

Office ▪ Warehouse ▪
Fenced Yard

AVAILABLE
For Lease

1567
James Road
Suite A
Bakersfield, CA

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Wesley M. McDonald ▪ Senior Vice President ▪ 661 885 6950 ▪ wesley.mcdonald@asuassociates.com ▪ CA RE #01511739
Parker Reynolds ▪ Associate ▪ 661 885 6925 ▪ parker@asuassociates.com ▪ CA RE #02156913
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

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Property Information & Office Floor Plans

1567 James Road • Suite A • Bakersfield, CA

Subject property is in the Airport submarket, which is the fastest growing Industrial submarket in Bakersfield. The subject property is adjacent to the newly constructed 2.6M SF Amazon Distribution Center and across the street from a 73,200 SF Cross-Dock CTU Warehouse that is currently under construction. The office area is two-story and there is a small yard accessible from the west side of the building.

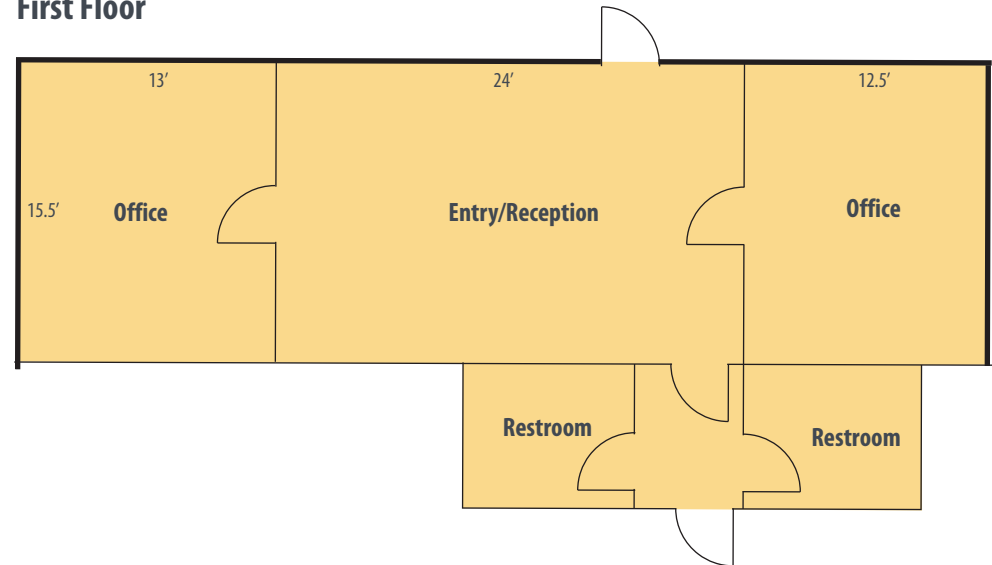
Property Details

- **Total Building** 6,850± SF
- **Total Available** Suite A - 3,850± SF
- **Office Space** 1,700± SF (2 story)
- **Lot Size** 0.65 Acres
- **Fenced Yard** 4,125 SF crushed rock paved
- **Zoning** M-2 PD (Medium Industrial), County of Kern
- **Insulation** Warehouse walls & roof
- **Clear Height** 21'6" - 24'
- **Doors** Two (2) 20' x 16' Ground Level
- **Power** 200 Amps, 120/208v, 3 Phase, 4 Wire
- **Lease Rate** \$1.15 PSF/Month IG

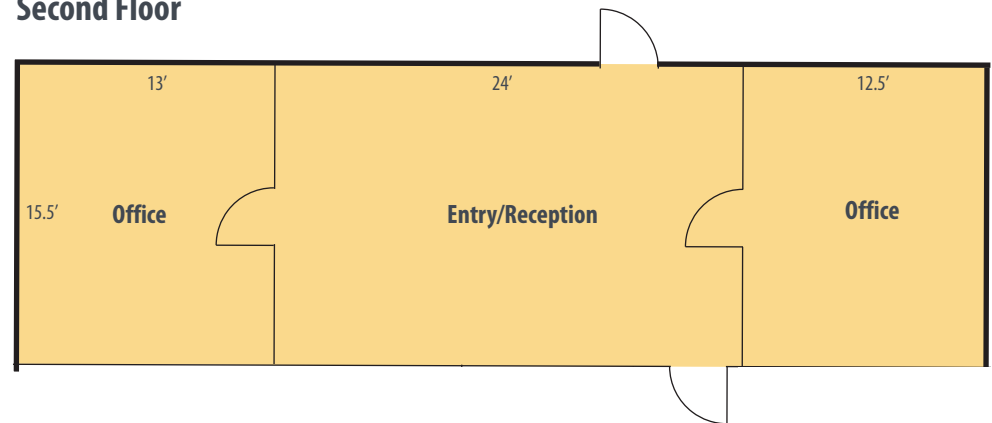
Utilities

- **Electric** PG&E
- **Gas** The Gas Company
- **Water** North of the River
- **Sewer** North of the River

First Floor



Second Floor



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

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Site Plan

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Aerial Photo

1567 James Road - Suite A - Bakersfield, CA



1567 James Road



Kiewit

T&T TRUCK & CRANE SERVICES

Carrier Parkway Avenue

James Road

Airport Drive

1447
Carrier Parkway Avenue
73,200 SF Warehouse/
Distribution Building
on 4.90 Acres
Under Construction
with Q2 2023 Delivery Date

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Airport Submarket Aerial Map

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