

Office | Warehouse | Large Yard

FOR LEASE

22356 Rosedale Highway
Bakersfield, CA

Enos Lane - Highway 43

Gribben Court

Rosedale Highway - Old Highway 58



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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Property Details

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Availability

- **Total Available Space** 4,800 SF
- **Warehouse Space** 3,600 SF
- **Office Space** 1,200 SF
- **Canopy Space** 1,200 SF (Not included in overall square footage of building or project)
- **Yard Area** 3.07 Acres
- **Ground Level Doors** Six (6) 14' x 14'
Three (3) pull through bays in warehouse/shop
- **Clear Height** 16'-18'
- Warehouse/Shop has insulated walls and roof
- CMU block wall surrounds entire property
- Electric gate entry with keypad and remote access from Gribben Court (which is a private road via Enos Lane)
- Four feet (4') concrete landing pad for trailer storage in yard area
- Concrete apron of 20' surrounding building
- Security lighting around perimeter of yard
- Assessor's Parcel Number 104-230-26
- Zoned M-1 PD

Utilities

- **Water** Enos Lane Public Utility District and Ag water well
- **Sewer** Septic tank
- **Gas** Propane tank
- **Electricity** Pacific Gas & Electric - 400 amps of 480/277 volt

Lease Rate

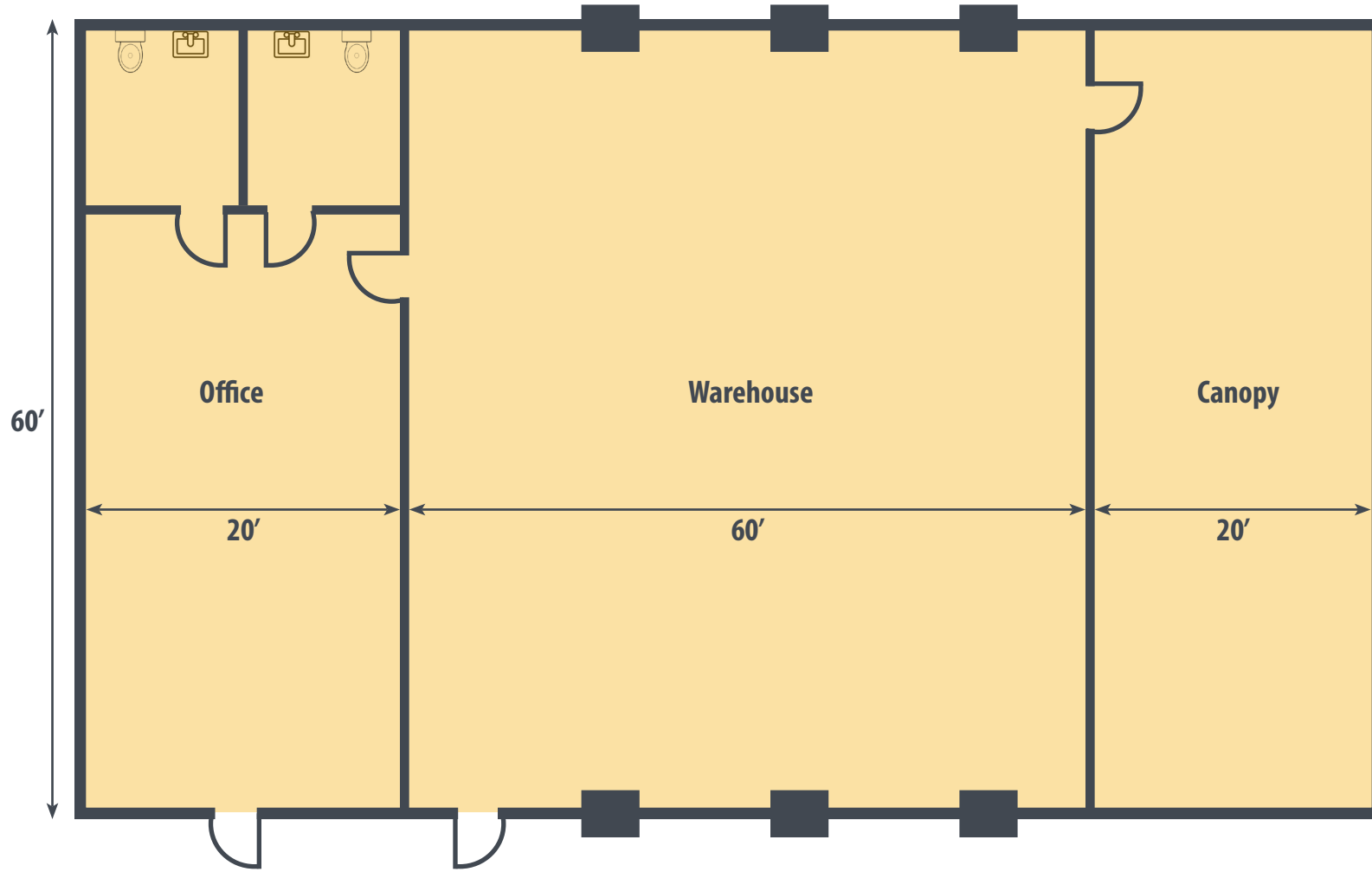
- \$11,000.00 per month Industrial Gross



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Floor Plan

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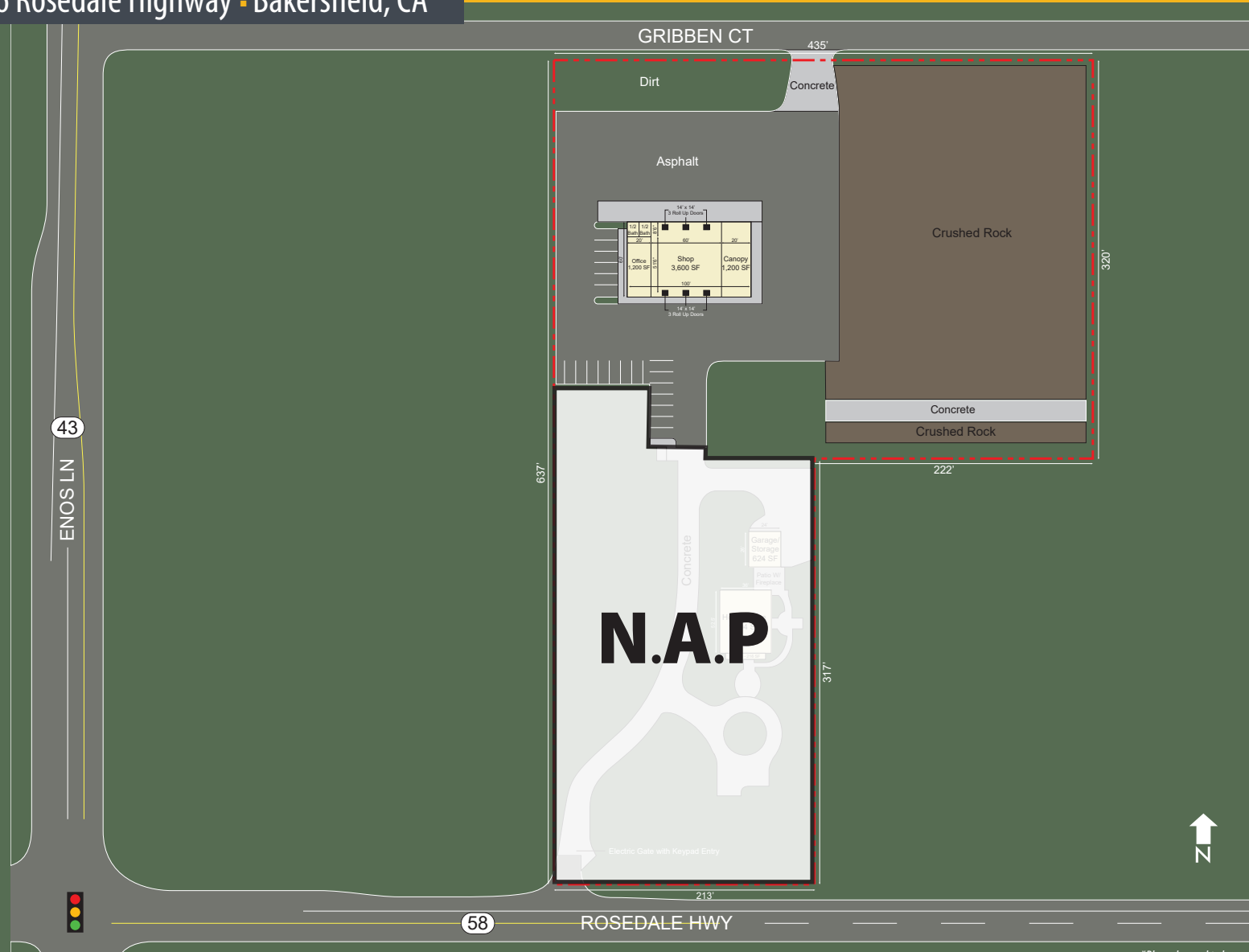


**Plans deemed to be accurate, but not guaranteed. Plan not to scale.*

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Site Plan

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Aerial Map

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