

+/-1,164 SF

# For Lease

Ashe Road Business Center  
4300-4600 Ashe Road  
Bakersfield, CA 93313

**Reduced Lease Rate - \$995/mo.**

**Free Rent Incentive: One (1) month of free rent on a two (2) year lease term, or two (2) months of free rent on a three (3) year lease term.**

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*Ashe Road Business Center* is located on the northeast corner of Ashe Road and District Boulevard in the heart of the Ashe Road Business Park in Southwest Bakersfield, California. This location provides easy access to Freeway 99, linking Los Angeles to the south and Fresno to the north.

## Features & Amenities

- Ashe Road Business Park is multi-tenant business/industrial park
- M-2 City of Bakersfield Zoning
- 4.90 acre lot
- Concrete tilt-up construction
- High visibility and frontage on both Ashe Road and District Blvd
- 12' x 14' roll-up doors - Available in most units
- Seperate utilities
- Utilities:
  - Water: California Water Company
  - Electric: PG&E
  - Power: 120/208 Volt, 200 Amp, 3 Phase
  - Gas: PG&E
- Professional Property Management





## Availability (APPROX)

Suite 113

+/- 1,164 SF

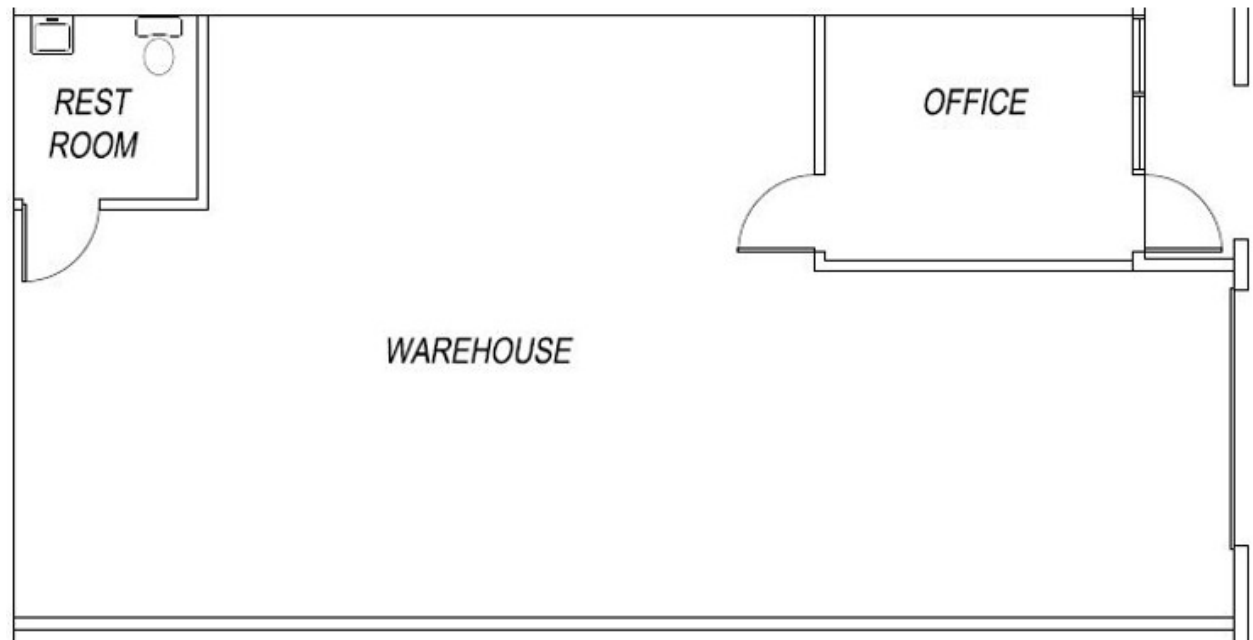
## Basic Lease Rate

\$995/mo. Industrial Gross - Office/warehouse

\* Free Rent Incentive: One (1) month of free rent on a two (2) year lease term, or two (2) months of free rent on a three (3) year lease term.

## Floor Plan

Suite 113  
+/- 1,164 SF  
Available



Floor Plan not to scale



## Availability (APPROX)

Suite 204

+/- 1,164 SF

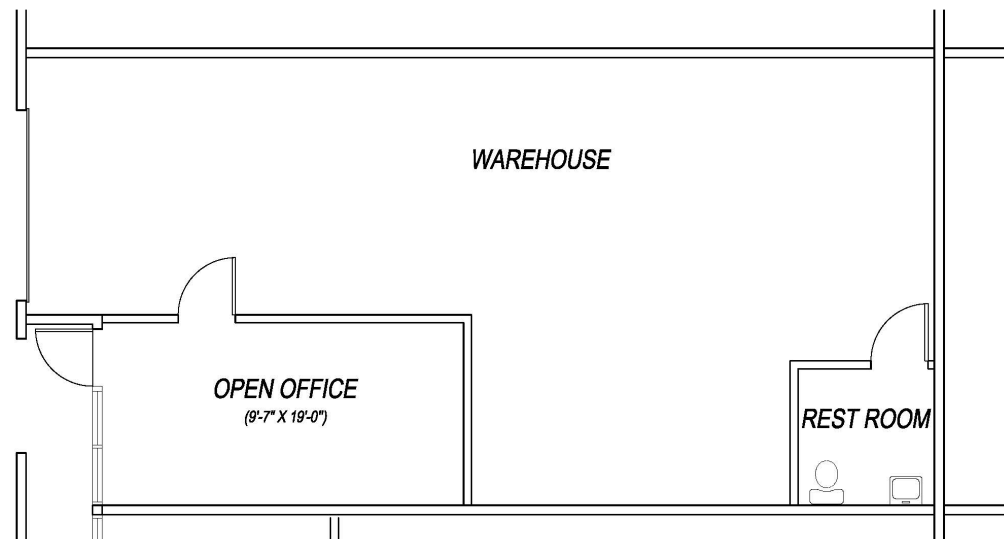
## Basic Lease Rate

\$995/mo. Industrial Gross - Office/Warehouse

\* Free Rent Incentive: One (1) month of free rent on a two (2) year lease term, or two (2) months of free rent on a three (3) year lease term.

## Floor Plan

Suite 204  
+/- 1,164 SF  
Available



Floor Plan not to scale



## Availability (APPROX)

Suite 205

+/- 1,164 SF

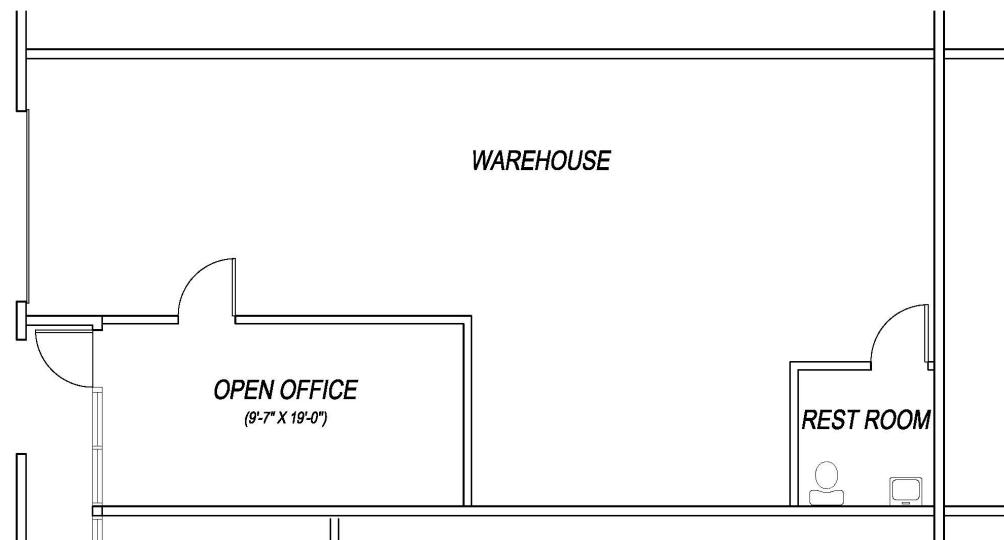
## Basic Lease Rate

\$995/mo. Industrial Gross - Office/Warehouse

\* Free Rent Incentive: One (1) month of free rent on a two (2) year lease term, or two (2) months of free rent on a three (3) year lease term.

## Floor Plan

Suite 205  
+/- 1,164 SF  
Available



Floor Plan not to scale



## Availability (APPROX)

Suite 207

+/- 1,164 SF

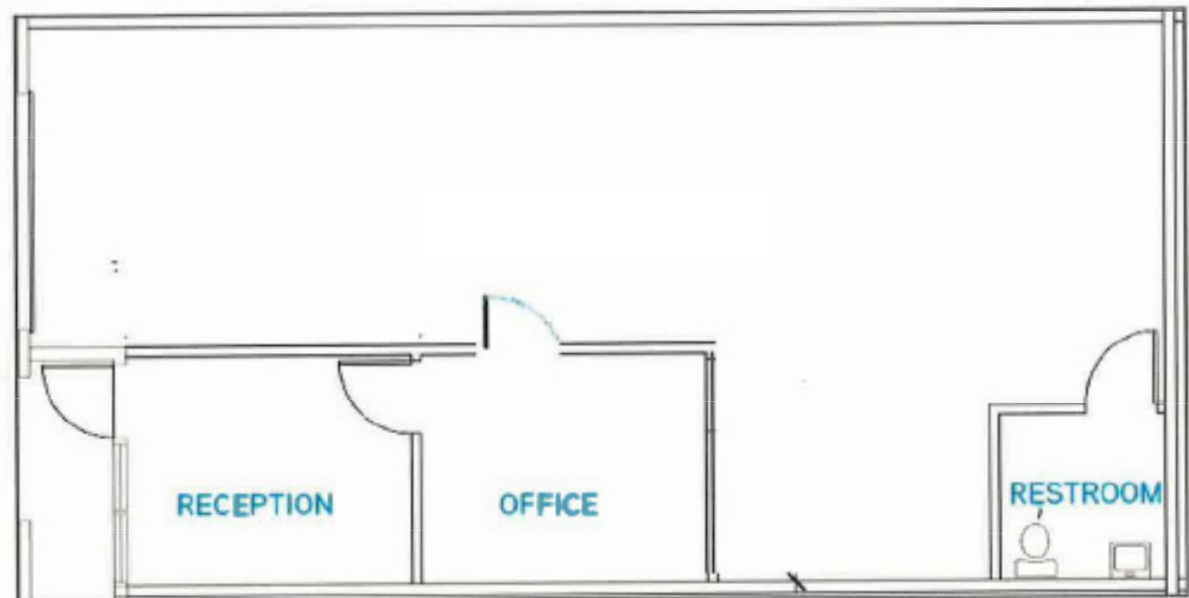
## Basic Lease Rate

\$1,200/mo. Industrial Gross - Office/Warehouse

\* Free Rent Incentive: One (1) month of free rent on a two (2) year lease term, or two (2) months of free rent on a three (3) year lease term.

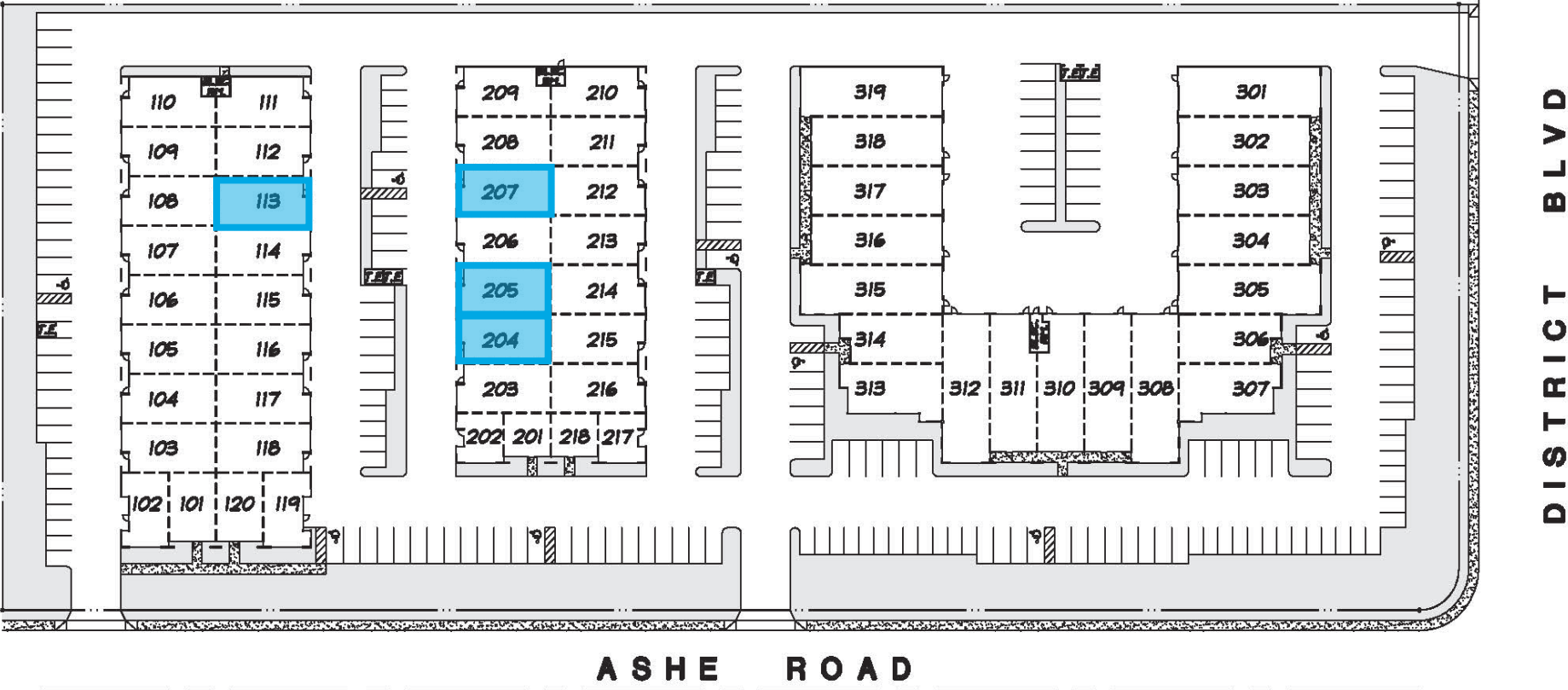
## Floor Plan

Suite 207  
+/- 1,164 SF  
Available



Floor Plan not to scale

# Site Plan



SITE PLAN NOT TO SCALE

White Lane

# Nearby services



Fed Ex Freight



Michael Flooring



Ewing Irrigation



Hansen's Moving



Panama Buena Vista School District



U-Haul Moving & Storage



Schirra Court



Ashe Road



Ashe Road Business Center



District Blvd



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