

**Industrial Office/
Warehouse**

FOR LEASE

**4040
Easton Drive
Suites 7 & 8**

Bakersfield, CA

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Industrial Office/Warehouse For Lease

Property Information & Floor Plan

4040 Easton Drive ▪ Suites 7 & 8 ▪ Bakersfield, CA

Suite Details

- **Total Suite SF** 2,200± SF
 - **Warehouse** 1,230± SF
 - **Office** 970± SF
- **Ground Level Roll-Up Door** Two (2) 10'x10'
- **Electric** PG&E - 100 Amps, 110/208 V
- **Zoning** M-1, City of Bakersfield

Property Highlights

- Ideal space for contractors, service businesses, light manufacturing, warehouse, or office/warehouse users.
- Convenient access to Highway 99, and other major Bakersfield corridors.
- M-1 Zoning and efficient suite configuration allows for a variety of industrial and commercial uses
- Rare small-bay space with immediate occupancy potential

Lease Rate

- **\$1.00 PSF/Month IG**



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

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Property Photos

4040 Easton Drive ▪ Suites 7 & 8 ▪ Bakersfield, CA



Industrial Office/Warehouse For Lease

Aerial Location Map

4040 Easton Drive ■ Suites 7 & 8 ■ Bakersfield, CA



4040 Easton Drive Suites 7 & 8

