FOR LEASE
INDUSTRIAL OFFICE / WAREHOUSE

4500 SHEPARD STREET, BAKERSFIELD, CA 93313

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FOR LEASE
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PROPERTY INFORMATION

4500 SHEPARD STREET, BAKERSFIELD, CA 93313

4500 Shepard Street is an approximately 18,900 SF, two building multi-tenant, office/warehouse project, situated on approximately 1.49 acres of M-1 zoned land. The project is located in the Stockdale Industrial Park, Southwest Bakersfield, conveniently just minutes west of Highway 99 with on/off ramps on White Lane to the north and Panama Lane to the south.

AVAILABLE

Suite A5:	1,650 SF Total
Office Size:	1,130 SF
Warehouse Size:	520 SF
Former Tattoo Shop	

LEASE RATE:

$1,195/Mo. Ind. Gross

HIGHLIGHTS

- Approximately 18,900 SF, two building multi-tenant, office/warehouse project
- Zoned M-1, City of Bakersfield
- Approx. 1,130 SF of air-conditioned space with approx. 520 SF of warehouse
- Includes restroom, breakroom, and small fenced yard area at rear of the unit (approx. 750 SF of yard space)
- Storefront glass was installed in front of roll-up door. Would make a great show room space
- Each suite is separately metered for utilities
- Each suite has a 12' x 12' roll-up door
- Power: 150 Amps, 120/240 Volt, 3 Phase/4 Wire
- Great southwest location
- Professionally managed

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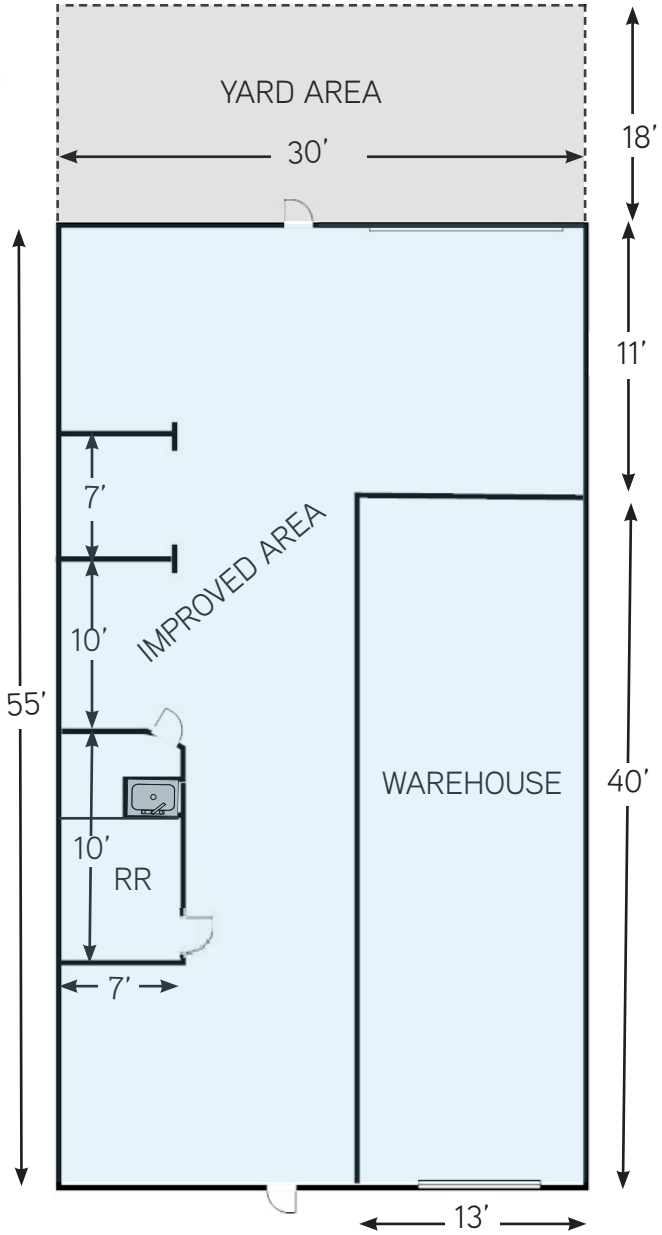
FLOOR PLAN

4500 SHEPARD STREET, BAKERSFIELD, CA 93313

SUITE A5



PLAN
NOT - TO - SCALE

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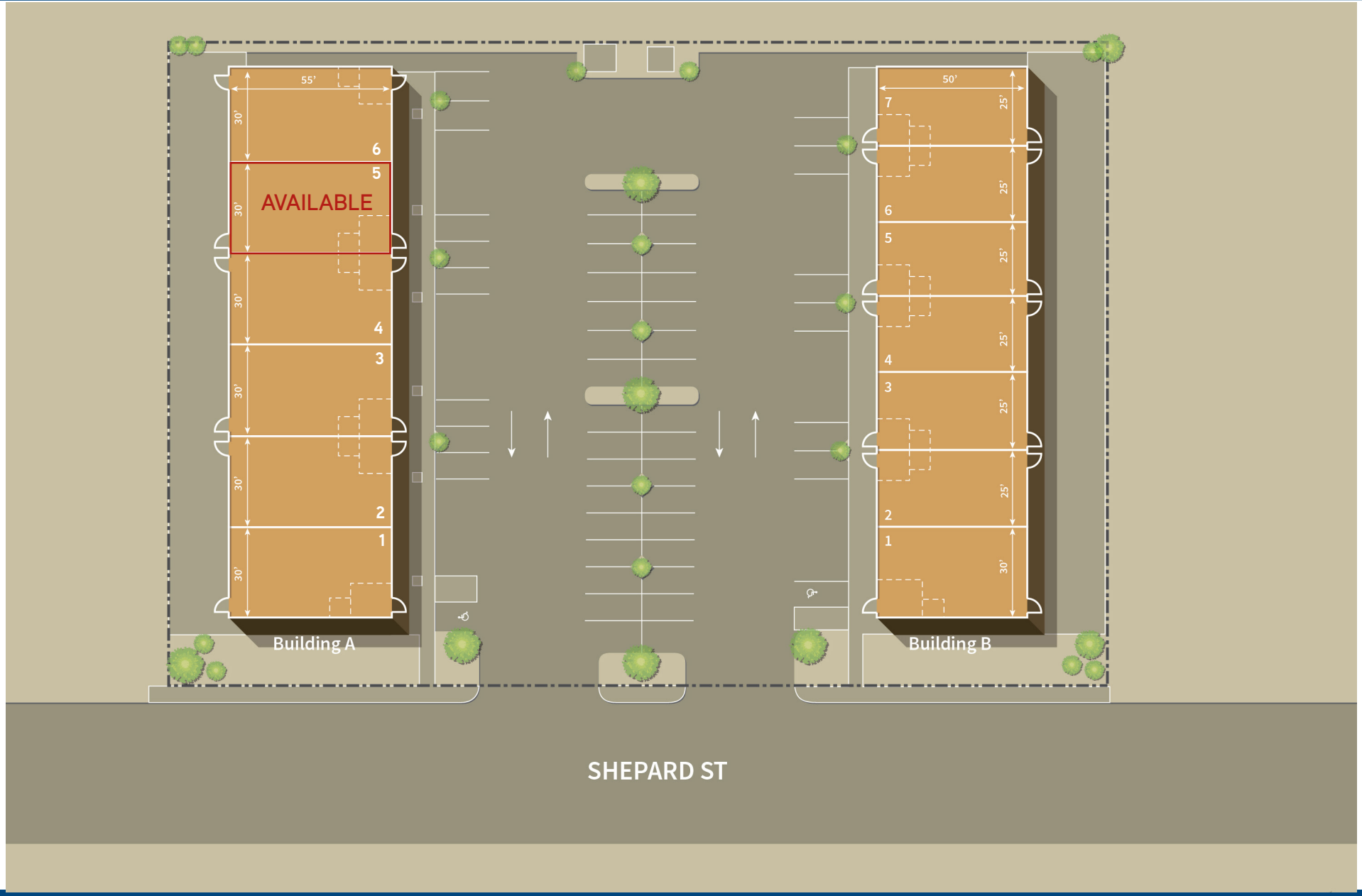
SITE PLAN

4500 SHEPARD STREET, BAKERSFIELD, CA 93313



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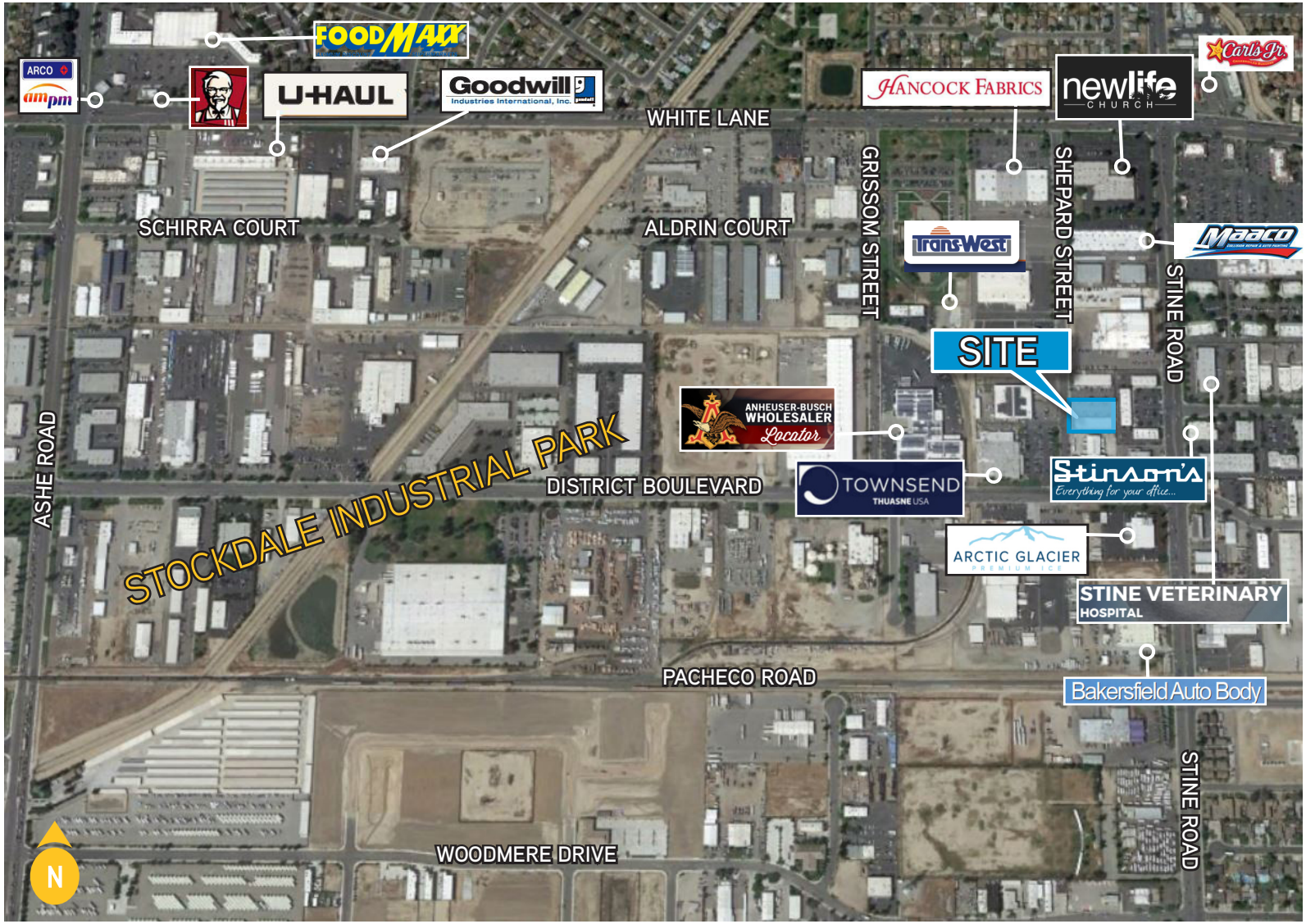
AERIAL

4500 SHEPARD STREET, BAKERSFIELD, CA 93313



CONTACT US

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