

Industrial Building

AVAILABLE

FOR SALE OR LEASE

3401

North Sillect Avenue

Bakersfield, CA

Property Highlights

- 67,200 SF
- 12,000 SF of office and showroom
- Fenced yard area
- Dock High Loading Ramp
- 24' - 28' Clear Height
- Zoned M-1
- Lease Rate - \$0.65 PSF NNN
- Sale Price - \$8,900,000

**PRICE
REDUCED**



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Property Details & Floor Plan

3401 North Sillect Avenue - Bakersfield, CA

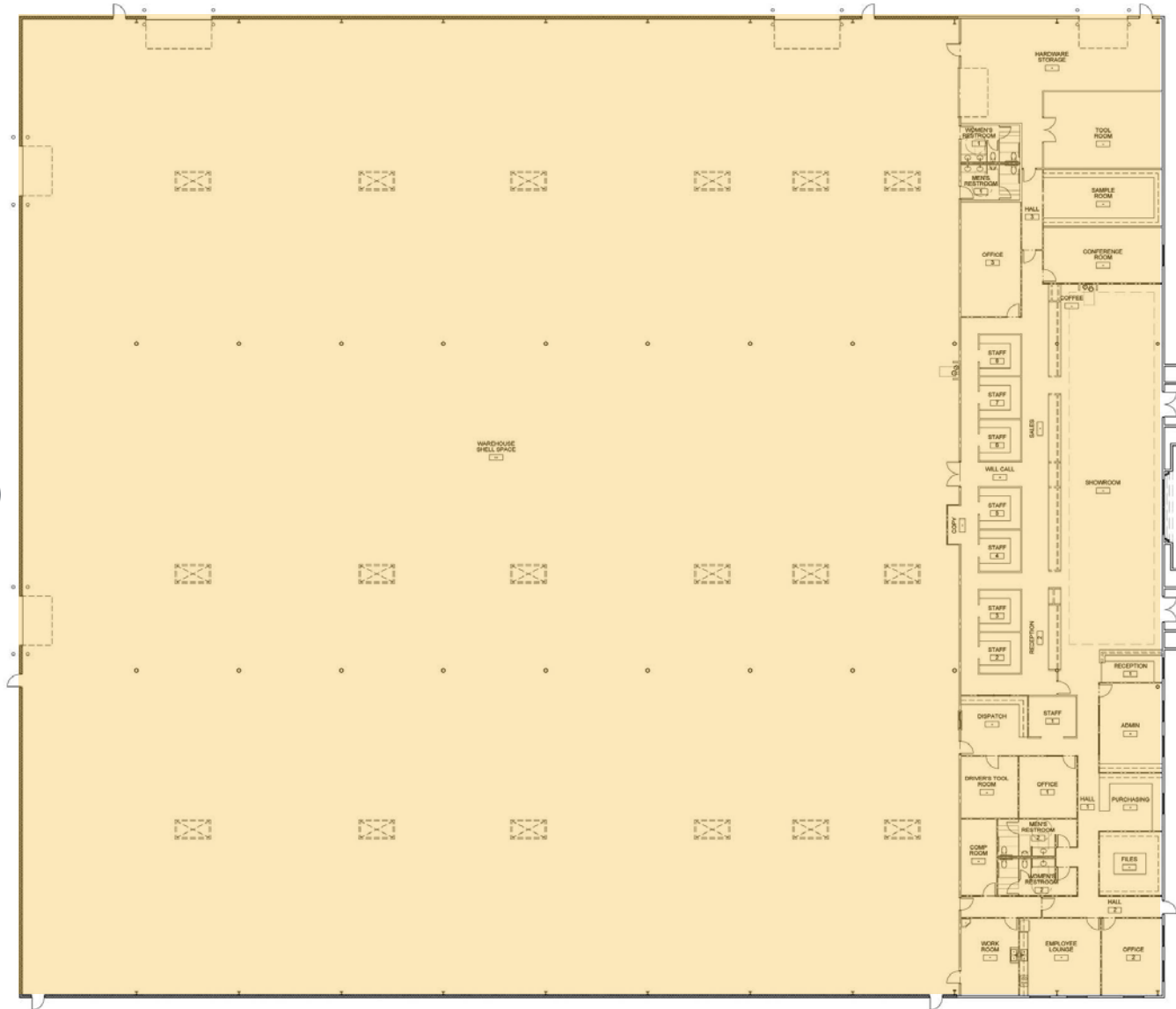
Property Details

- **Total Building Size** 67,200 SF
- **Total Warehouse Size** 55,200 SF
- **Total Office/Showroom Space** 12,000 SF
- **Parcel Size** 4.28 Acres
- **Clear Height** 18'-28'
- **Bay Spacing** 25'x80'
- **Ground Level Doors** Four (4) 16'x14'
- **Recessed Truck Dock Postions** Two (2)
- **Lighting** T-5 warehouse lights & skylights
- **Zoning** M-1 (Light Industrial)
City of Bakersfield

Lease Rate \$0.65 PSF NNN

Utilities

- **Electrical** Pacific Gas & Electric
277/480 volt, 1,000
Amps, 3 Phase
- **Gas** Pacific Gas & Electric
- **Water** California Water
Service Company
- **Sewer** City of Bakersfield



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Interior Photos

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Exterior Photos

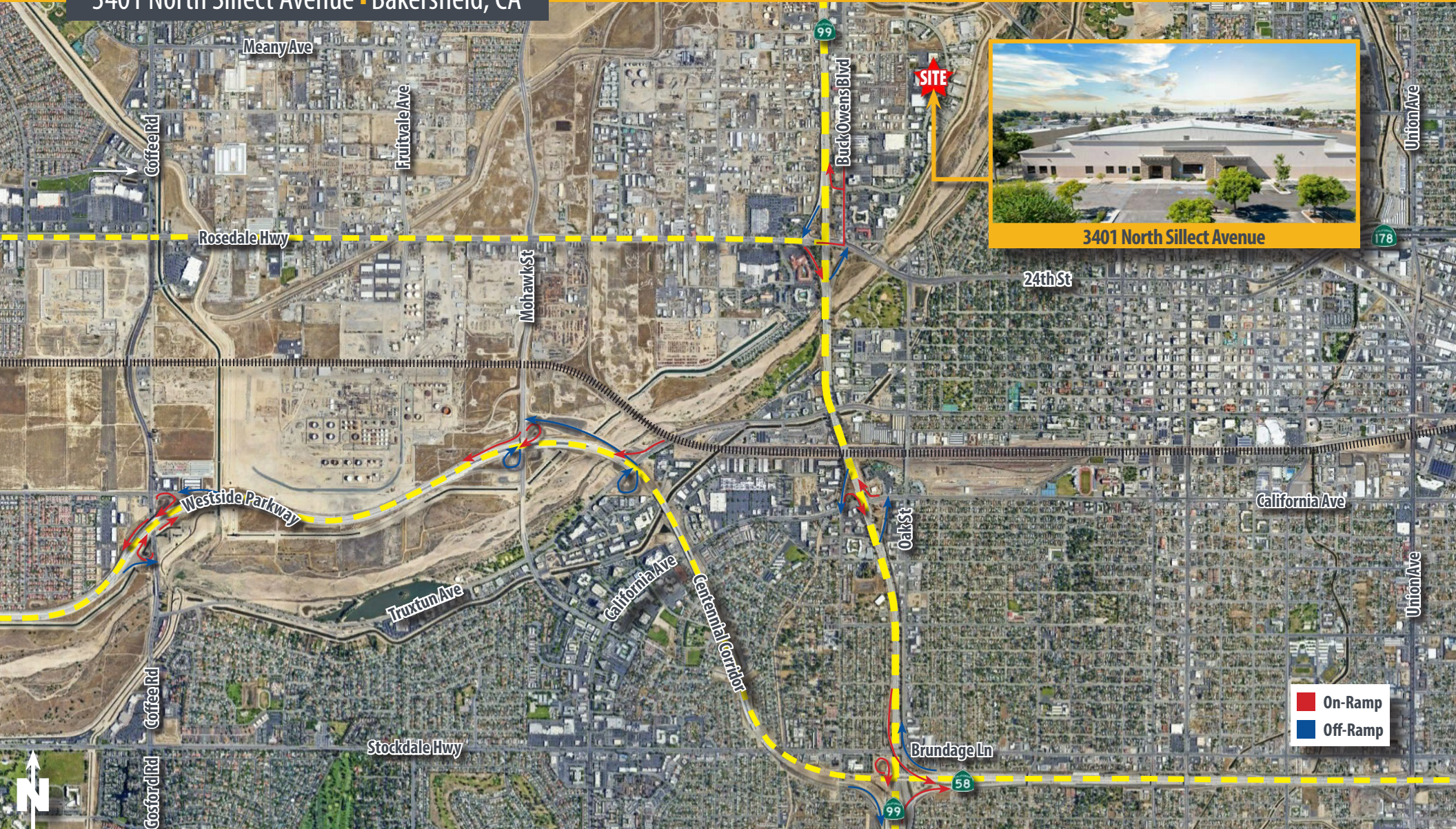
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Aerial Map

3401 North Sillect Avenue - Bakersfield, CA



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