

FOR LEASE INDUSTRIAL OFFICE/WAREHOUSE LOCATED ON 5 ACRES OF LAND



8738 DESWAN COURT, SHAFTER, CA 93263



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FOR LEASE OFFICE/WAREHOUSE PROPERTY INFORMATION

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Subject property is located on NR (Natural Resource) zoned land on approximately 5.0 acres in Shafter, California. This property is centrally located between Highway 99 and Interstate 5 at the Highway 43 and 7th Standard Intersection. This property is at the middle point between Elk Hills, Kern River and Belridge Oilfields.

AVAILABLE

Total Available: 2,400 SF
Office Size: 200 SF
Land: 5.0 Acres

Lease Rate: \$4,500/MO. Industrial Gross

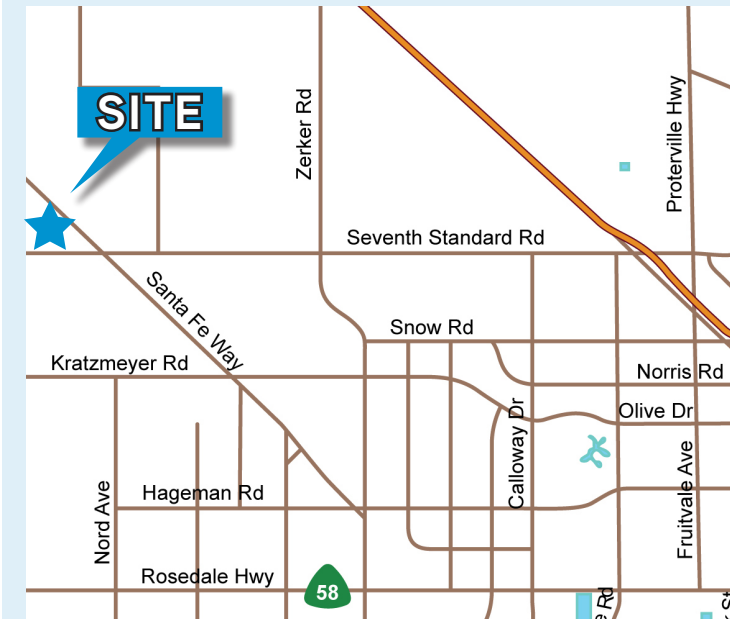
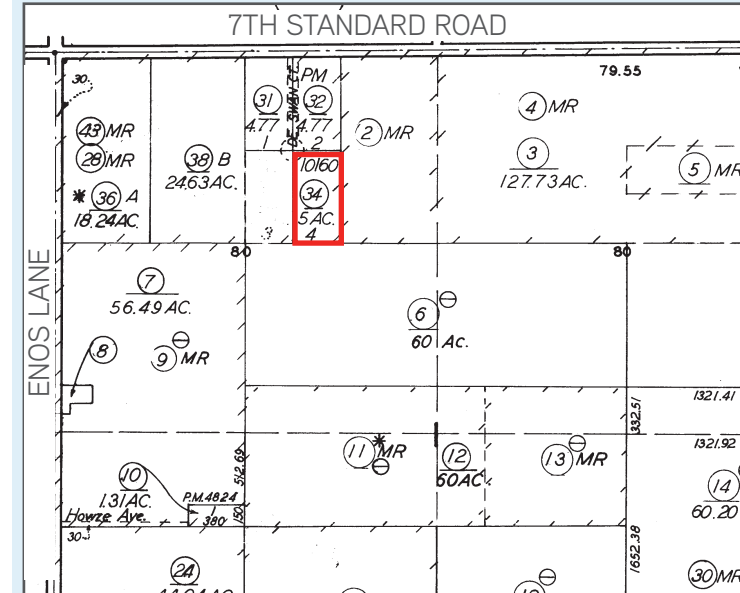
Can be combined with 8920 DeSwan Court for 9.77 Total Acres + 4,800 Square Feet

DESCRIPTION / HIGHLIGHTS

- Office/Warehouse which includes one (1) 12'x12' office and one (1) 7'x7' restroom
- Zoned NR (Natural Resource) County of Kern
- Fully fenced yard
- Two (2) points of ingress/egress onto property from DeSwan Court
- Clear Height: 14'-16' in warehouse
- Two (2) 12'x14' ground level roll-up doors
- Immediately adjacent to the new Chevron Truck Stop just completed in December 2018
- APN #: 104-012-34

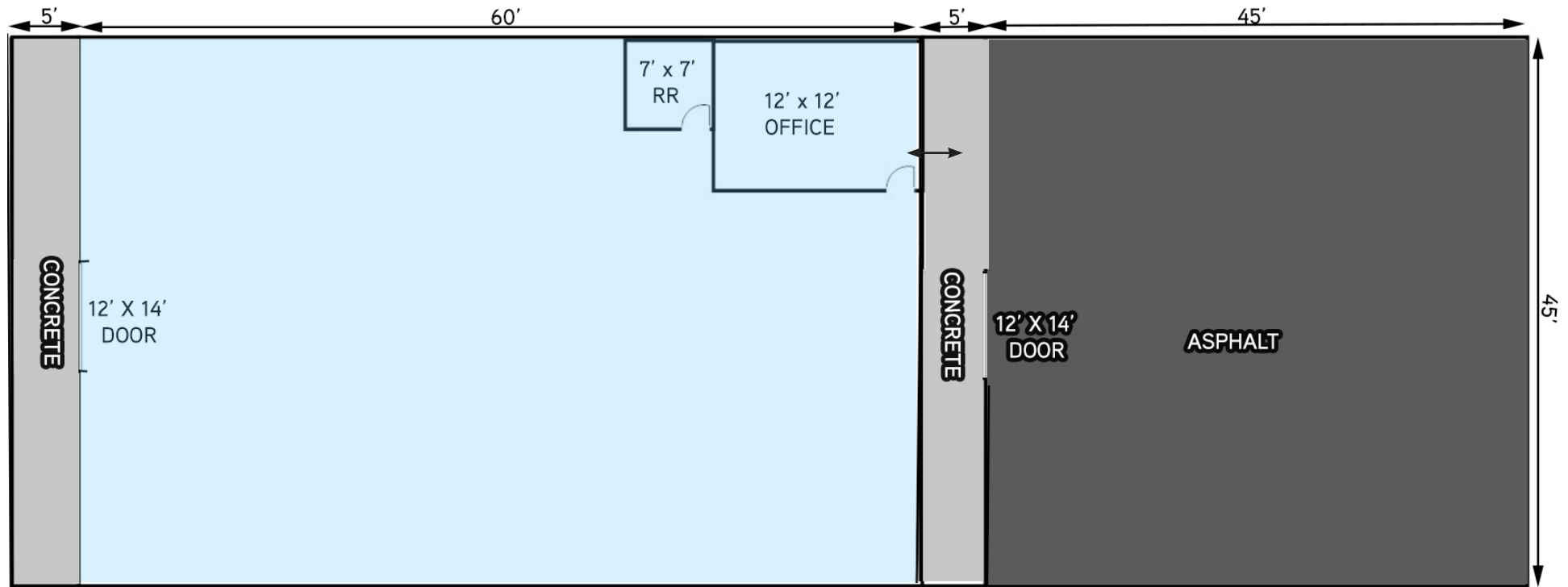
UTILITIES

WATER: Superior Water District
SEWER: Septic
GAS: PG&E
ELECTRIC: PG&E
120/208 Volt, 200 Amps, 3 Phase, 4 Wire



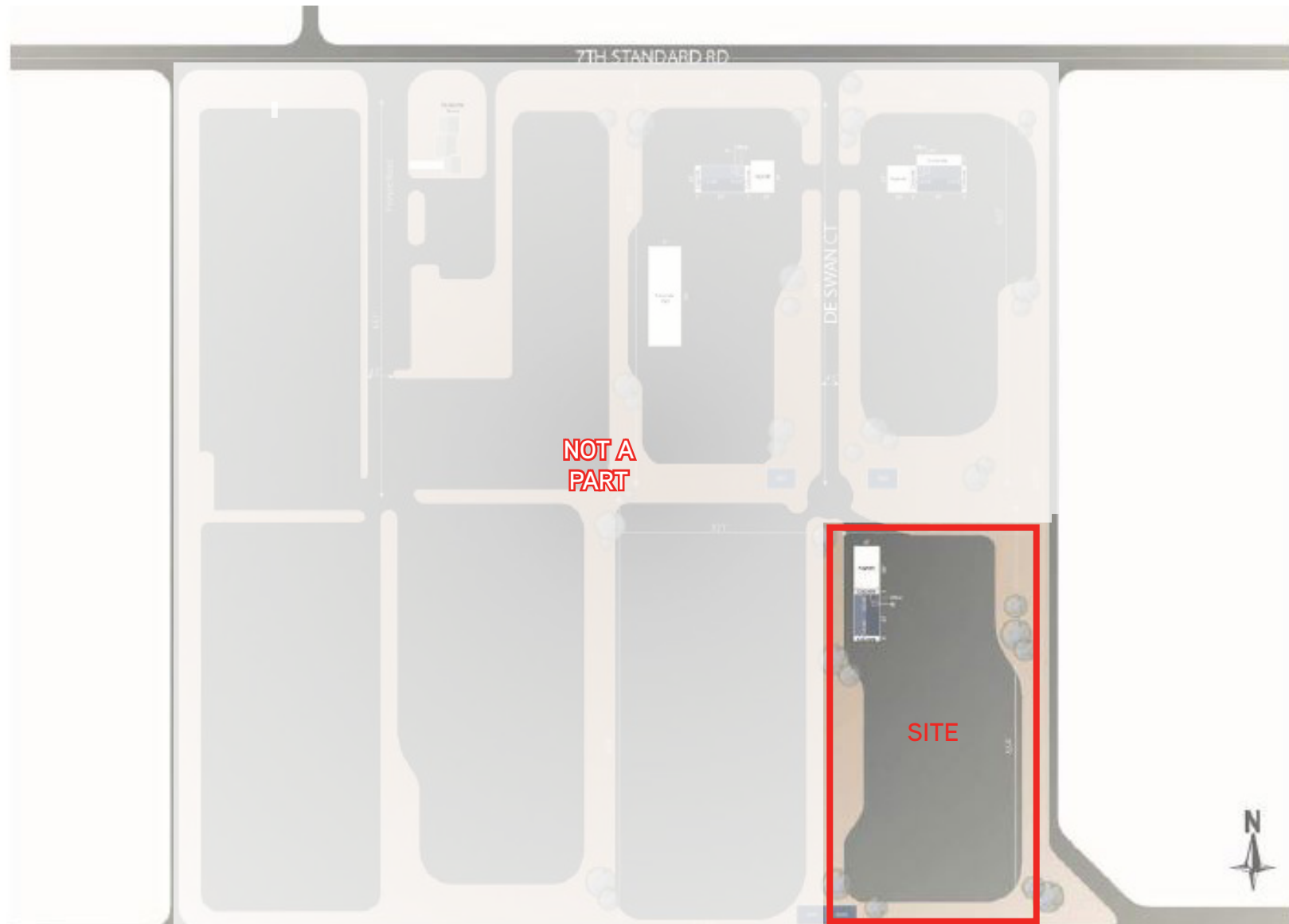
FOR LEASE OFFICE/WAREHOUSE FLOOR PLAN

8738 DESWAN COURT, SHAFER, CA 93263



FOR LEASE OFFICE/WAREHOUSE SITE PLAN

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FOR LEASE OFFICE/WAREHOUSE AERIAL

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