



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



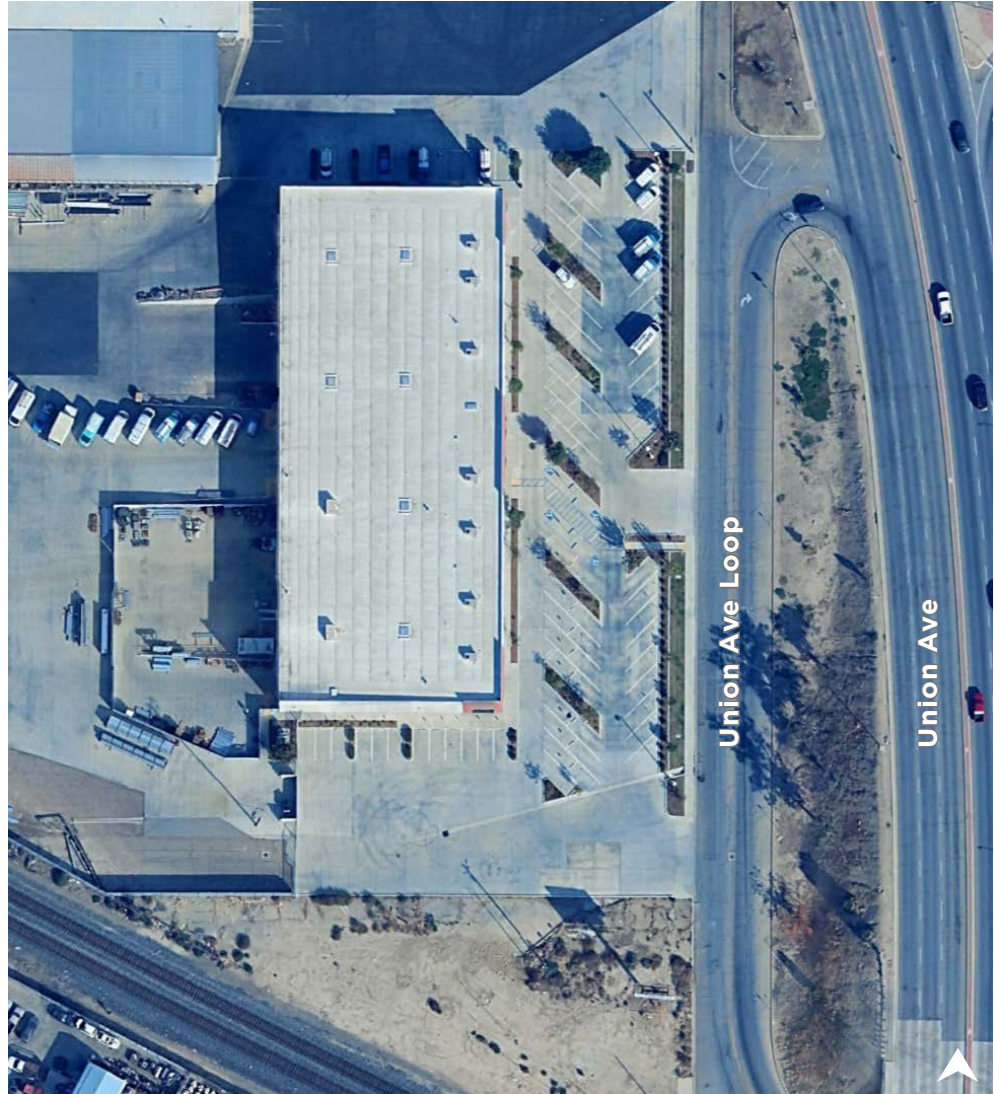
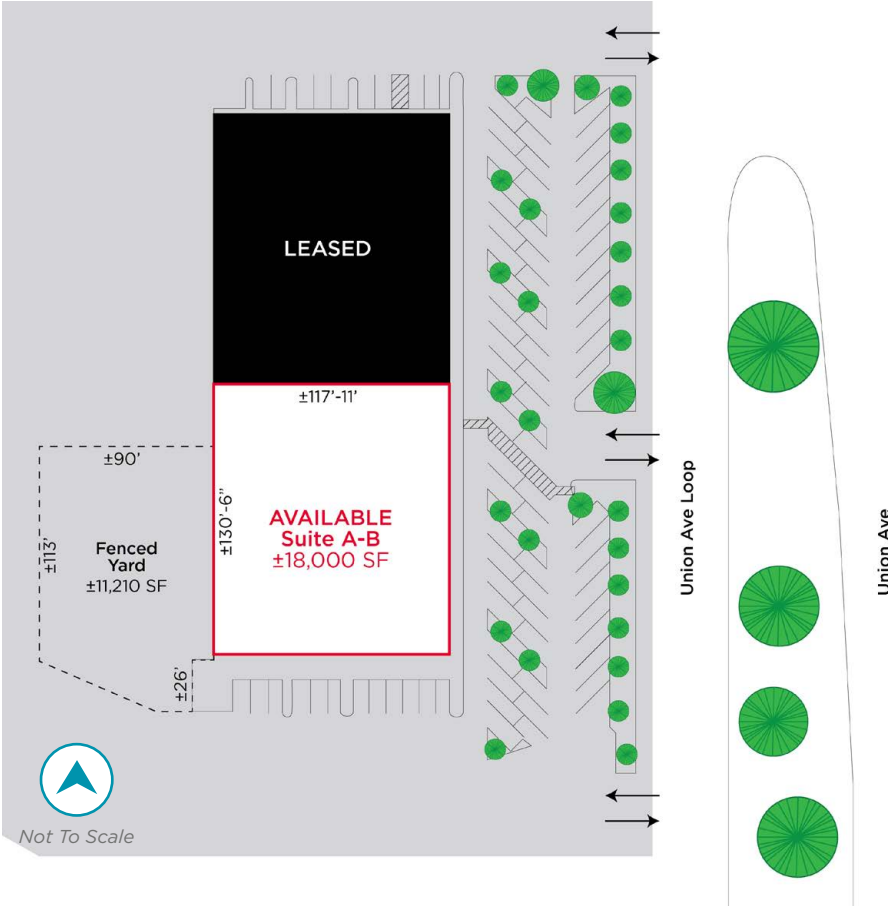


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## SITE PLAN

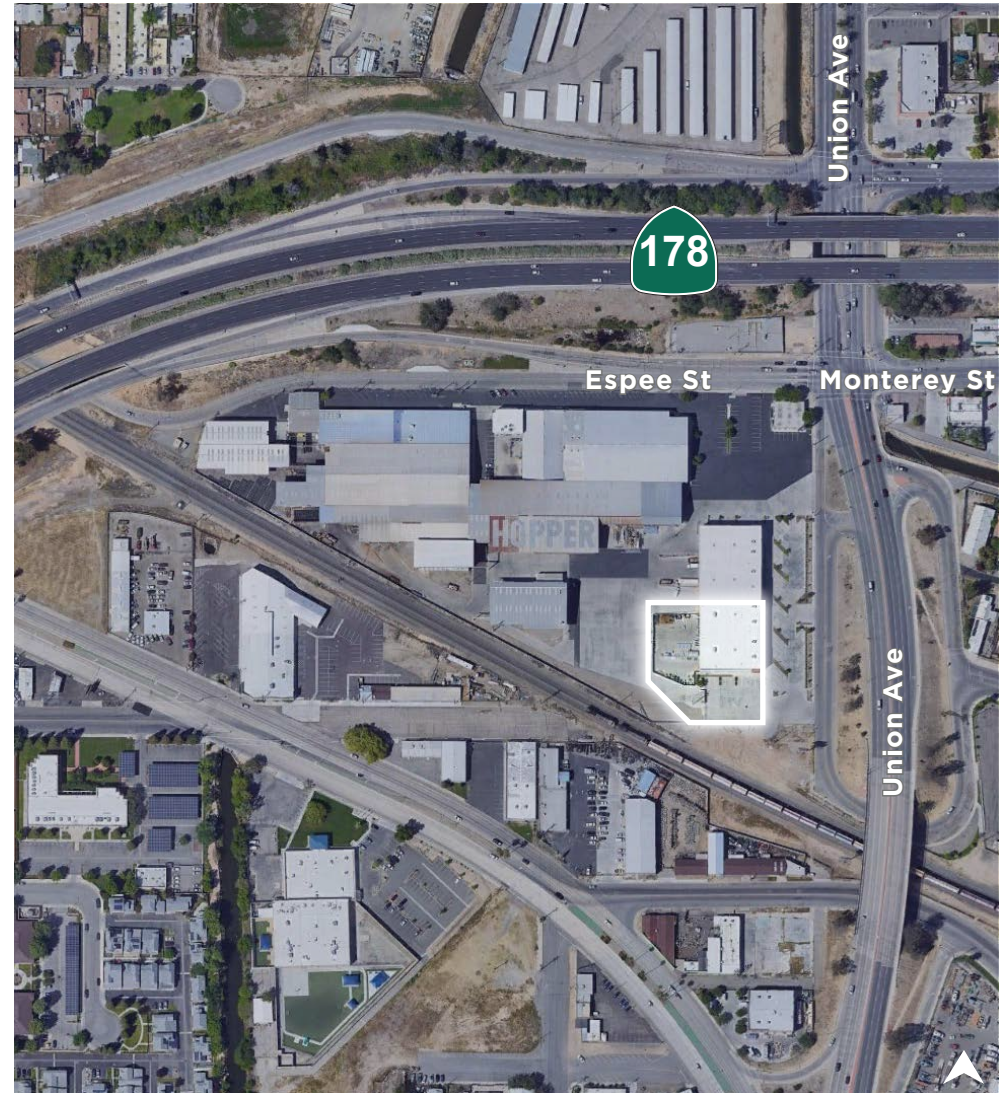


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### FLOOR PLAN







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