

INDUSTRIAL SPACE FOR LEASE

# Industrial Office/Warehouse/Yard



6301 SCHIRRA COURT, BAKERSFIELD, CA 93313



## AVAILABLE:

**Total Project Size: 21,864 s.f.**

**Northerly Building Size: 11,042 s.f.**

Warehouse Size: 8,480 s.f.

Office Size (2 Story): 2,562 s.f.

**Southerly Building Size: 10,822 s.f.**

Warehouse Size: 10,822 s.f.

Office Size: None

## RENTAL RATE:

**\$0.67/s.f. NNN**

(\$14,650.00 per month)

## LOCATION:

This 21,864 s.f. office / industrial property is situated on an approximately 1.45 acre parcel east of the intersection of Ashe Road and Schirra Court, between White Lane and District Boulevard, in the heart of the Stockdale Industrial Park in Southwest Bakersfield, California. This location provides easy access to Freeway 99, linking Los Angeles to the south & Fresno to the north.

## DESCRIPTION:

- Single or Multi-Tenant Building in Business/Industrial Park
- M-2 City of Bakersfield (Medium Manufacturing Zoning)
- APN #384-370-03
- Prefabricated insulated metal construction
- Sprinklers: None
- Bay Spacing: Clear Span
- Clear Height - Northern Building: 22' - 24'
- Clear Height - Southern Building: 24' - 26'
- Doors - Northern Building:  
Two (2) 12' x 14' ground level roll-up
- Doors - Southern Building:  
Two (2) 12' x 14' ground level roll-up  
One (1) 12' x 12' ground level roll-up  
Two (2) 8' x 10' dock level

## UTILITIES:

Water: California Water Company  
Sewer: Septic  
Gas: Pacific Gas & Electric  
Electric: Pacific Gas & Electric  
120/208 volt - 100 amp -single phase



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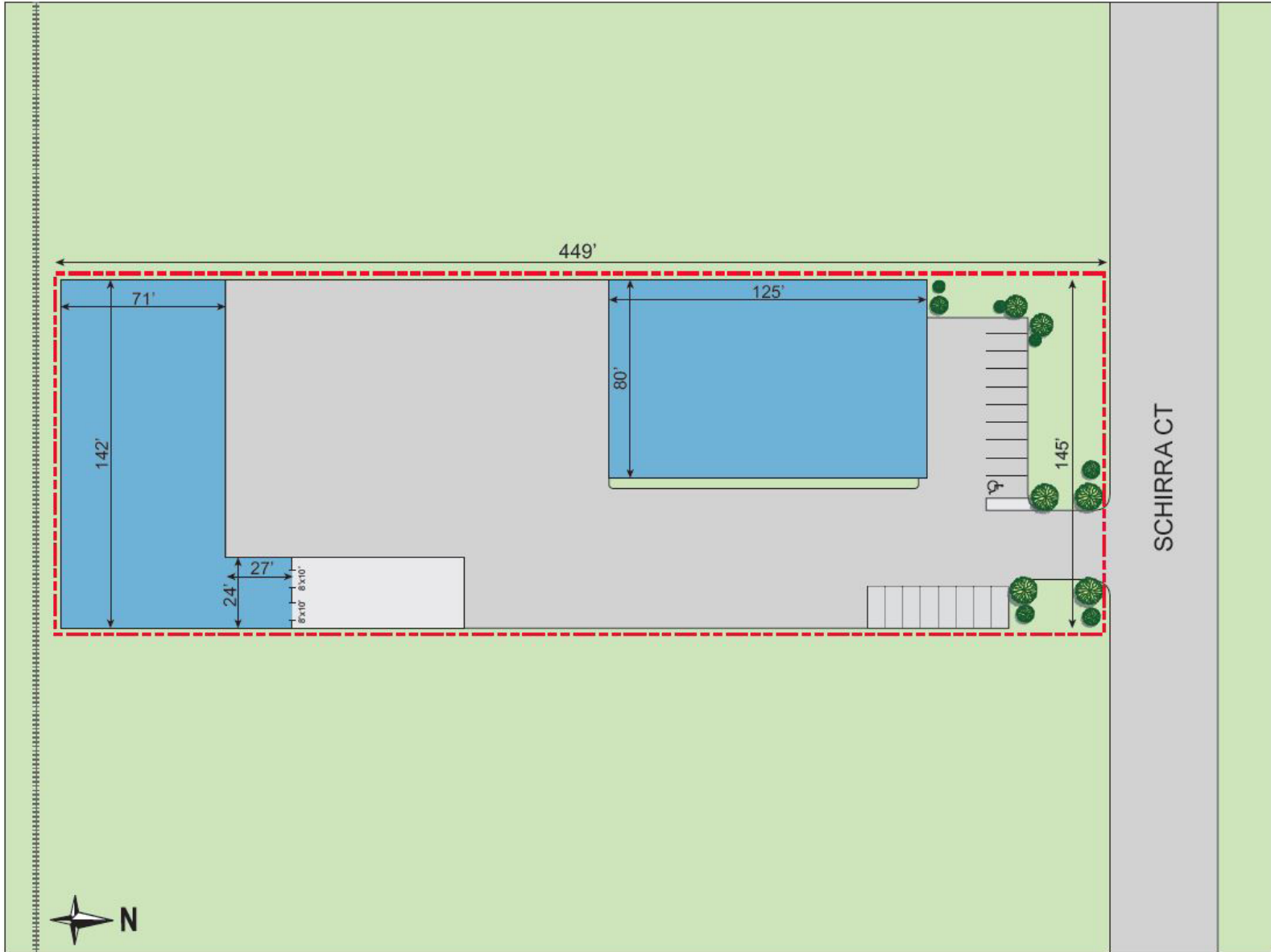
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SITE PLAN:

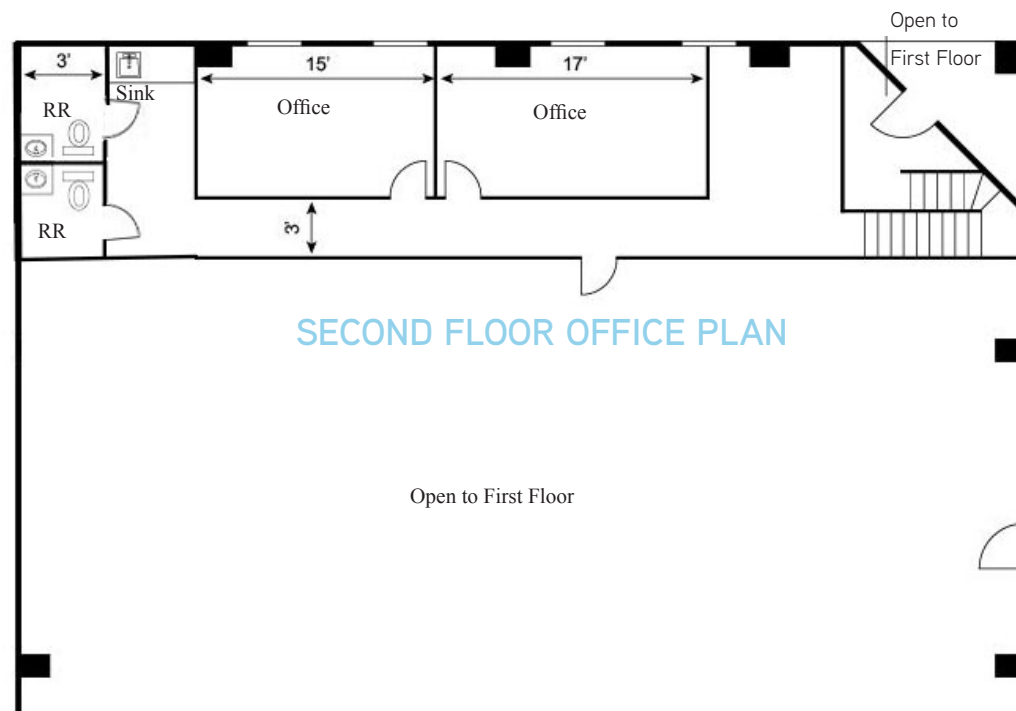


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NORTHERLY BUILDING:



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## Contact Us:

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