

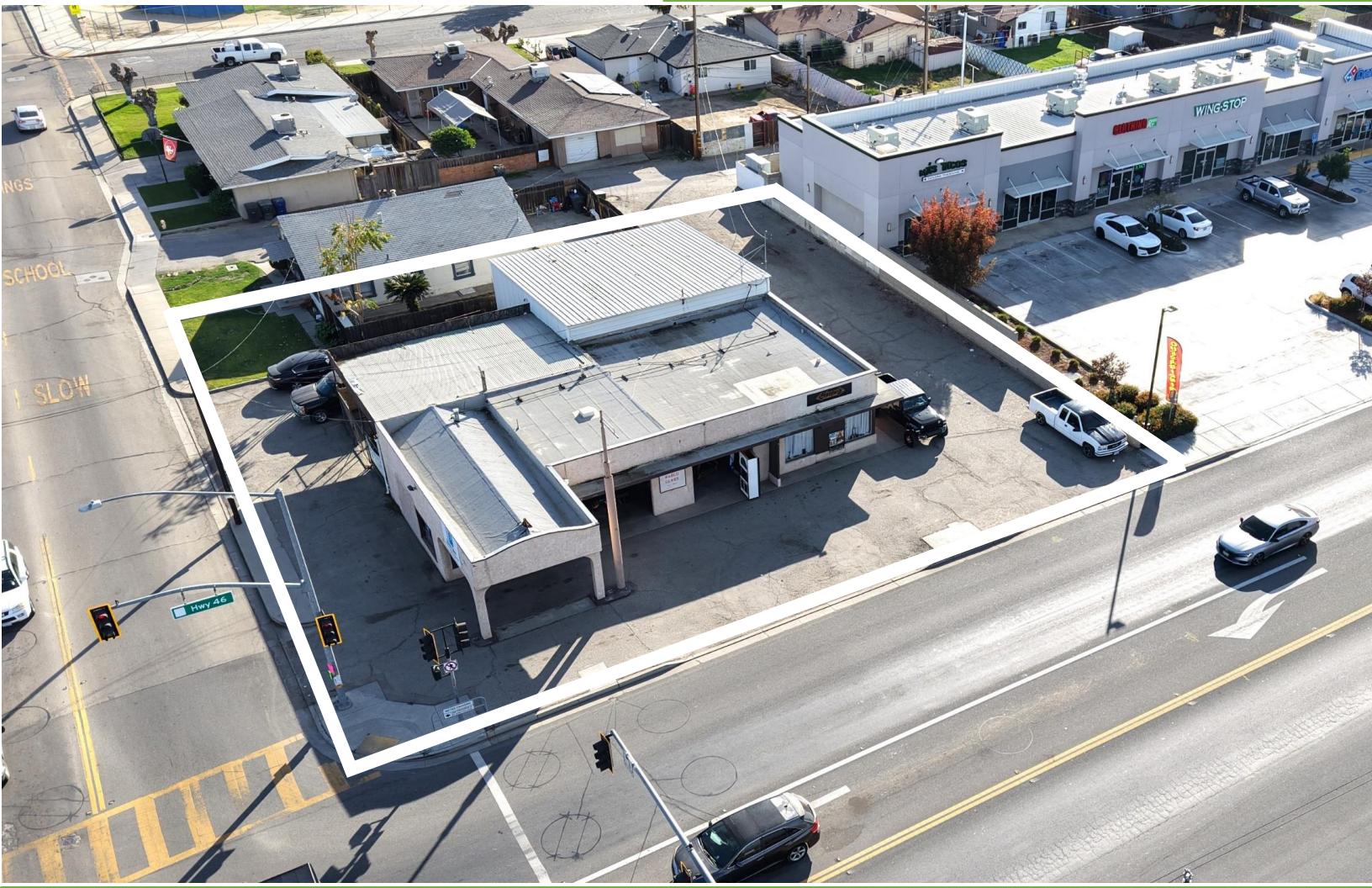


CENTRAL  
VALLEY  
COMMERCIAL  
BROKERS, INC

# FOR LEASE

**1311 State HWY 46, Wasco CA**

029-180-19



## Property Details

- 4,424 building SF
- 15,389 total parcel SF
- Office/Retail/Shop
- 3,200 SF available for lease
- \$1.65/ft NNN
- Signalized hard corner next to new retail strip center with national tenants
- HWY 46 is a major thoroughfare to reach central coast to the west
- All utilities are on site
- Zoned C-2



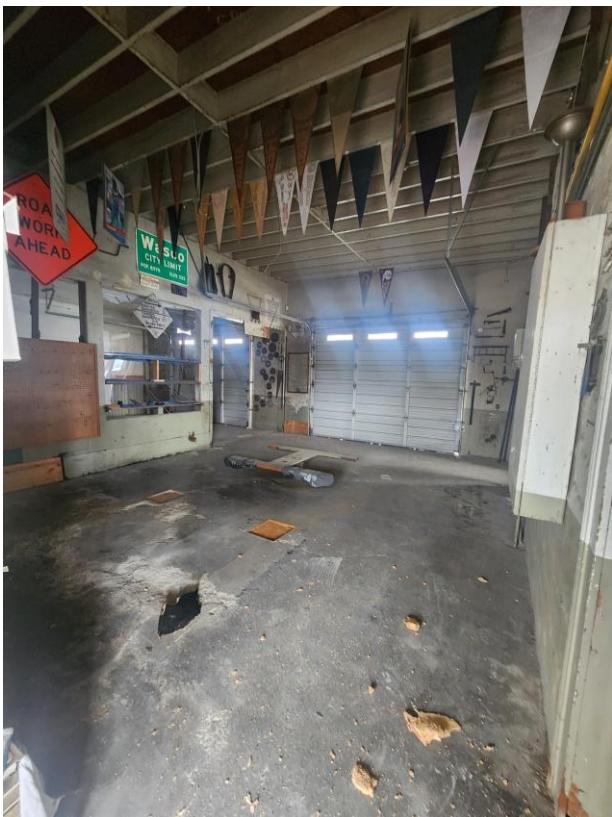
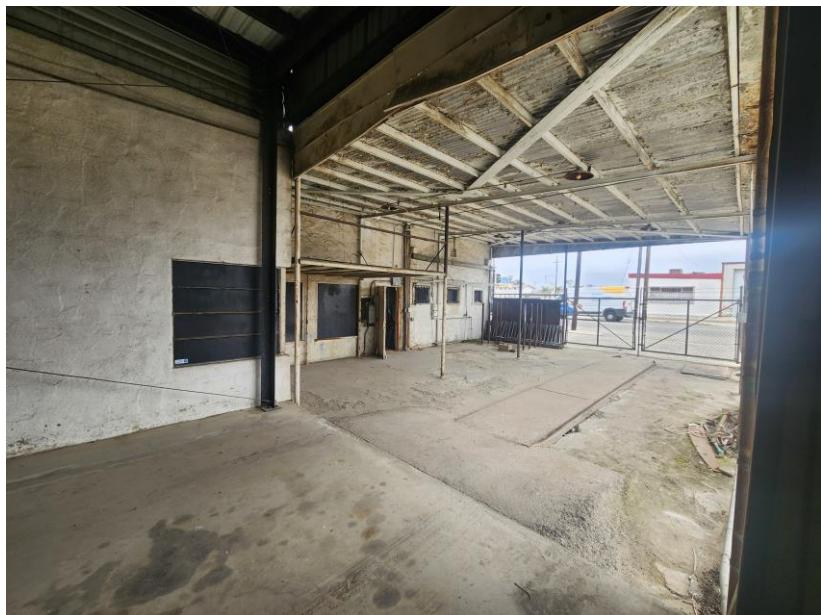
**HENRY E. MENDEZ, JR.**

CA RE #01127054 CA DRE #02084340 •Broker/ Principal

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930 Truxtun Ave., Suite 101, Bakersfield, CA 93301

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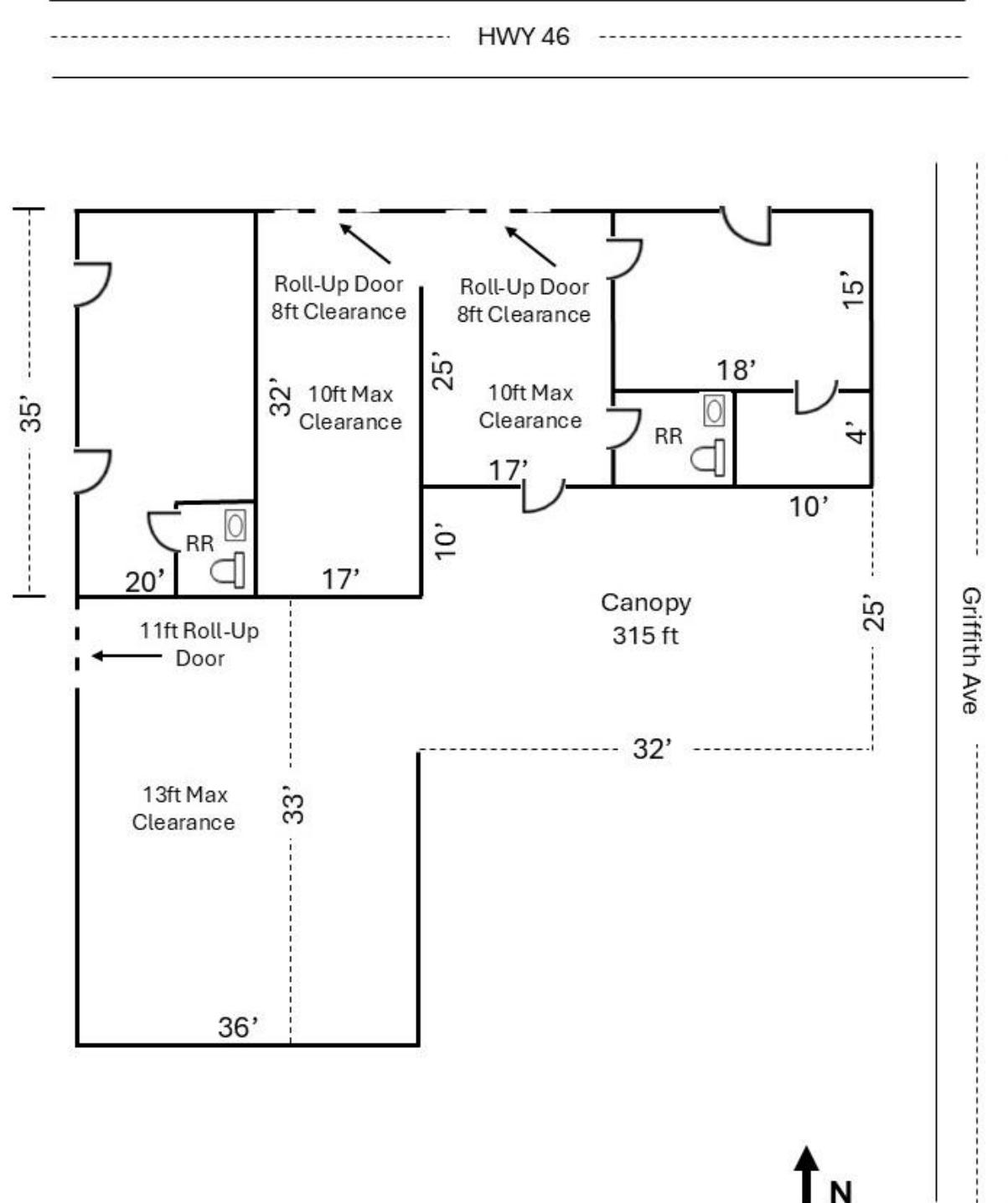
## Property Photos



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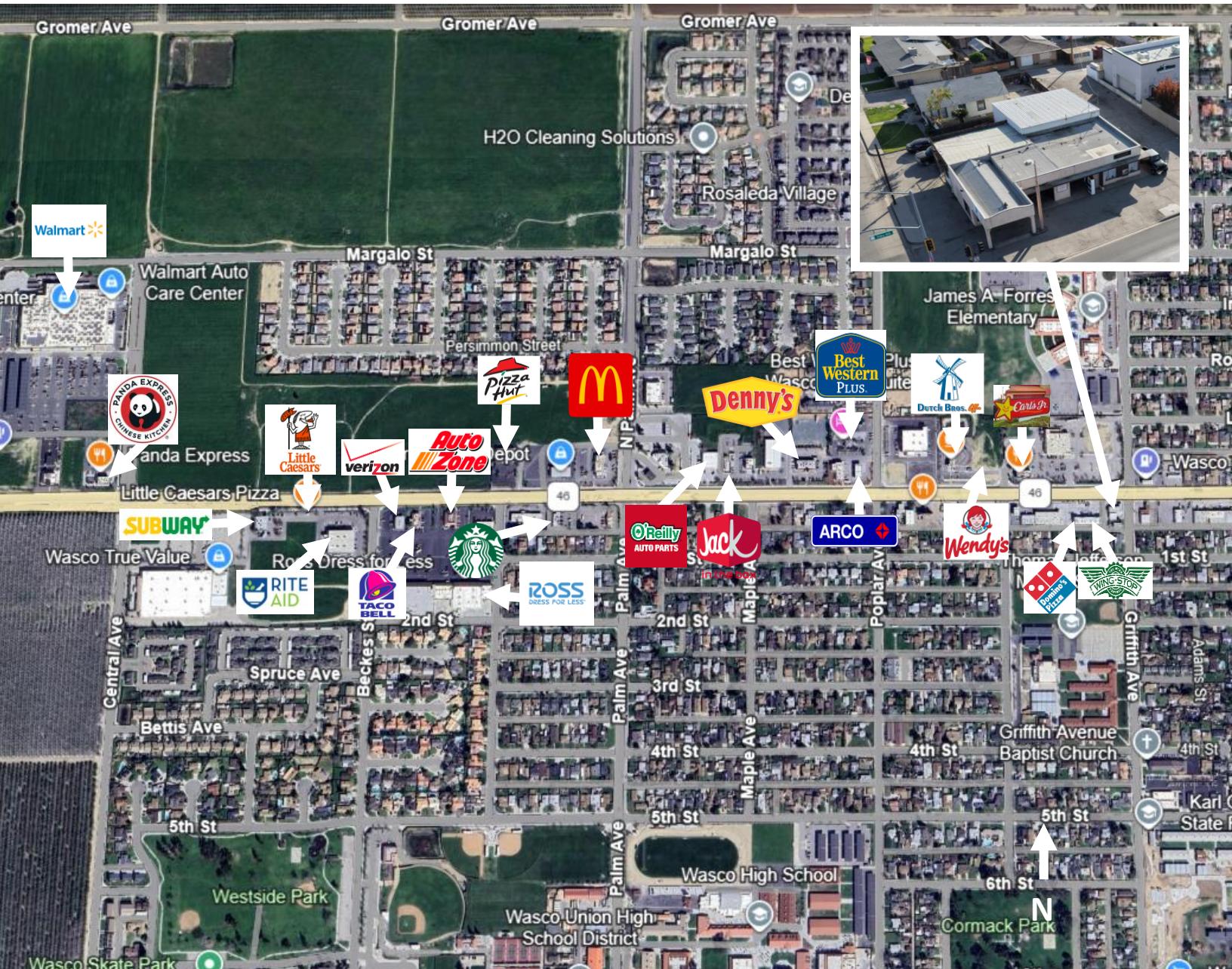
## Floor Plan



# FOR LEASE

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## Aerial Map



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