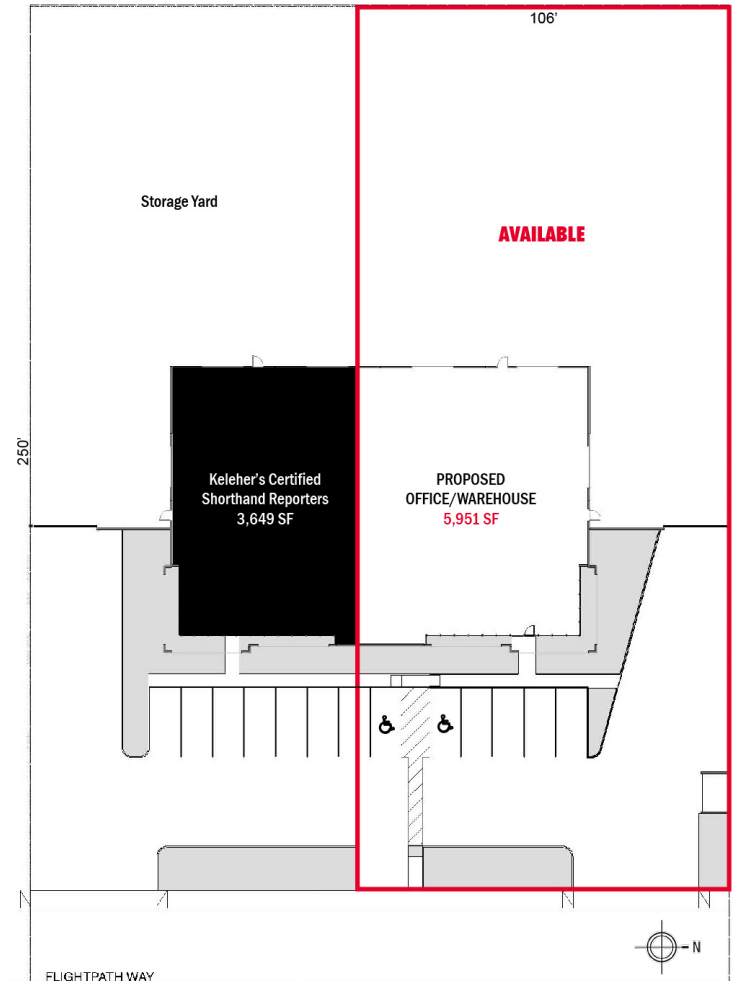
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Site Plan



Warehouse



Yard

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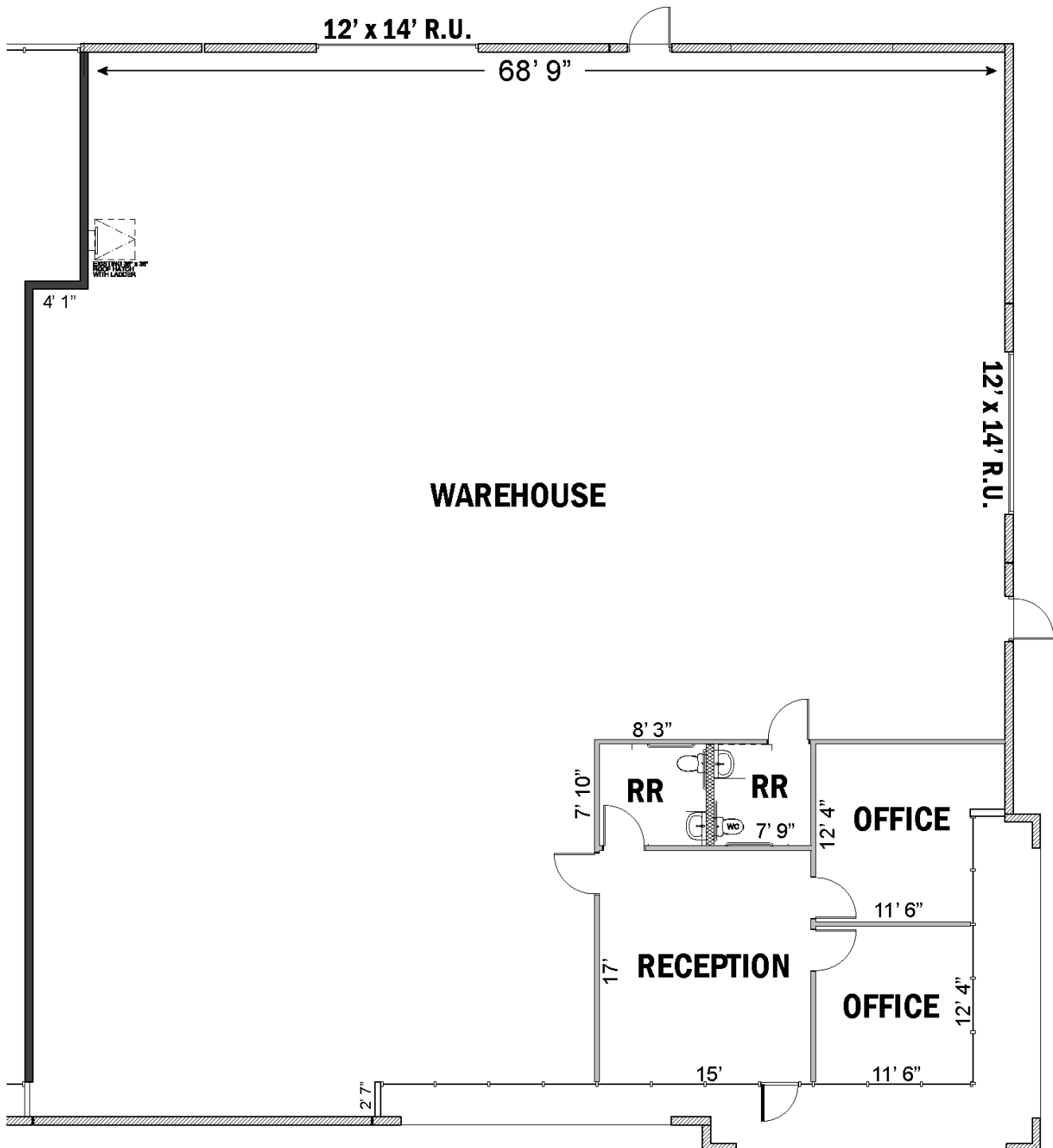
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Floor Plan

Office: 740 SF



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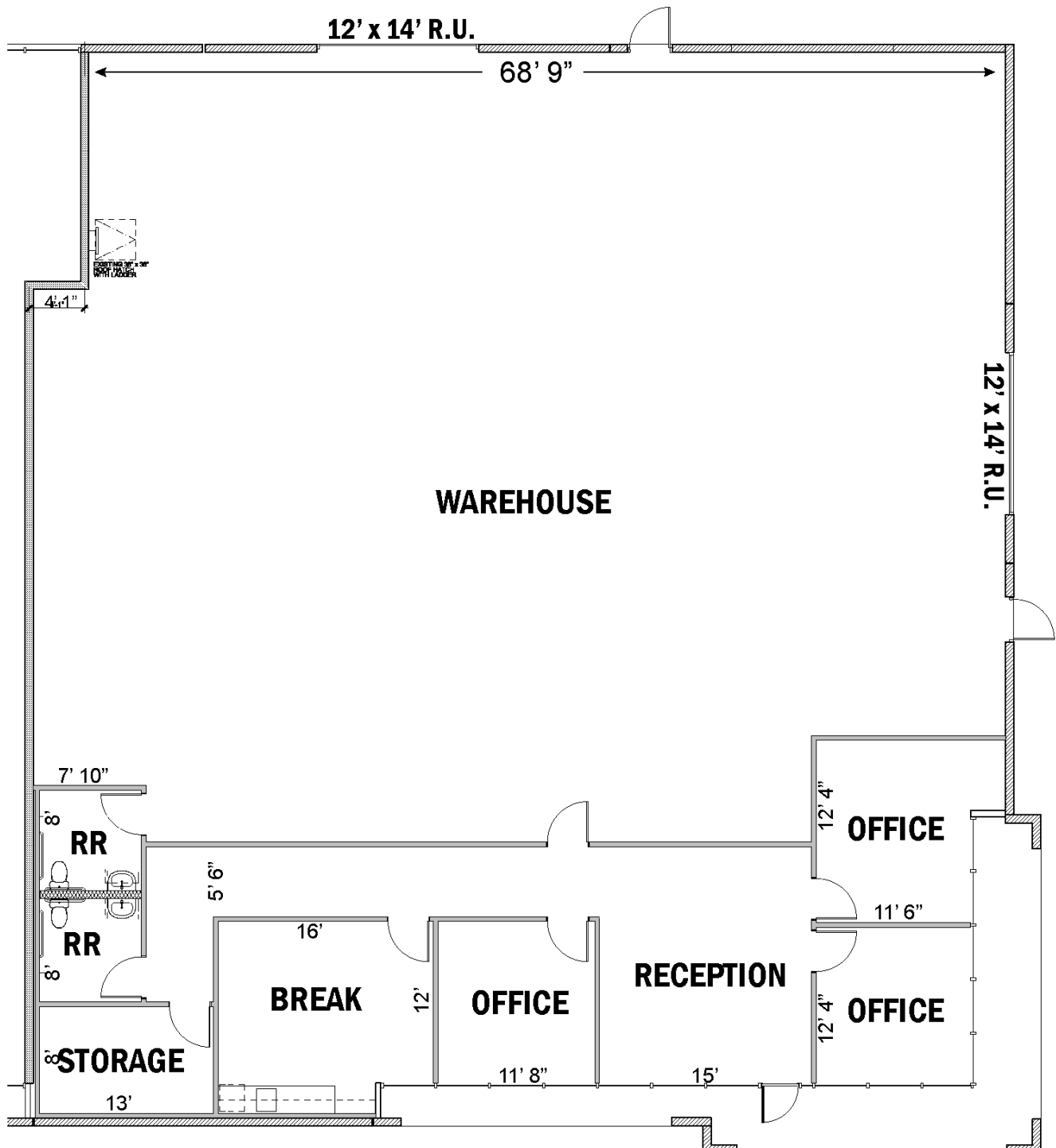
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Floor Plan - Potential Office Expansion

Office: 1,432 SF



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