



AVAILABLE FOR LEASE  
2501 UNION AVE.  
BAKERSFIELD, CA  
SUITES A-B AVAILABLE

# FOR LEASE 2501 UNION AVE

- Exceptional visibility from Hwy 178, located near the high-traffic intersection of Union Avenue and Espee Street
- State-of-the-art concrete tilt-up building rebuilt in 2015
- Suites A-B available; with fenced yard

## PROPERTY FEATURES

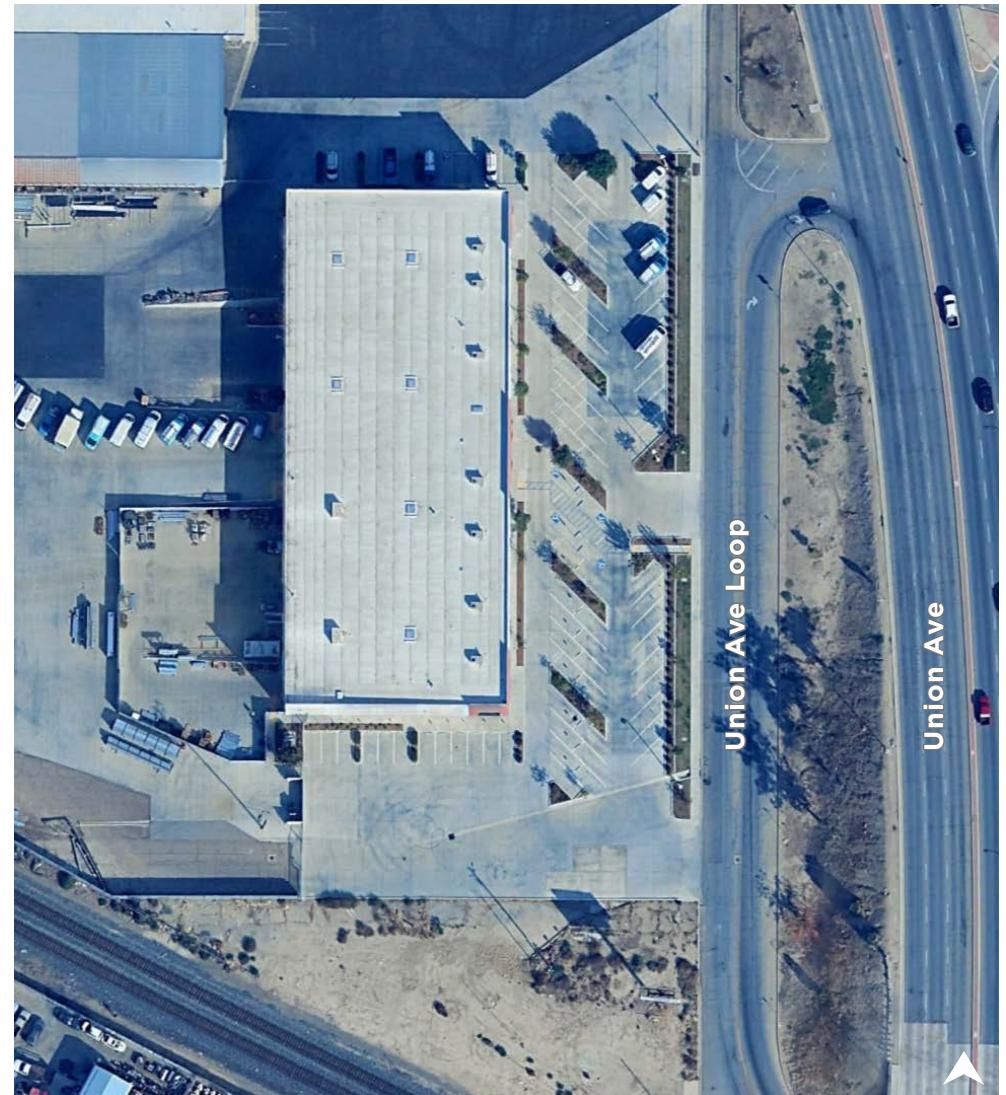
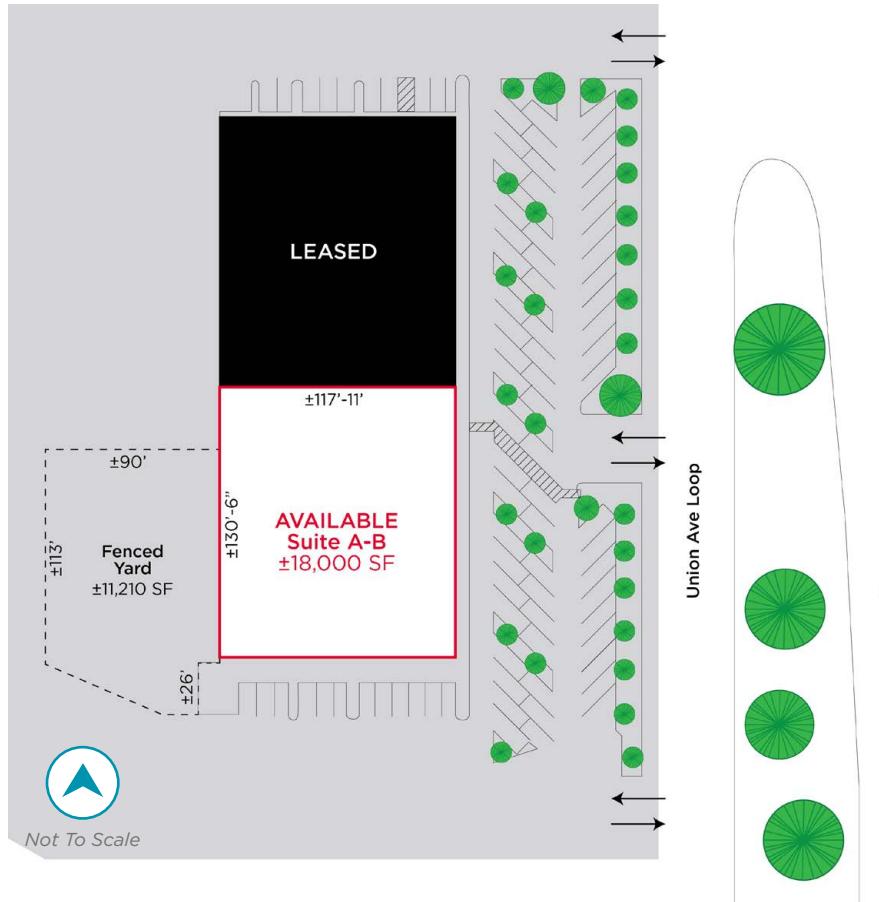
<b>Total Available:</b>	±18,000 SF
<b>Office:</b>	±7,200 SF
<b>Fenced Yard:</b>	±11,210 SF
<b>Ceiling Height:</b>	24'
<b>Loading:</b>	(4) 10' x 10' Dock Doors (2) 12' x 14' Ground-Level Doors
<b>Power:</b>	400 Amps, 480 V, 3 Ph
<b>Fire Sprinklers:</b>	.21/2000
<b>Zoning:</b>	M-2, City of Bakersfield
<b>Asking Rent:</b>	\$1.10psf/mo., Industrial Gross



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## SITE PLAN

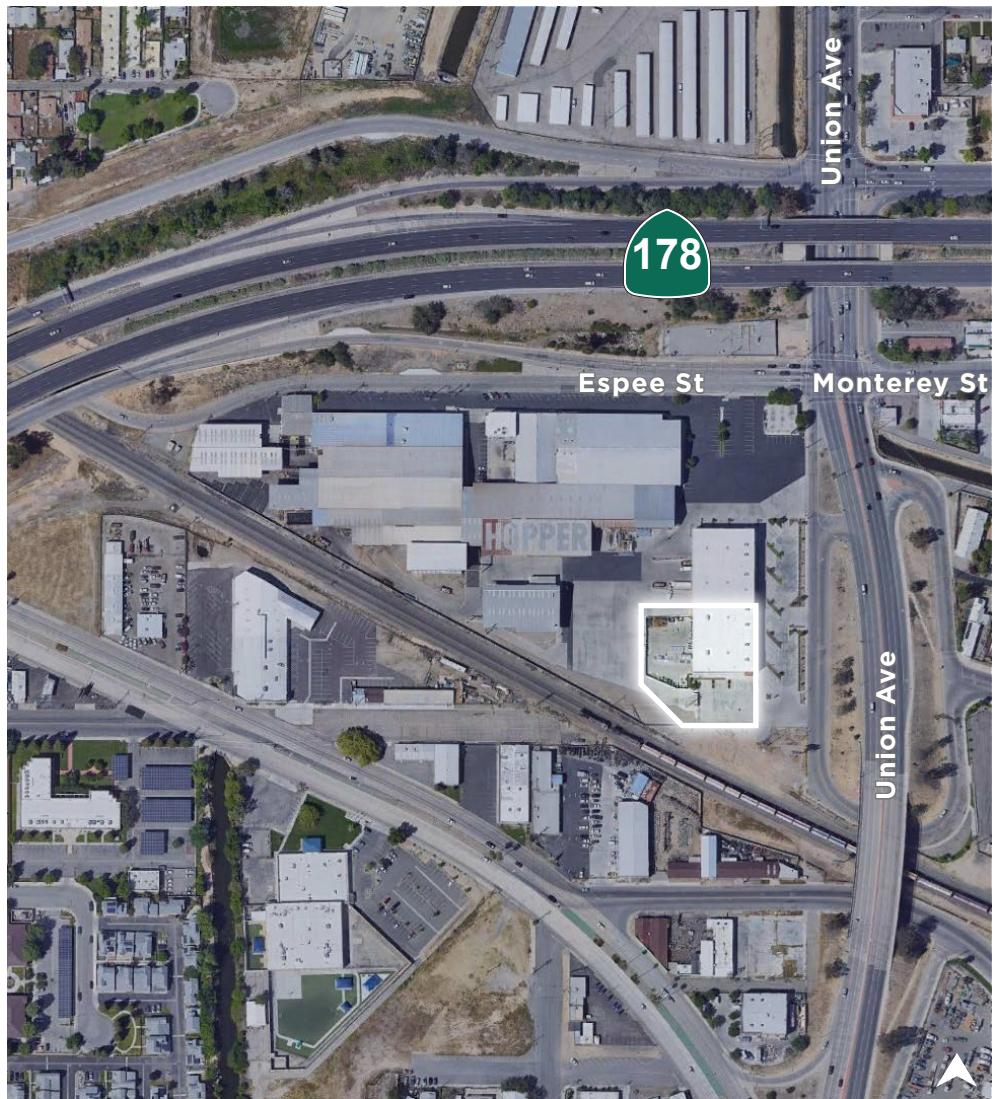


# FOR LEASE

# 2501 UNION AVE



# FLOOR PLAN





**For more information, please contact:**

**Wayne Kress, SIOR**  
Executive Director  
[wayne.kress@cushwake.com](mailto:wayne.kress@cushwake.com)  
+1 661 706 5692  
Lic. #00834680

**Coby Vance**  
Senior Director  
[coby.vance@cushwake.com](mailto:coby.vance@cushwake.com)  
+1 661 203 4400  
Lic. #01449929

**Scott Reynolds**  
Director  
[scott.reynolds@cushwake.com](mailto:scott.reynolds@cushwake.com)  
+1 661 330 7616  
Lic. #01382493

5060 California Ave., Suite 1000  
Bakersfield, CA 93309  
PH: +1 661 327 2263  
FX: +1 661 633 3801  
[cushmanwakefield.com](http://cushmanwakefield.com)

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