

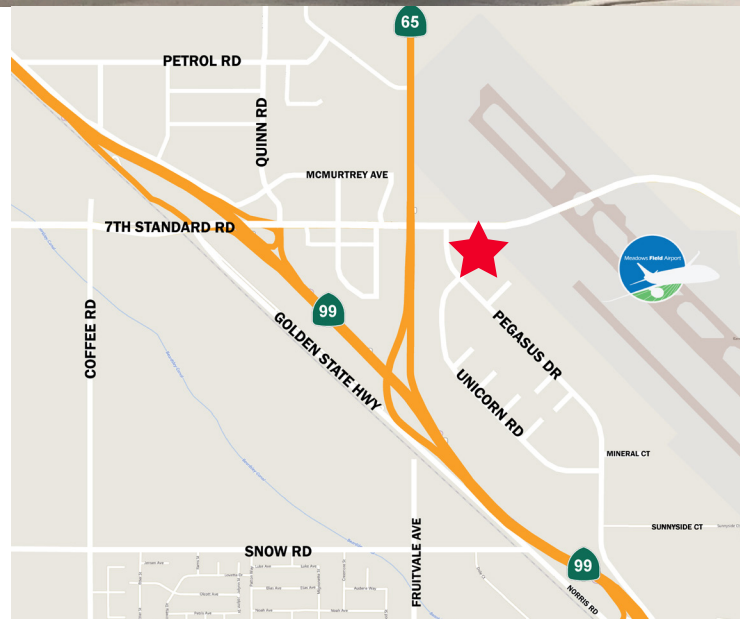
SUITE B AVAILABLE



**5,000 SF Office Space**  
**Lease Rate: \$1.50/sf/mo, Modified Gross**

**Property Highlights**

- Office:** ±5,000 SF
- Interior improvements built to suit with standard finishes (taped/textured/painted walls, dropped T-Bar ceiling with recessed fluorescent lighting, 12oz level loop carpet or vinyl floor)
- Zoning:** M2 PD H, County of Kern
- Utilities:**
- Electric: PG&E
  - Gas: The Gas Company
  - Water: Oildale Mutual Water Co.
  - Sewer: North of the River Sanitation District



**Wayne Kress, SIOR**  
Senior Director/Principal  
+1 661 633 3819  
wayne.kress@paccra.com  
LIC #00834680

**Alex Balfour**  
Director  
+1 661 633 3856  
alex.balfour@paccra.com  
LIC #01709847

5060 California Ave., Suite 1000  
Bakersfield, CA 93309  
Main +1 661 327 2263  
Fax +1 661 633 3801  
**paccra.com**  
LIC #01919464

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

**Aerial**



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



