

CVCB



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

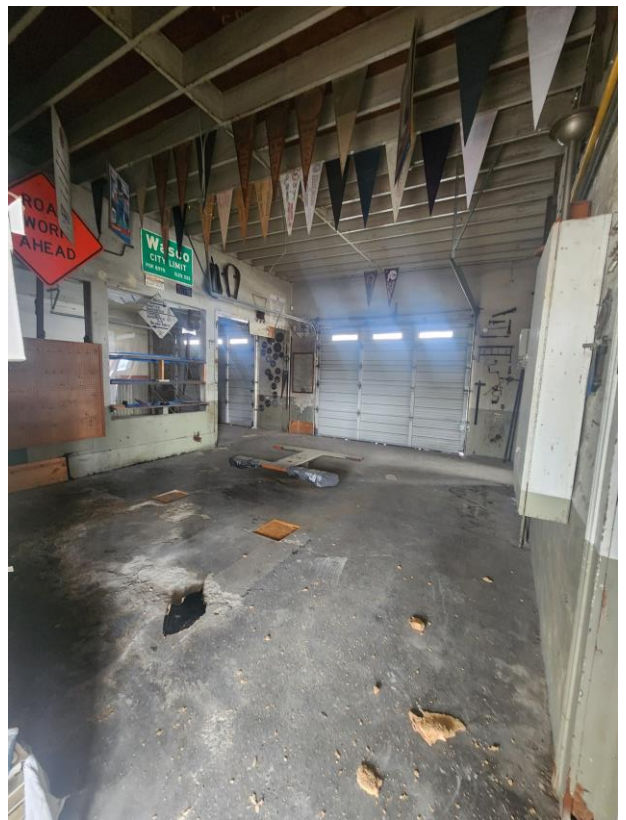
HENRY E. MENDEZ, JR.

CA RE #01127054 CA DRE #02084340 • Broker/ Principal
hmendez@cvcbrokers.com • 661.404.4090 Office
930 Truxtun Ave., Suite 101, Bakersfield, CA 93301

The information contained herein may have been obtained from sources other than CVCB. We have not verified such information and make no guarantees, warranties, or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



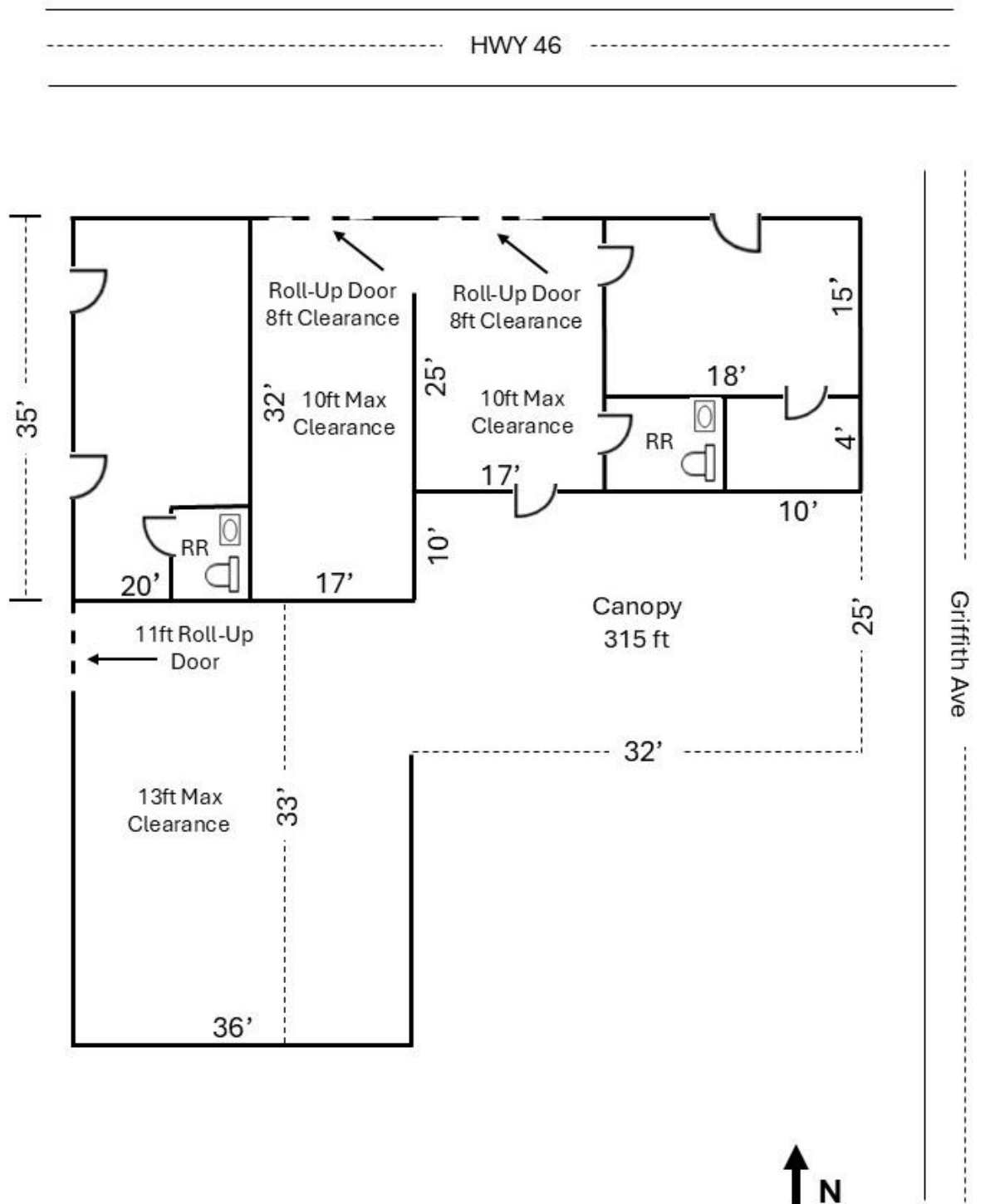
Property Photos



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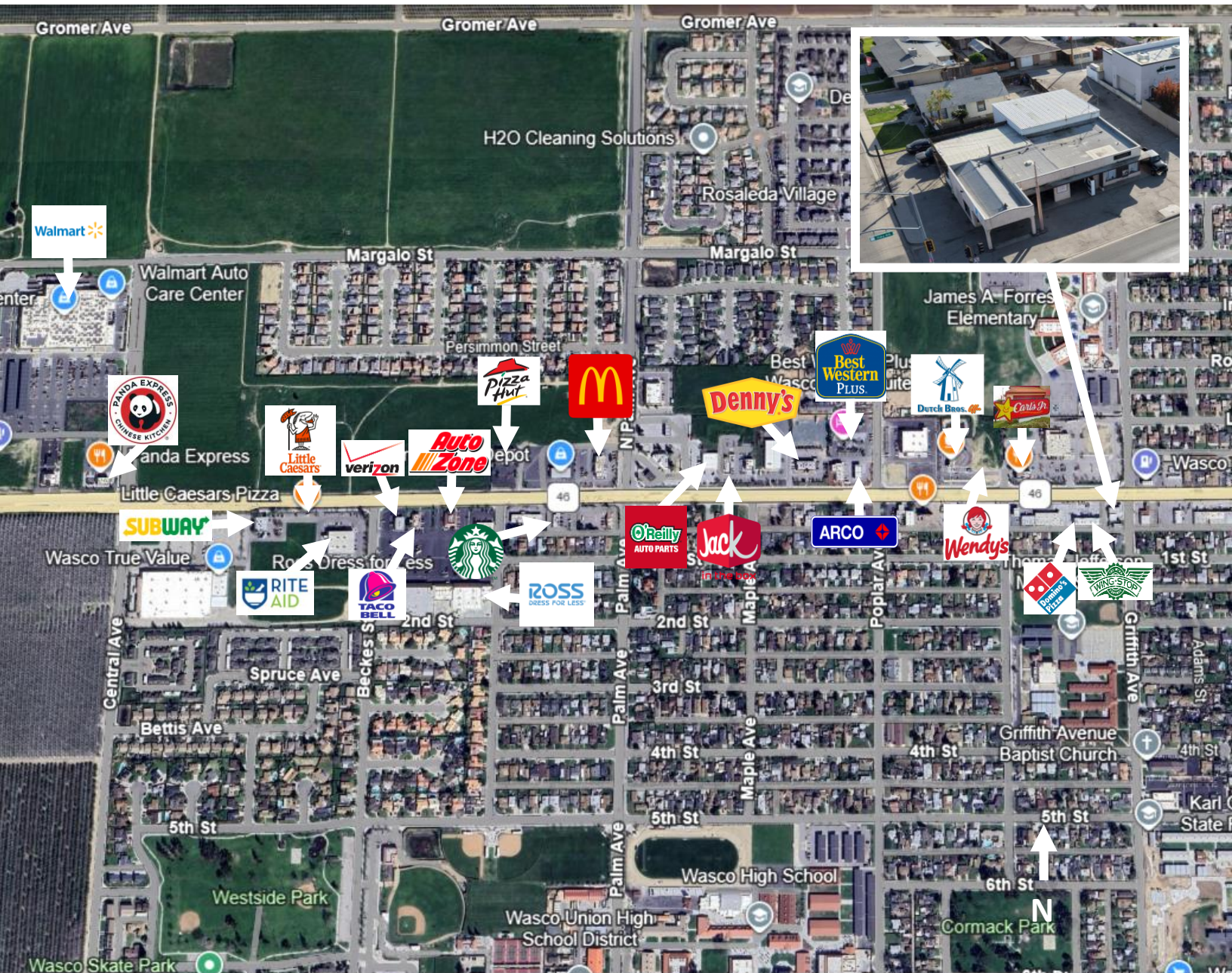
Floor Plan



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Aerial Map



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