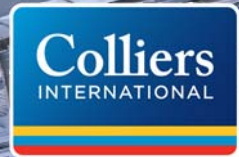


FOR LEASE OR SALE

5903 NATHANIEL WAY
BAKERSFIELD, CA 93313



**UNDER
CONSTRUCTION!**



PROPERTY LOCATION:

Subject property is located in a M-1 Light Industrial Zone on approximately 0.27 acres in Southwest Bakersfield close to White Lane, District Boulevard and Highway 99

PROPERTY HIGHLIGHTS:

- Building Size: 4,000sf
- Office Size: 200+/-sf per suite
- Includes one (1) private office, one (1) restroom and mezzanine storage above office
- Parcel Size: 0.27 acres
- Construction: Prefabricated metal building with nice professional stucco and stone façade.
- Zoning: M-1, Light Industrial
- Parking: Six (6) spaces
- Yard: Fenced with a private sliding gate
- Clear Height: 16'-20'
- Doors: Two (2) 12'x12' ground level roll-up doors in Suite B and Two (2) 12' x 14' ground level roll up doors in Suite A

AVAILABLE:

Suite A: 2,000sf
Office: +/-200sf

Suite B: 2,000sf
Office: +/-200sf

LEASE RATE:

\$0.90/sf. Industrial Gross

SALES PRICE:

\$550,000.00

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UTILITIES:

Water: City of Bakersfield

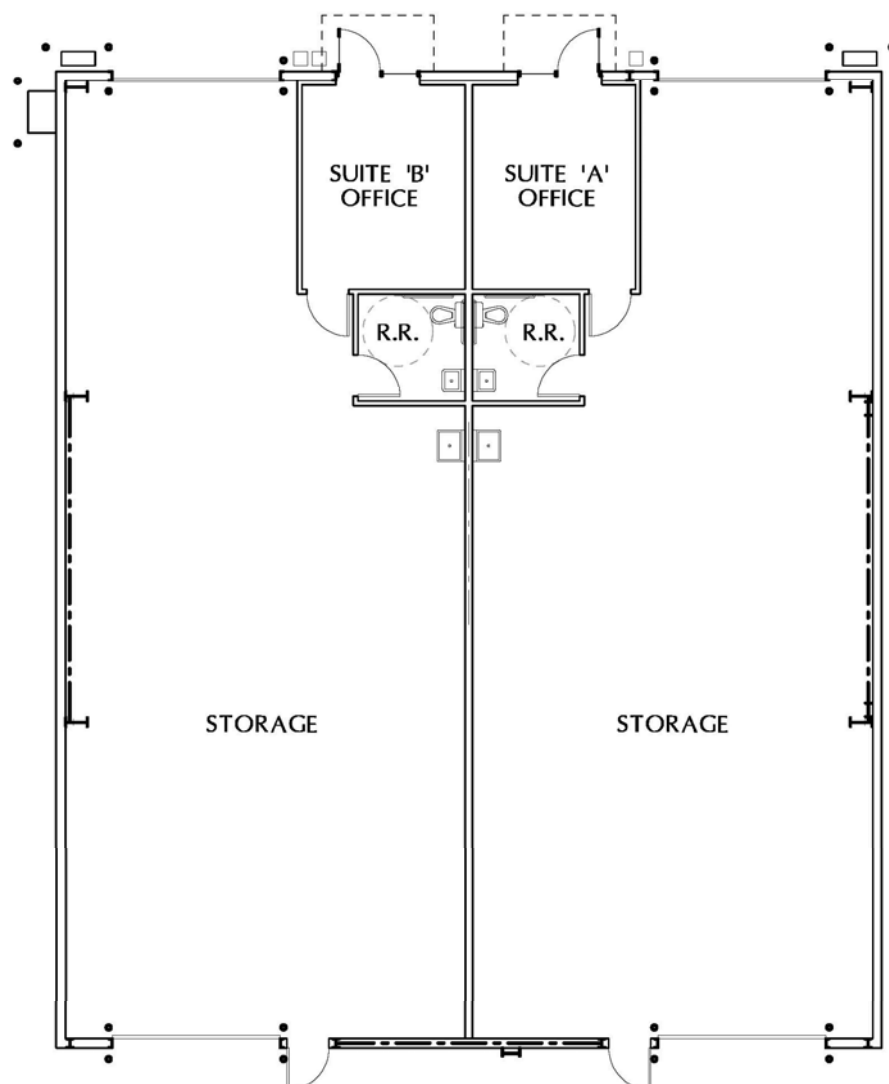
Sewer: City of Bakersfield

Gas: PG&E

Electric: PG&E

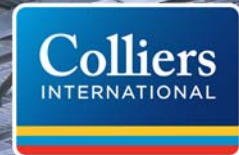
120/240 Volt, 200 Amps, 3 Phase (Per Suite)

FLOOR PLAN:

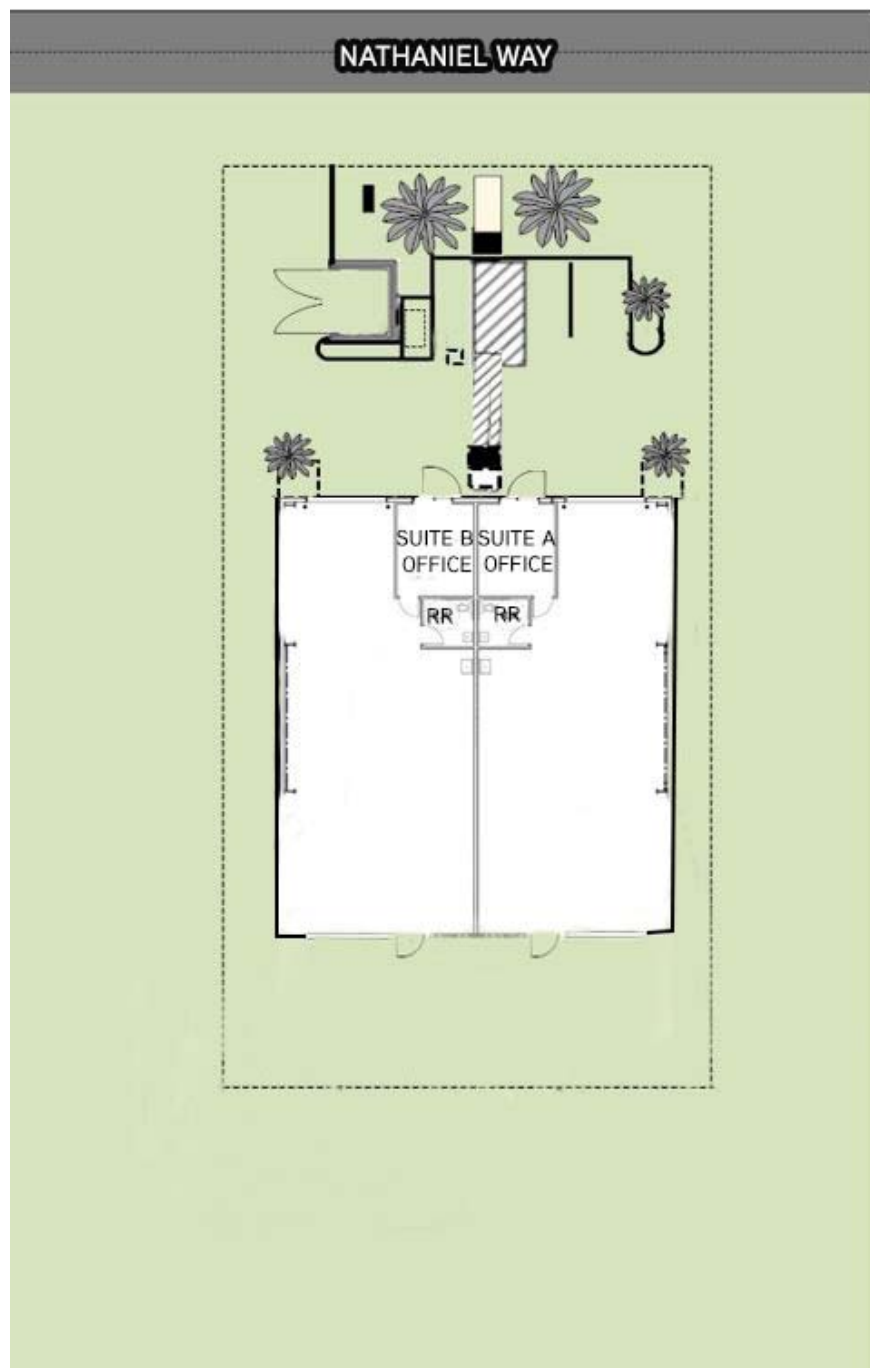


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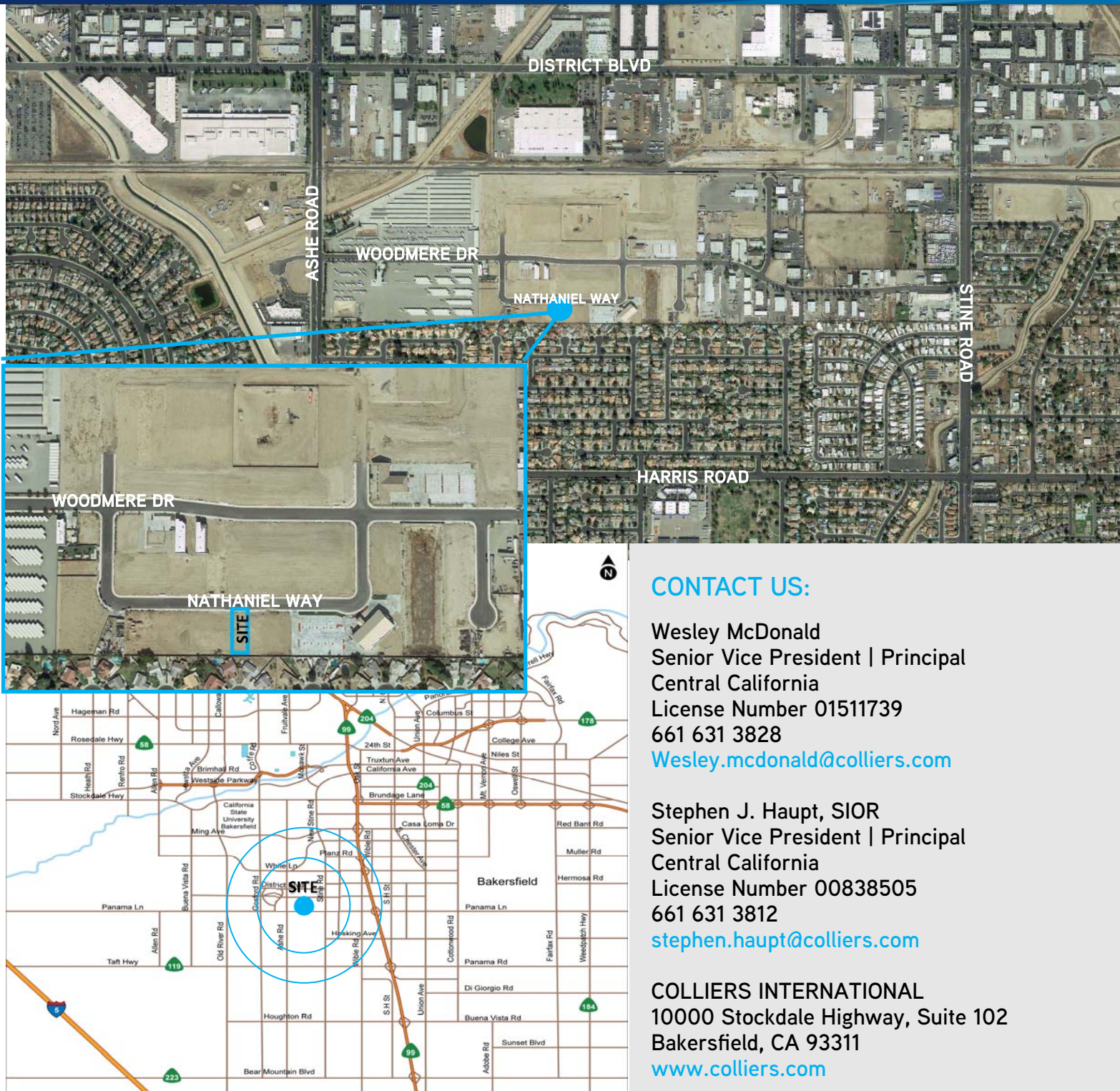
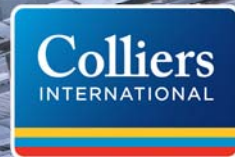


SITE PLAN:



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