For Lease | +/- 2,500 - 5,000 sf

Newly Constructed Office/Warehouse

709 Workman St | Bakersfield CA, 93307

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Lease **Rate:**

$6,750/mo. Industrial Gross ($1.35/sf)

Divisible to 2,500 sf suites
$3,125/mo. ($1.25/psf)

Property **Highlights:**

- M-1 City of Bakersfield Zoning
- Newly Constructed Metal Building
- Partially insulated
- LED lighting
- (2) 220V Outlets
- (2) 12'x14' Roll Up Doors
- Approximately 868 SF of Mezzanine
- Fenced and paved yard
- Solar Powered
- Close access to Hwy 58
- LED lighting on exterior with security cameras

Available:

+/- 5,000 sf

**Can be divided into 2,500 sf suites*

Property **Overview:**

709 Workman St. is a newly constructed, industrial-zoned office/warehouse property. Conveniently located with easy access to both east and westbound lanes of Hwy 58, this metal building features partial insulation, a secure, fully fenced yard at the rear equipped with exterior lighting, surveillance cameras, and razor wire for enhanced security. Additionally the property is equipped with solar power, reducing the cost of occupancy for tenants.

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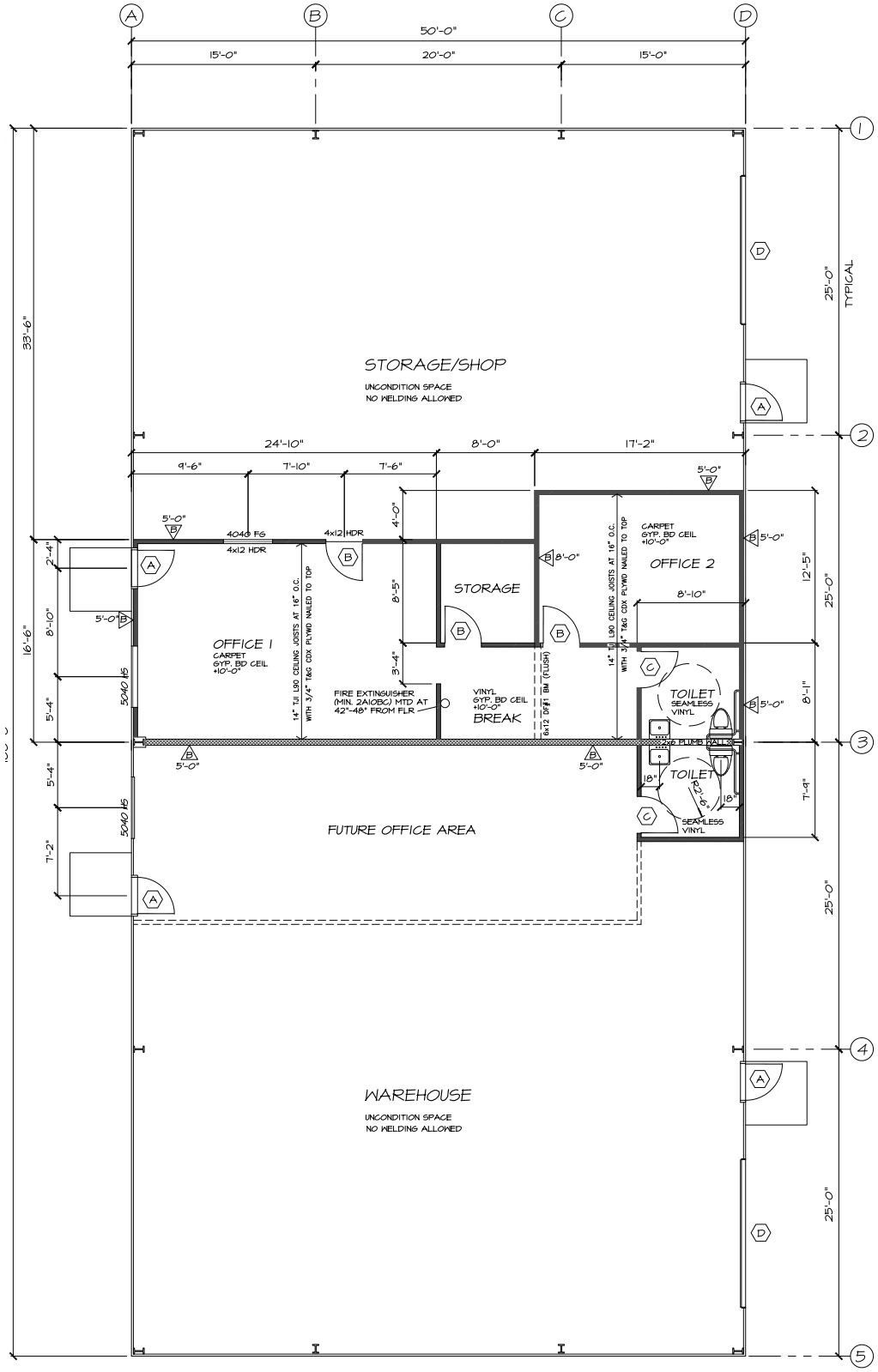
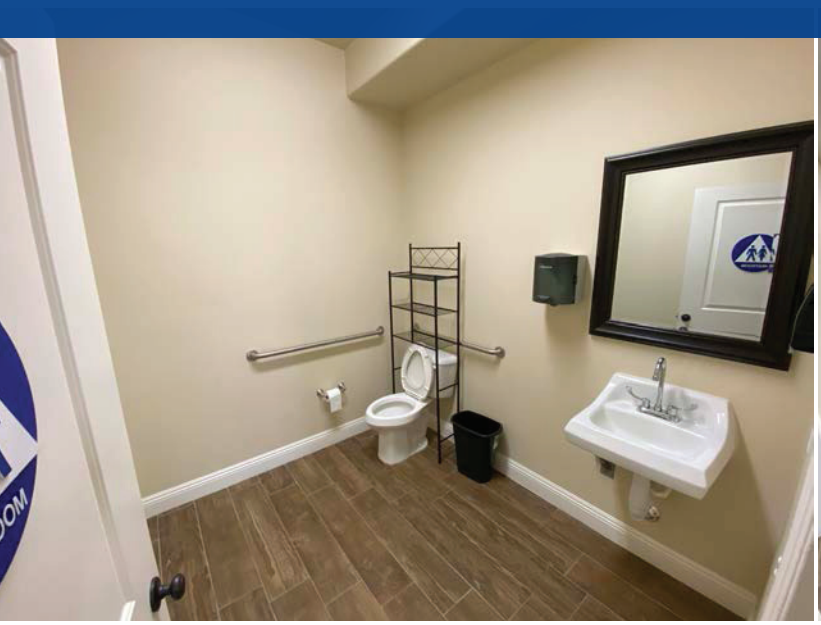
Floor Plan

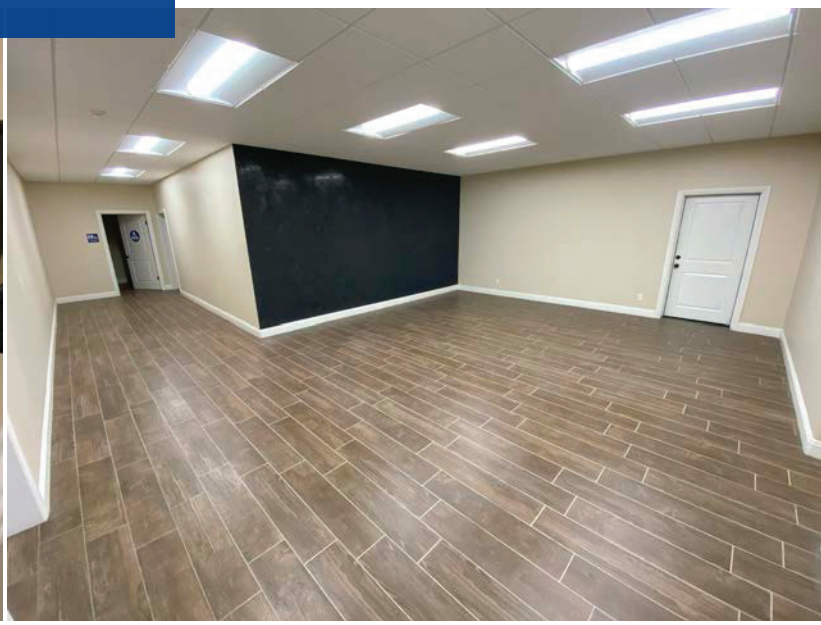
709 Workman St. | Bakersfield



Interior Photos

709 Workman St. | Bakersfield





Exterior Photos

709 Workman St. | Bakersfield

Aerial

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