



AVAILABLE FOR LEASE

3565 LANDCO DRIVE  
BAKERSFIELD, CA

# FOR LEASE

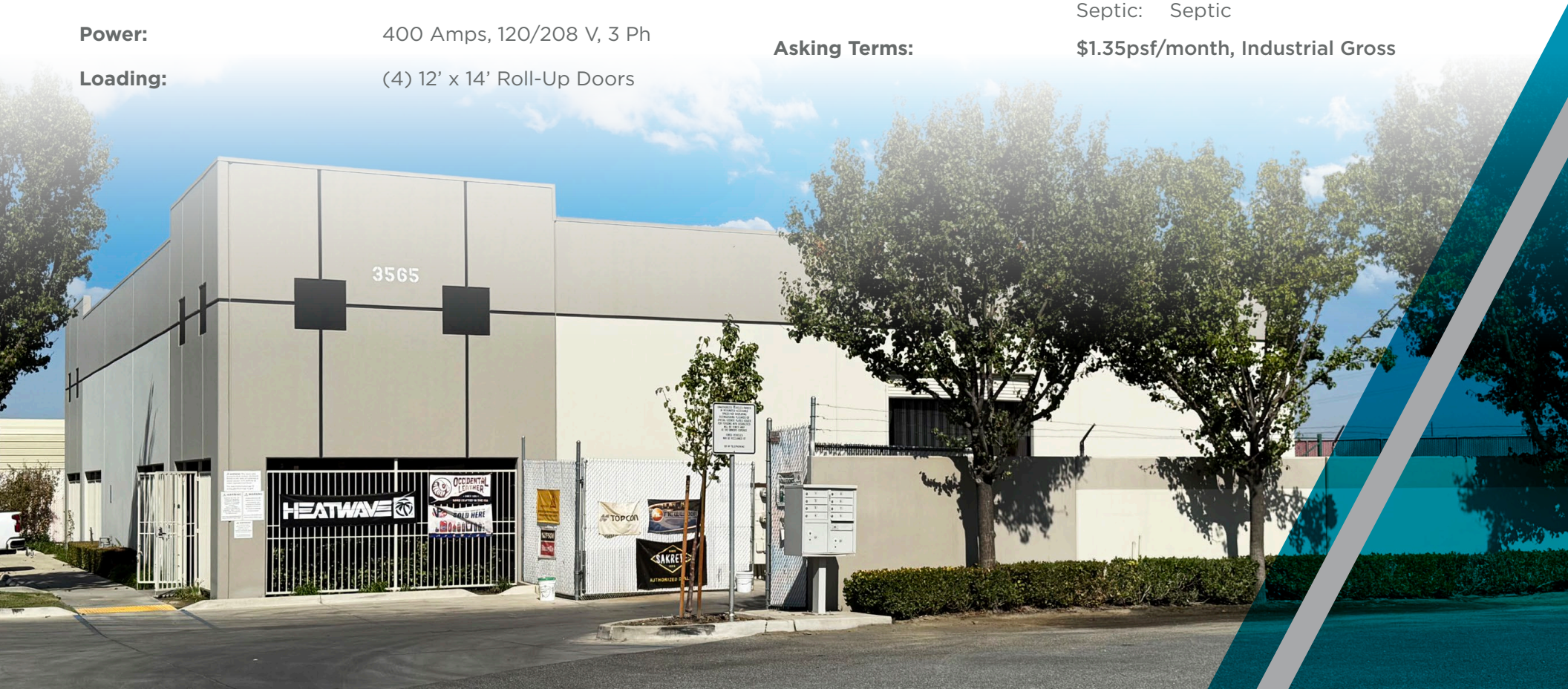
## 3565 LANDCO DRIVE



- Concrete tilt-up industrial space with a fenced and paved yard located in popular “Oilpatch-Rosedale” submarket
- Features ample parking space, and a strategic location with easy access to/from major transportation routes
- Close proximity to a variety of amenities—restaurants, gas stations, retail, & other industrial and office users

### PROPERTY HIGHLIGHTS

<b>Total Available:</b>	±8,000 SF	<b>Zoning:</b>	M-2, County of Kern
<b>Office:</b>	±522 SF	<b>Utilities:</b>	Electric: PG&E Gas: The Gas Company Water: California Water Service Septic: Septic
<b>Paved Yard:</b>	±26,205 SF	<b>Asking Terms:</b>	\$1.35psf/month, Industrial Gross
<b>Power:</b>	400 Amps, 120/208 V, 3 Ph		
<b>Loading:</b>	(4) 12' x 14' Roll-Up Doors		



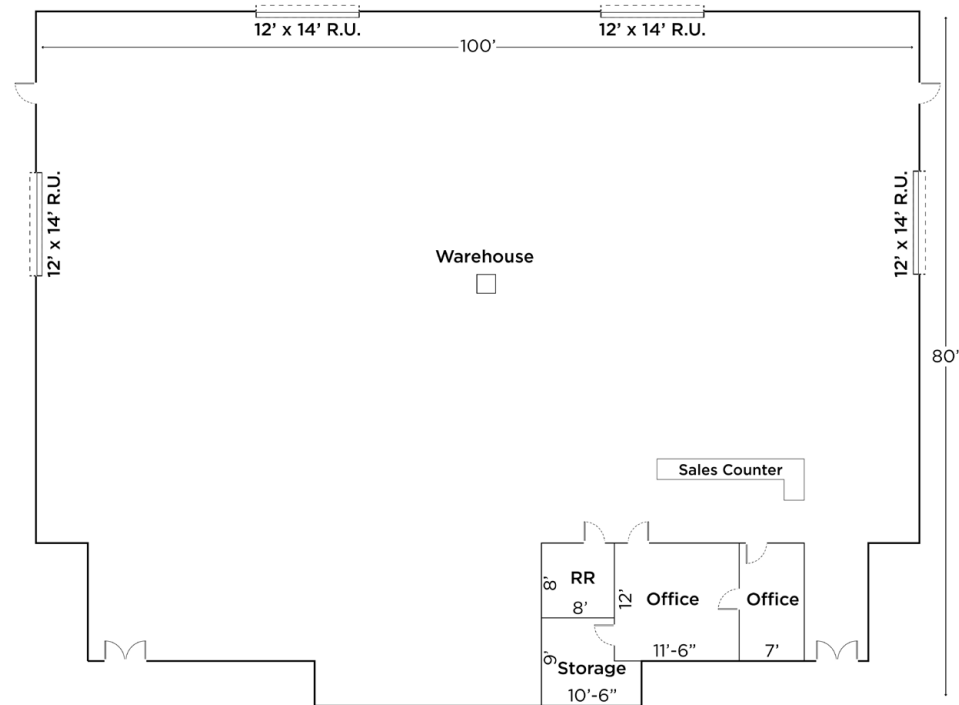
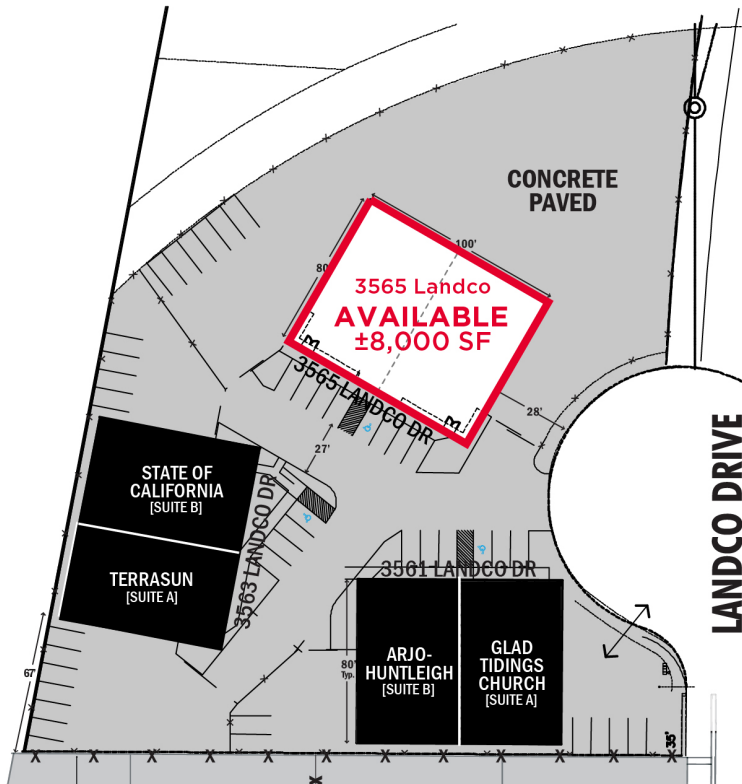
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SITE PLAN

FLOOR PLAN



Not To Scale

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