



FOR LEASE | 2.28 ACRES

**151 E. TRUXTUN AVENUE
BAKERSFIELD, CA**

ASKING RATE: \$6,500 PER MONTH



**CUSHMAN &
WAKEFIELD**

151 E TRUXTUN AVENUE

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Property Features

Industrial Metal Warehouse and Canopy Space on approximately 2.28 Acres. Fully fenced lot, with Truxtun Avenue and Union Avenue frontage. Zoned M-1 in the City of Bakersfield.

Lot Size:	±2.28 Acres
Office:	±1,288 SF
Metal Warehouse/Canopy:	±22,570 SF
Power*:	200Amps, 120/280V, 3Ph
Zoning:	M-1 and C-2, City of Bakersfield
Electric:	PG&E
Gas:	PG&E
Water:	California Water Service
Sewer:	City of Bakersfield
Asking Rate:	\$6,500 per month, Industrial Gross

*Tenant to verify



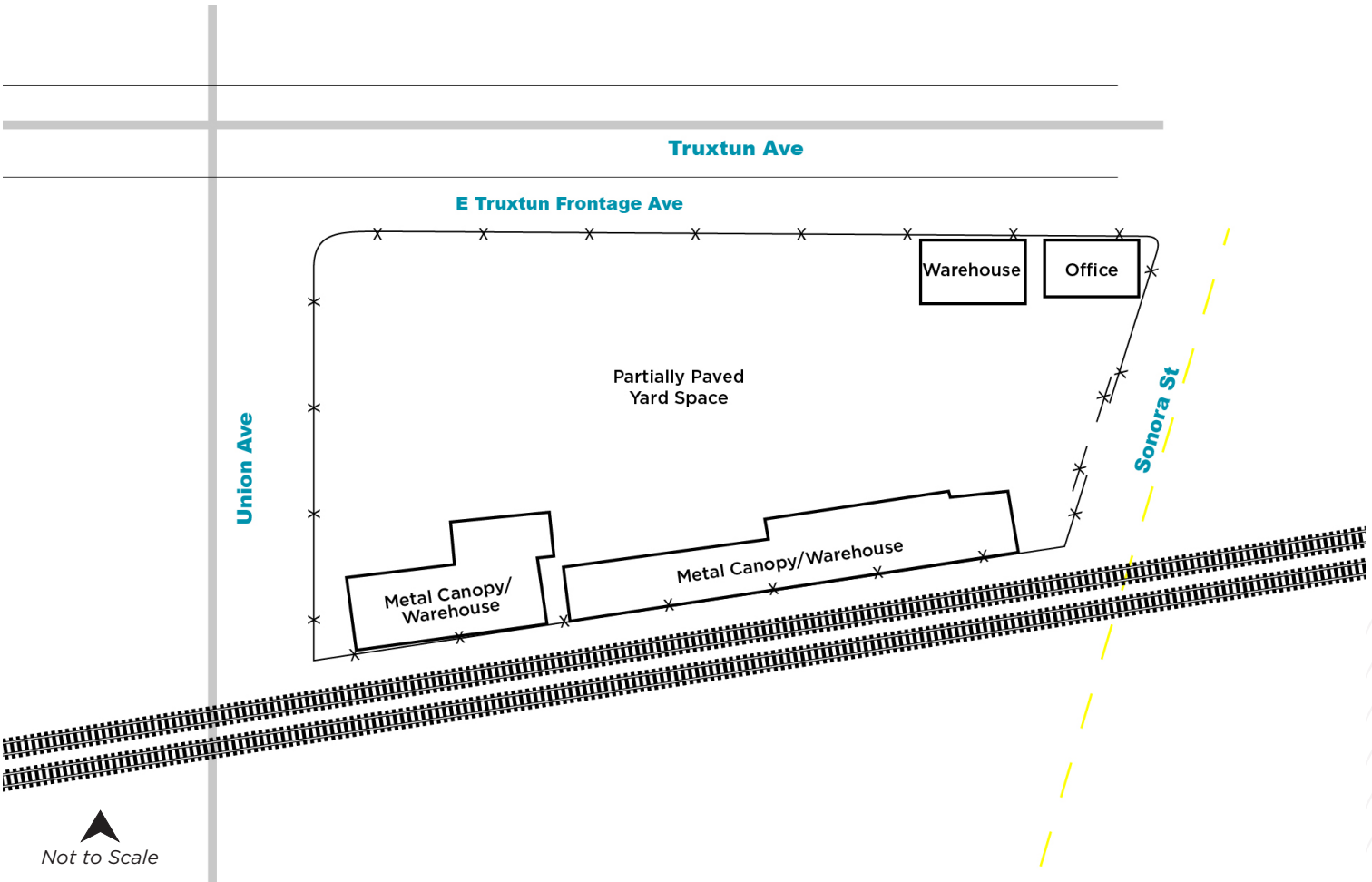
151 E TRUXTUN AVENUE
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AERIAL



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SITE PLAN

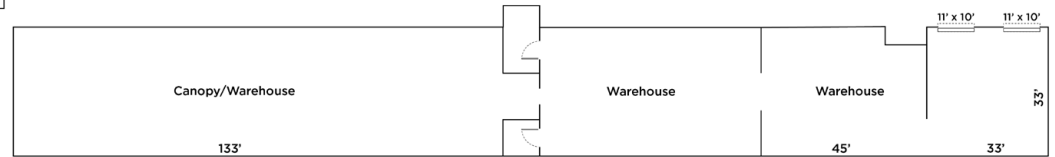
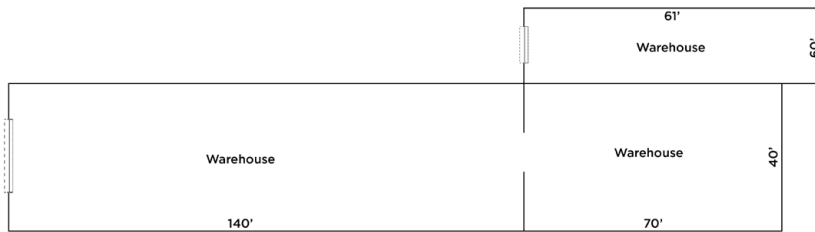
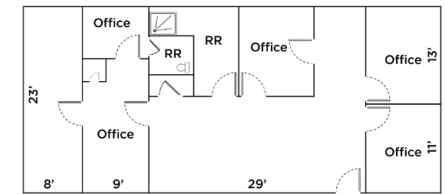
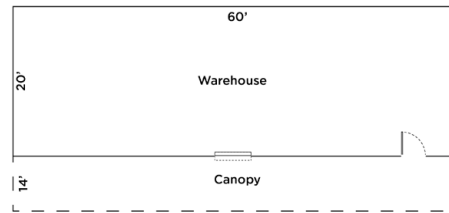


Not to Scale

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FLOOR PLAN




Not to Scale



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