

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 |

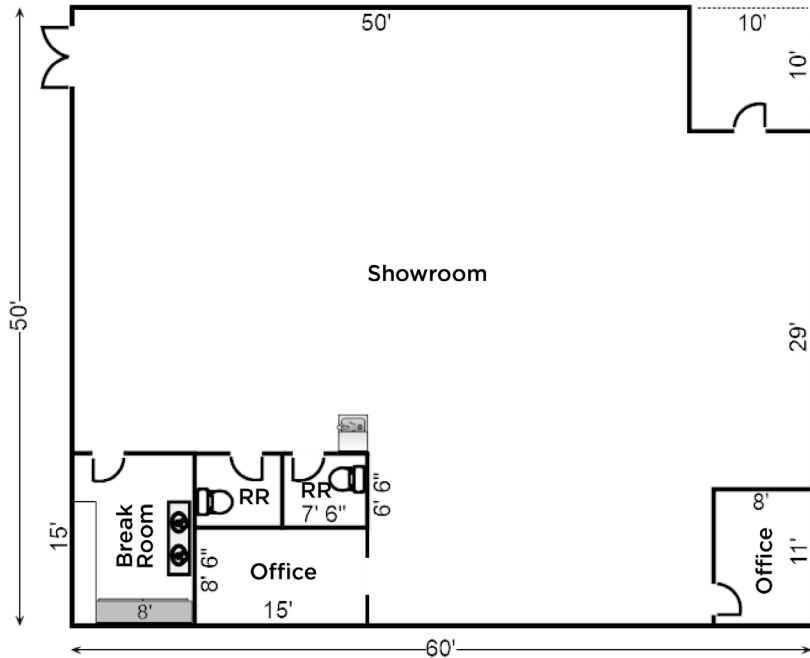


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2601 UNION AVE



FLOOR PLAN





For more information, please contact:

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