



New Office | Warehouse Construction with Large Yard Area **FOR LEASE**

13150 BV Lake Court ■ Bakersfield, CA



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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It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

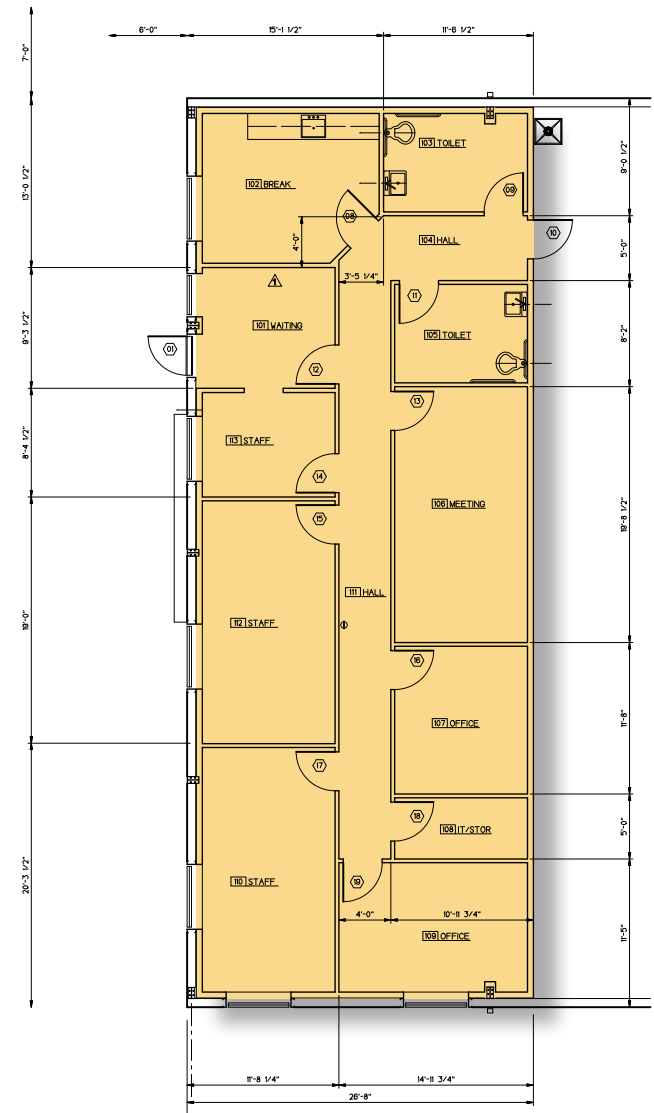
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- **Total Available Space** 9,800 Square Feet
- **Warehouse Space** 7,927 Square Feet
- **Office Space** 1,873 SF
- **Ground Level Doors** Four (4) 12'x14'
- **Clear Height** 23' 1" - 32' 3"
- **Lighting** LED
- **Power** 400 amps of 120/240 volt
- Warehouse has insulated walls
- Building signage available
- Parcel Size – 4.57 acres zoned M-1 PD (Light Industrial – Precise Development) per the County of Kern
- APN # 184-012-35
- Rolling gate entrances into the yard
- Easy access to Northbound and Southbound Interstate 5, Highway 43 and Highway 119
- Majority of yard paved with Asphalt or Concrete or asphalt grindings
- Multiple points of ingress/egress to property
- Six-foot-tall chain link fence surrounding property
- Private road access with safe and secure ingress/egress onto South Enos Lane
- Monument / Pylon Signage with or without electrical service to provide lit sign
- Located near the Taft Highway (Hwy 119) and Enos Lane (Hwy 43) intersection.
- Warehouse has two (2) pull-through Bays
- Concrete apron surrounding building area
- Can be combined with 13160 BV Lake Court Road
- Ready for occupancy on Q4 2022

Utilities
Electric

- \$12,000.00 per month on a NNN basis

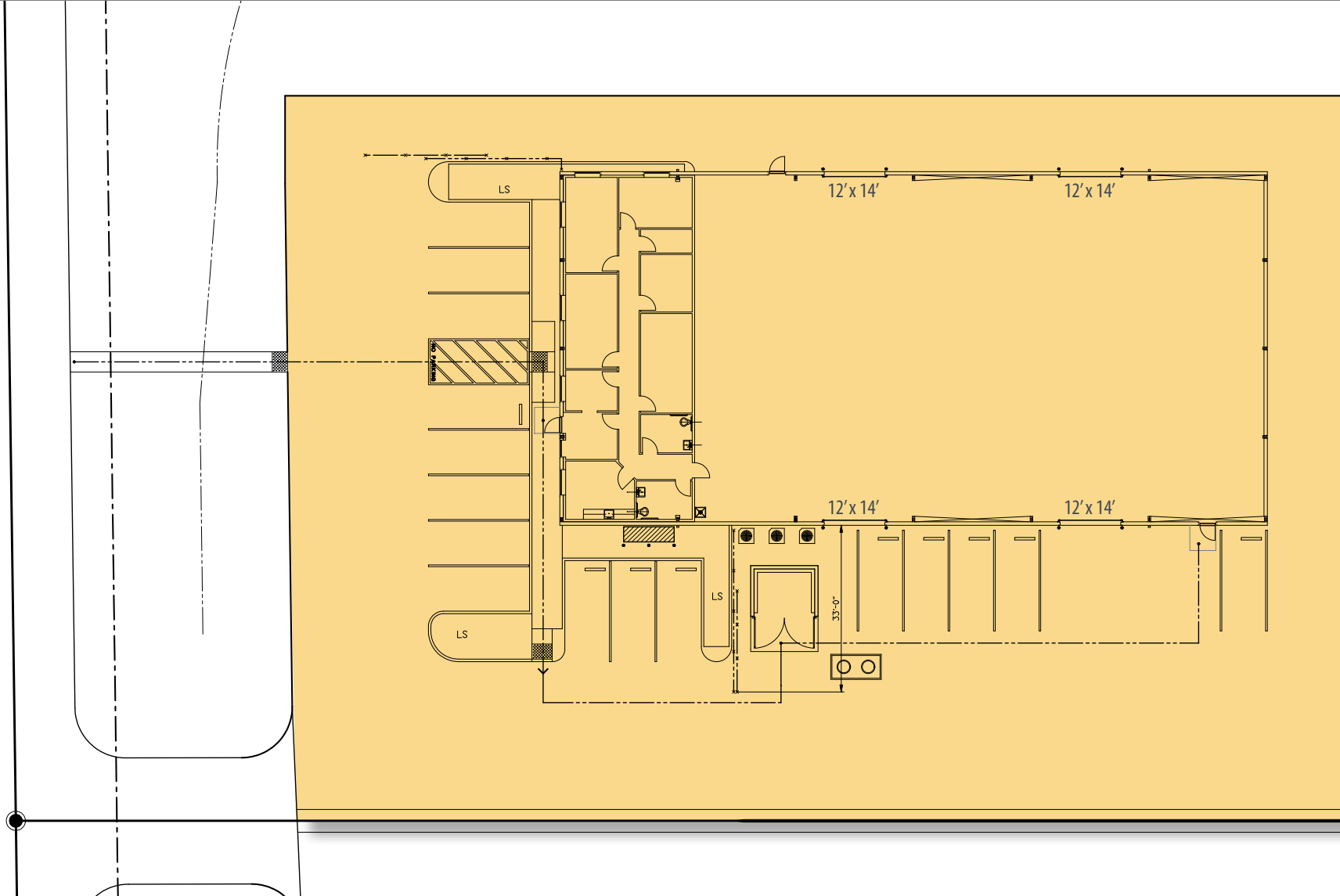
- Property can be combined with adjacent parcel to the south for a total of 19,600 SF of building area & 9.28 acres of land



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Site Plan



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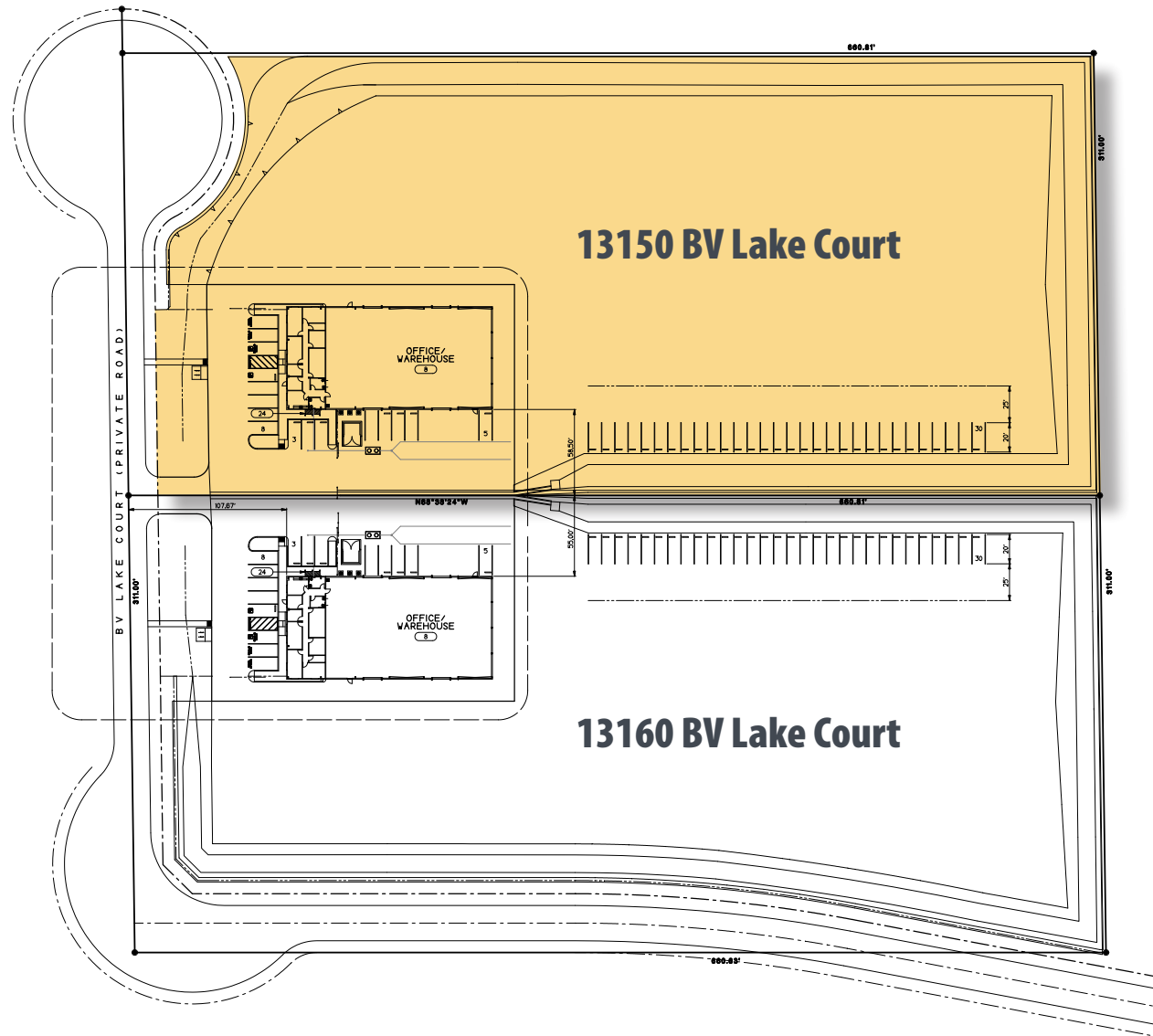
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Overall Site Plan



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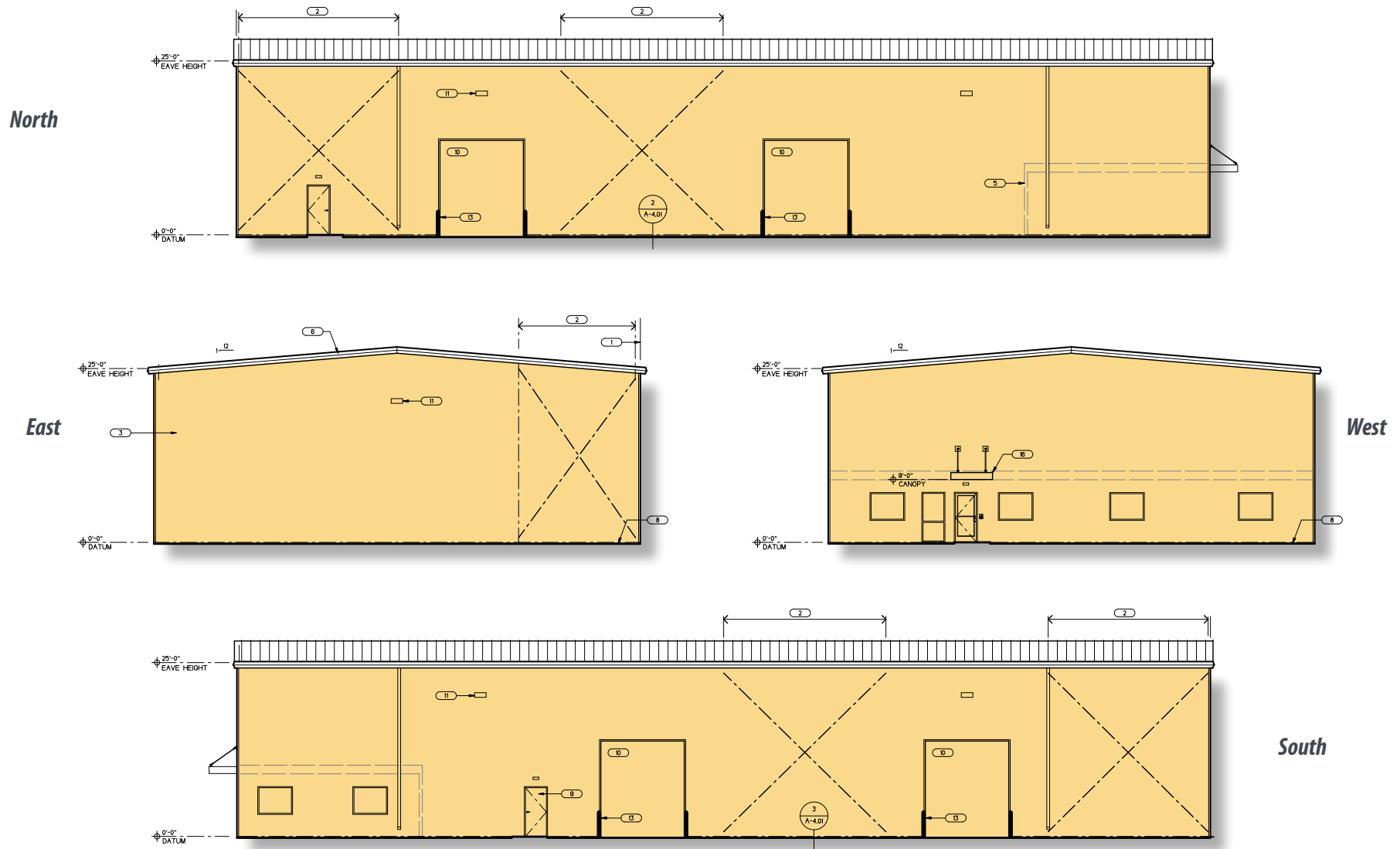
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Exterior Elevations



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Location Map



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