

34928 McMURTREY AVENUE

BAKERSFIELD, CA

Available for Immediate Occupancy

±148,061 SF
AVAILABLE FOR SUBLEASE

Property Features

- ±148,061 SF Available for Sublease
- ±10.04 Acre Site
- 26'-28' Minimum Clearance Height
- ±11,500 SF First Floor Office Space
- ±11,980 SF Second Floor Office Space
- 22 Dock High Loading Doors (9'x 10')
- 2 Ground Level Loading Doors (12' x 14')
- .20 GPM / 1,500 SF Calculated Fire Sprinkler System
- 141 Auto Parking Spaces
- LED Warehouse Lighting
- .20 GPM/1,500 SF Calculated Fire
- 1200 Amps, 480/277v
- Zoned: M2 PD H (Medium Manufacturing, Precise Development with Height Overlay, County of Kern)
- Private & secured wrought-iron rolling gate entrances
- Separate employee parking
- Sublease Term flexible through December 2032



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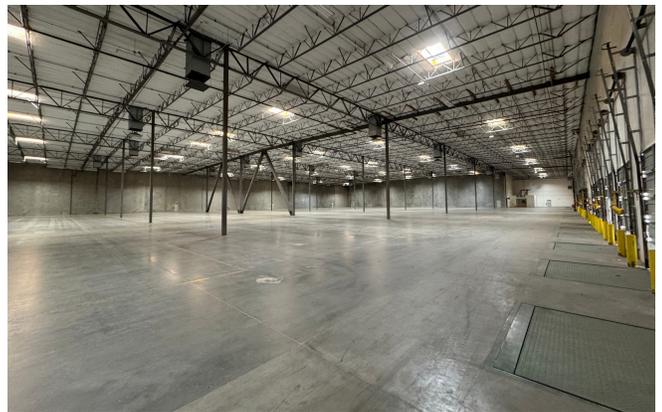
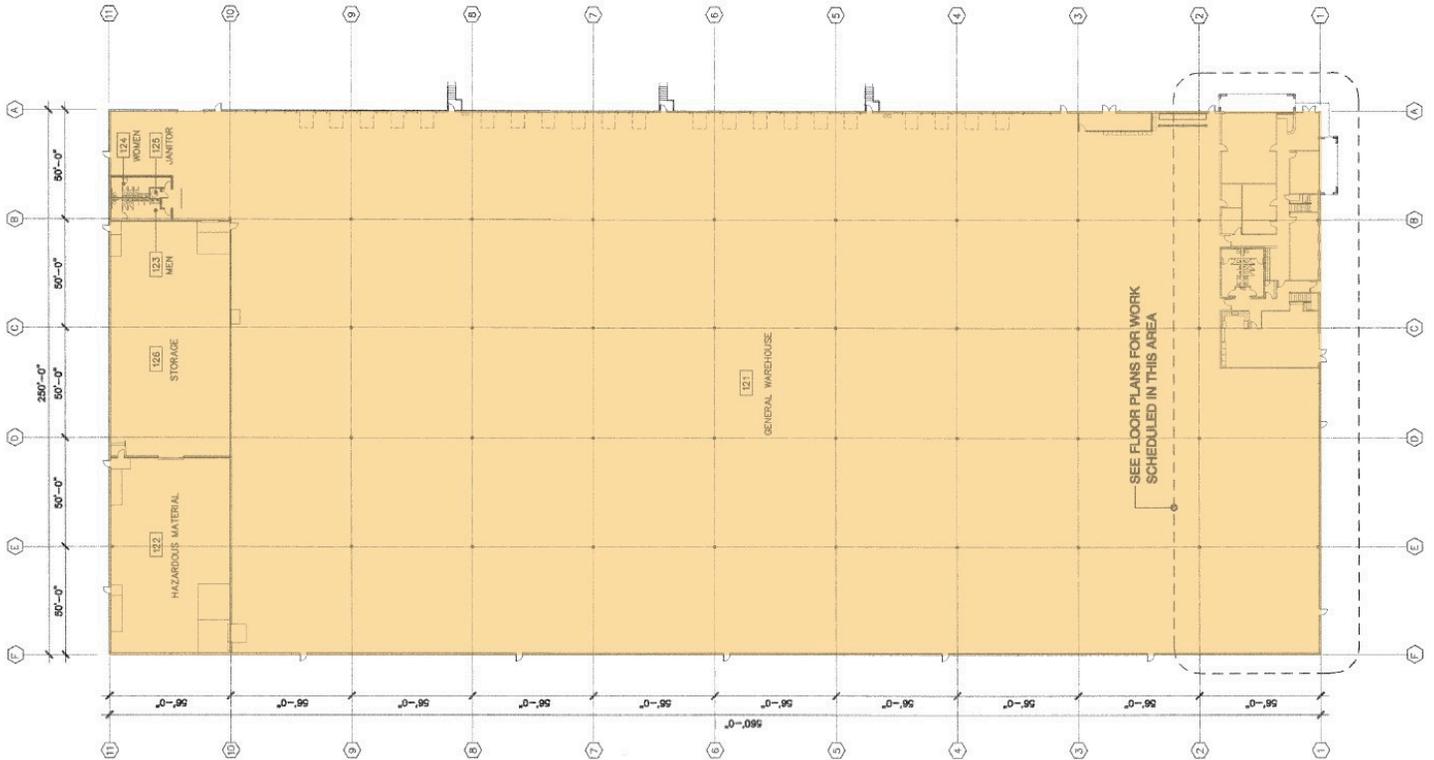


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Site Plan



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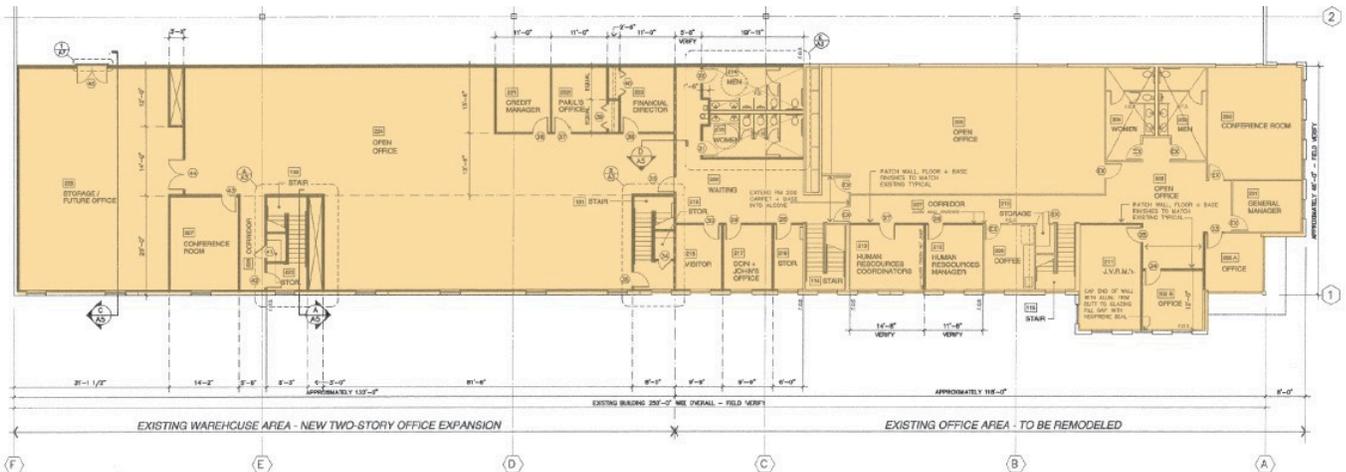
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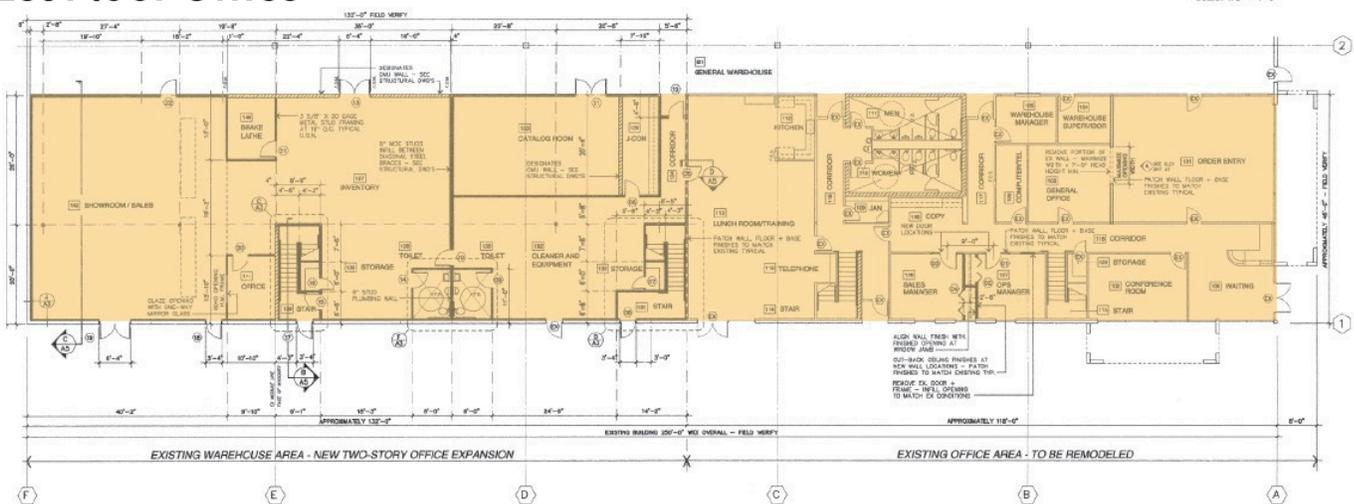
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Office Plans

2nd Floor Office



1st Floor Office



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