



FOR LEASE

301 ESPEE ST, SUITE C BAKERSFIELD, CA



PROPERTY HIGHLIGHTS

- Available as one $\pm 20,560$ SF suite or divisible into suites starting from $\pm 5,000$ SF
- Industrial office/warehouse space with common dock access
- Highway 178 frontage with easy on/off ramp access
- Close proximity to Hwy 99
- Common area dock available
- Electric: PG&E
- Gas: The Gas Company
- Water/Sewer: City of Bakersfield

AVAILABILITIES

Suite	Square Feet	Asking Rent
C (Divisible*)	$\pm 20,560$ SF	\$0.65psf/month
<u>*Divisible Option</u>		
C-100	$\pm 6,000$ SF	\$0.85psf/month
C-200	$\pm 5,000$ SF	\$0.75psf/month
C-300	$\pm 5,000$ SF	\$0.75psf/month

FOR MORE INFORMATION, CONTACT:

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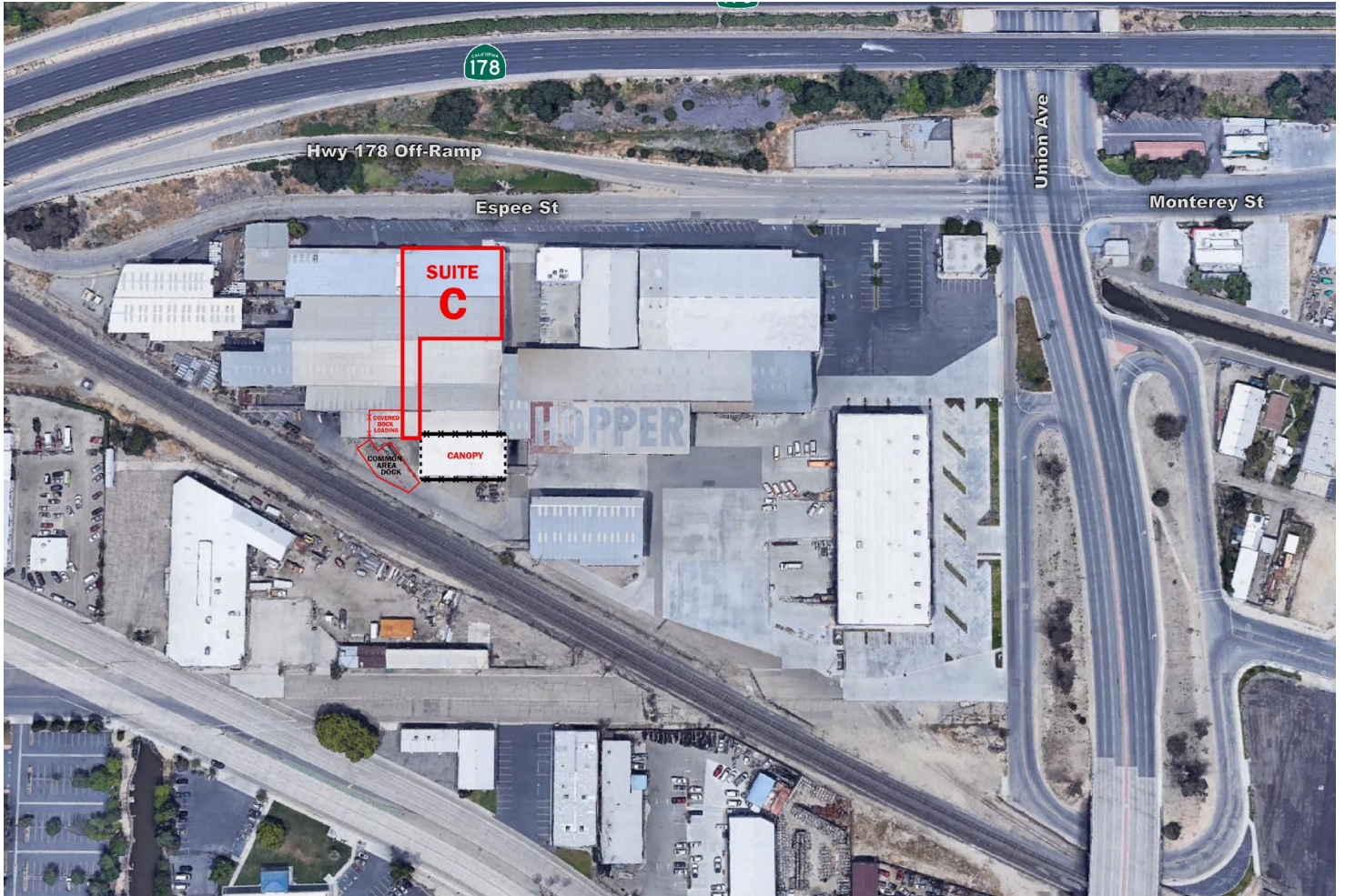
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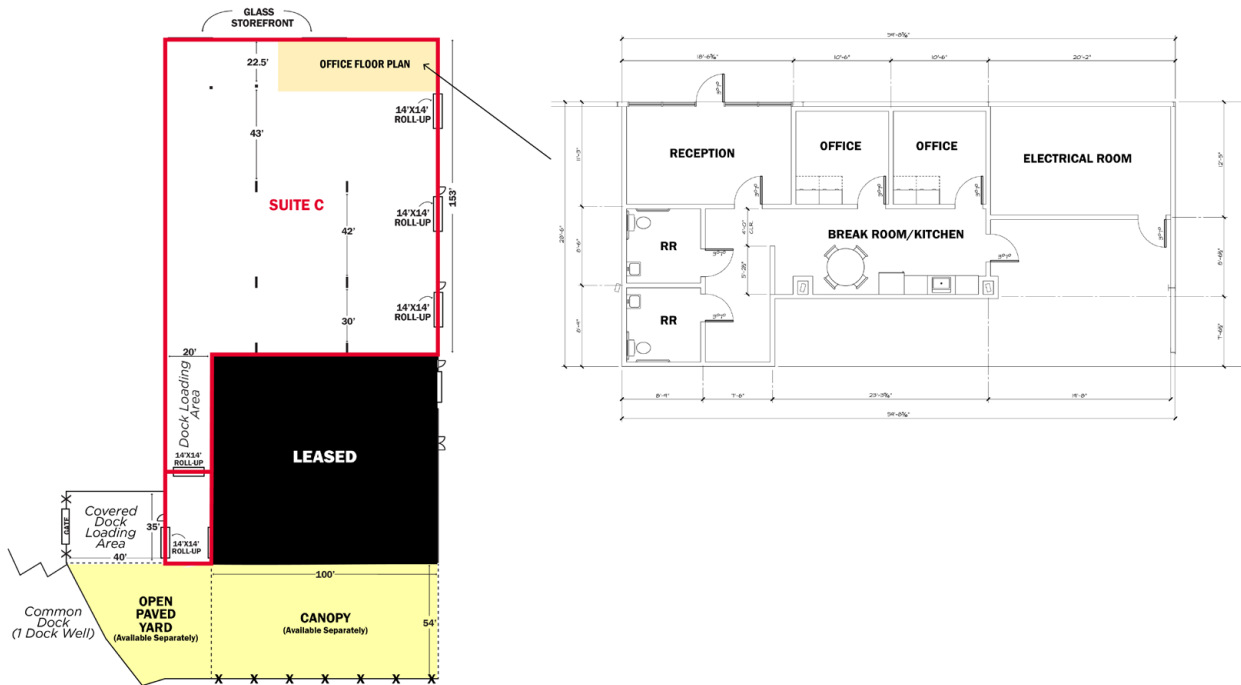
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AERIAL





FLOOR PLAN - ±20,560 SF SPACE



FLOOR PLAN - DIVISIBLE OPTION

