



Your Name
Here

AVAILABLE FOR LEASE

2601 UNION AVE.
BAKERSFIELD, CA

FOR LEASE 2601 UNION AVE

- Exceptional visibility from Hwy 178, located at the high-traffic, hard corner intersection of Espee Street and Union Avenue.
- All office/showroom space ideal for businesses seeking a professional setting with prominent street presence.
- Features excellent frontage, ample parking and convenient access to major transportation corridors.

PROPERTY FEATURES

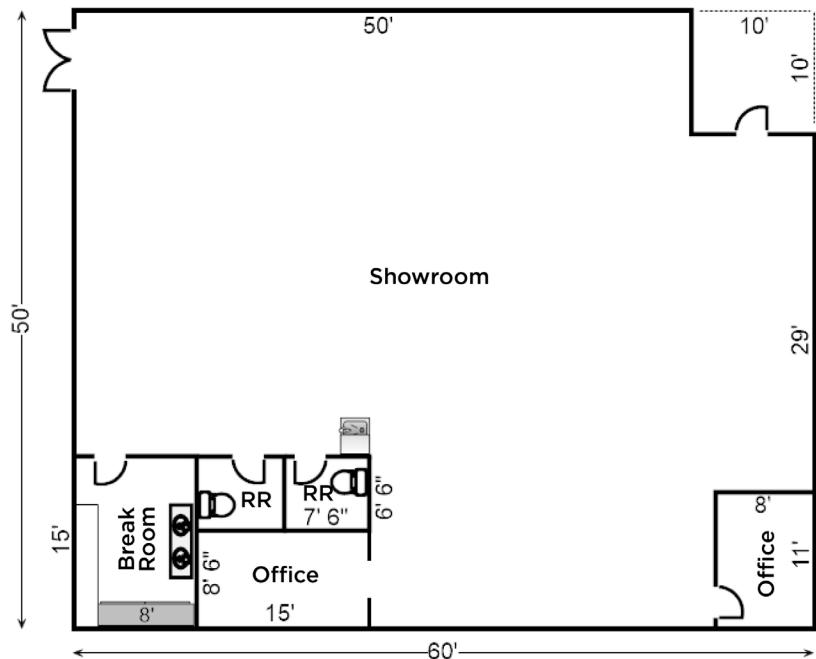
Total Available:	±3,000 SF
Showroom:	±2,437 SF
Lot Size:	±0.72 Acres
Ceiling Height:	12' (Showroom)
Power:	200 Amps, 220 V, 3 Ph
Zoning:	M-2, County of Kern
Utilities:	Electric: PG&E Gas: PG&E Water: City of Bakersfield Sewer: City of Bakersfield
Asking Terms:	\$1.25psf/mo., Industrial Gross
Available:	November 2025



FOR LEASE 2601 UNION AVE



FLOOR PLAN





For more information, please contact:

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