

For Lease | +/- 2,910 SF - 6,660 SF

Sumner St. Industrial Complex

1121 Sumner St | Bakersfield, CA 93307

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Property Information

1121 Sumner Street offers functional industrial warehouse space with a fully secured, paved yard in Bakersfield's established Old Town Kern submarket. The property features a versatile metal warehouse, ample outdoor storage, and vehicle parking, secured by electric perimeter fencing and a remote-controlled gate. Ideal for a variety of industrial uses, with convenient access to Downtown Bakersfield and major transportation corridors.

Available:

Total Building:	+/- 6,660 SF	$7,460/mo. Industrial Gross
1121 Sumner St., Suite A:	+/- 3,750 SF	$4,440/mo., Industrial Gross
1121 Sumner St., Suite B:	+/- 2,910 SF	$3,700/mo., Industrial Gross

Property **Details:**

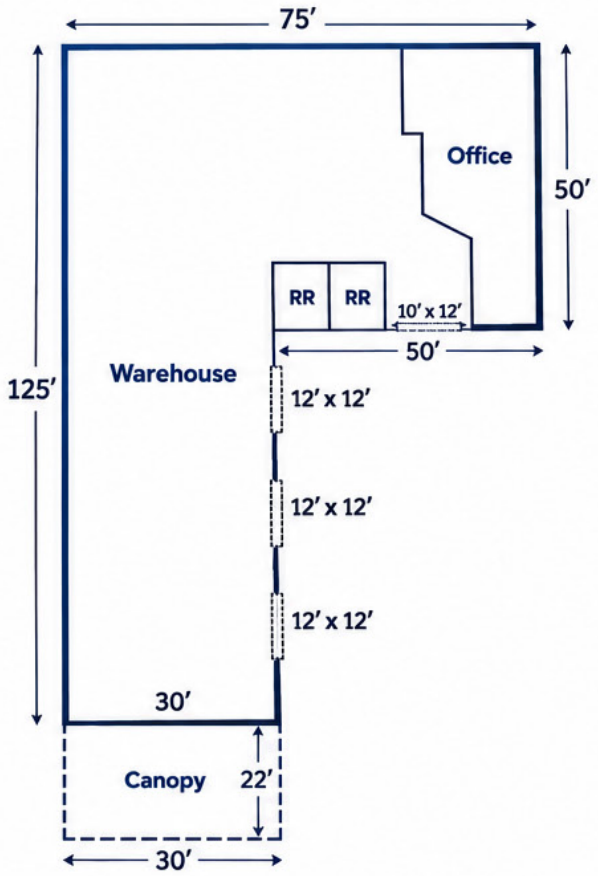
- Total Available Space: +/- 6,660 SF
- Total Office Space: +/- 1,250 SF
- Lot Size: 0.43 Acres
- Zoning: M-2 General Industrial, City of Bakersfield
- 14'-16' Warehouse Clear Height
- (1) 10'x 12' Roll-Up Door, (3) 12'x12' Roll-Up Doors
- Construction Type: Prefabricated Metal Structure

Property **Highlights:**

- Partially Insulated Warehouse
- Amrok Electric Perimeter Fence
- Two (2) Restrooms
- 220V outlets throughout warehouse
- Airlines installed throughout warehouse
- Fully alarmed with security cameras surrounding exterior and interior
- Skylights inside warehouse
- Two (2) Warehouse Evaporative Coolers
- Utilities:
  - Electric - PG&E 200 amps of 480/240V, 3 Phase, 4 Wire
  - Gas - PG&E
  - Water - California Water Company
  - Sewer - Bakersfield City

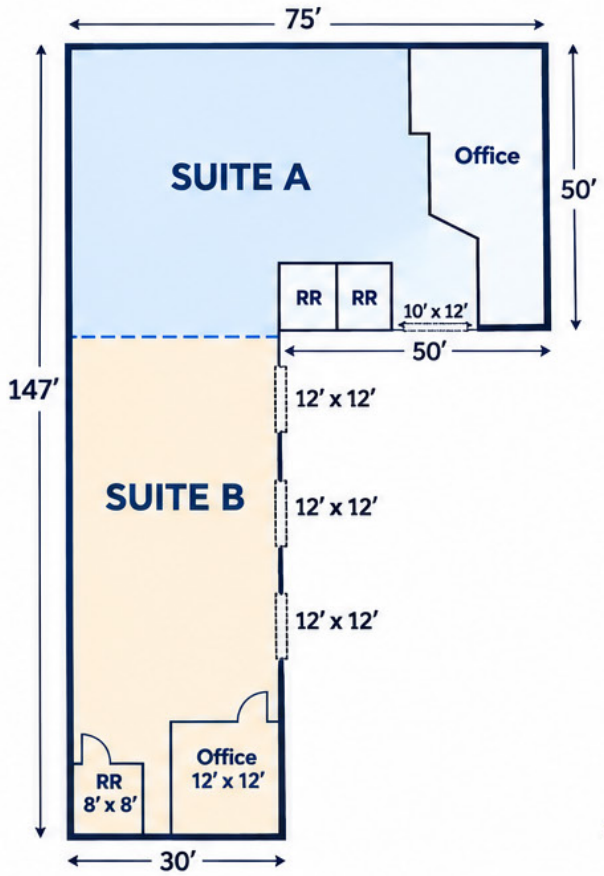
Floor Plan

OPTION 1: ENTIRE BUILDING (EXISTING)



OPTION 2: TWO (2) SUITES

Suite A: ±3,750 SF | Suite B: ±2,910 SF



AVAILABLE SPACE	
Total Building:	±6,660 SF
Suite A:	±3,750 SF
Suite B:	±2,910 SF

LEASE RATE (INDUSTRIAL GROSS)	
Total Building:	$7,460 / mo.
Suite A:	$4,440 / mo.
Suite B:	$3,700 / mo.

**Lease rates are inclusive of the electric fence expense.*

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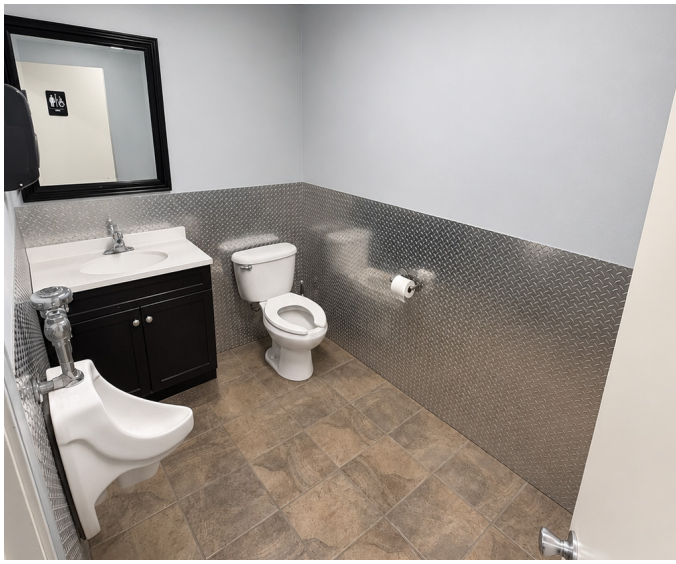
Not to Scale

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Photos













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