



Espee St

N

## For Lease

\$4,760/mo.  
(\$0.85/sf)

Per SF, Industrial Gross

### Contact us:

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# 815 Espee St Bakersfield, CA 93308

### Industrial Office/Warehouse

*815 Espee St.* is conveniently situated in Central Bakersfield, a block away from Golden State Ave which allows quick access to Hwy 99 and Hwy 58. This location also provides close proximity to Hwy 178 West and Eastbound.

### Available:

|                   |              |
|-------------------|--------------|
| Total SF:         | +/- 5,600 SF |
| Warehouse SF:     | +/- 5,200 SF |
| Office SF:        | +/- 400 SF   |
| Fenced Yard Area: | +/- 6,000 SF |

### Highlights:

- Central Location
- Convenient Hwy Access
- M-1(Light Industrial) Bakersfield City Zoning
- Fully paved & fenced yard



**Sewer**  
City of Bakersfield



**Water**  
California Water  
Service Co.

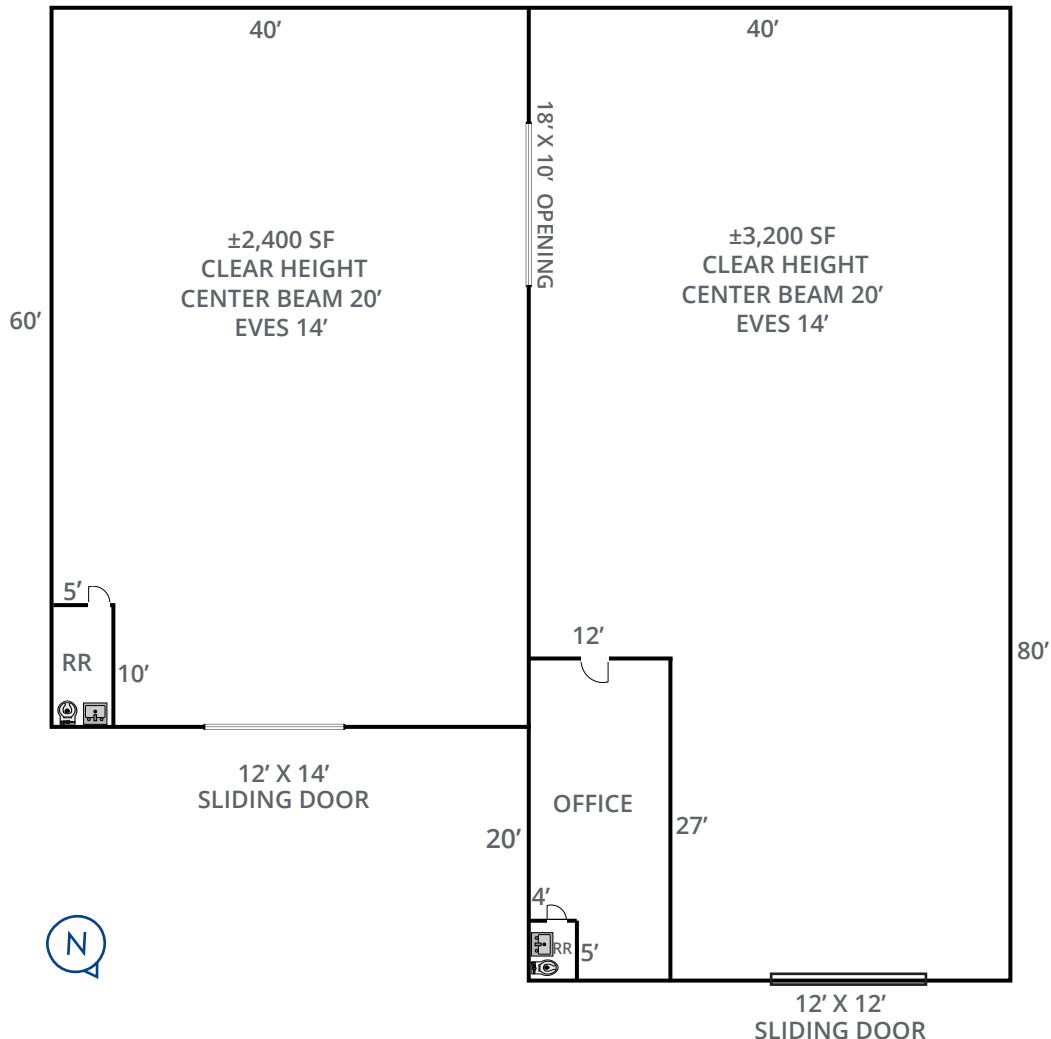


**Electric**  
PG&E (200 amp, 120/240  
volt, single phase)



**Gas**  
Pacific Gas &  
Electric Company  
Accelerating success.

# Floor Plan



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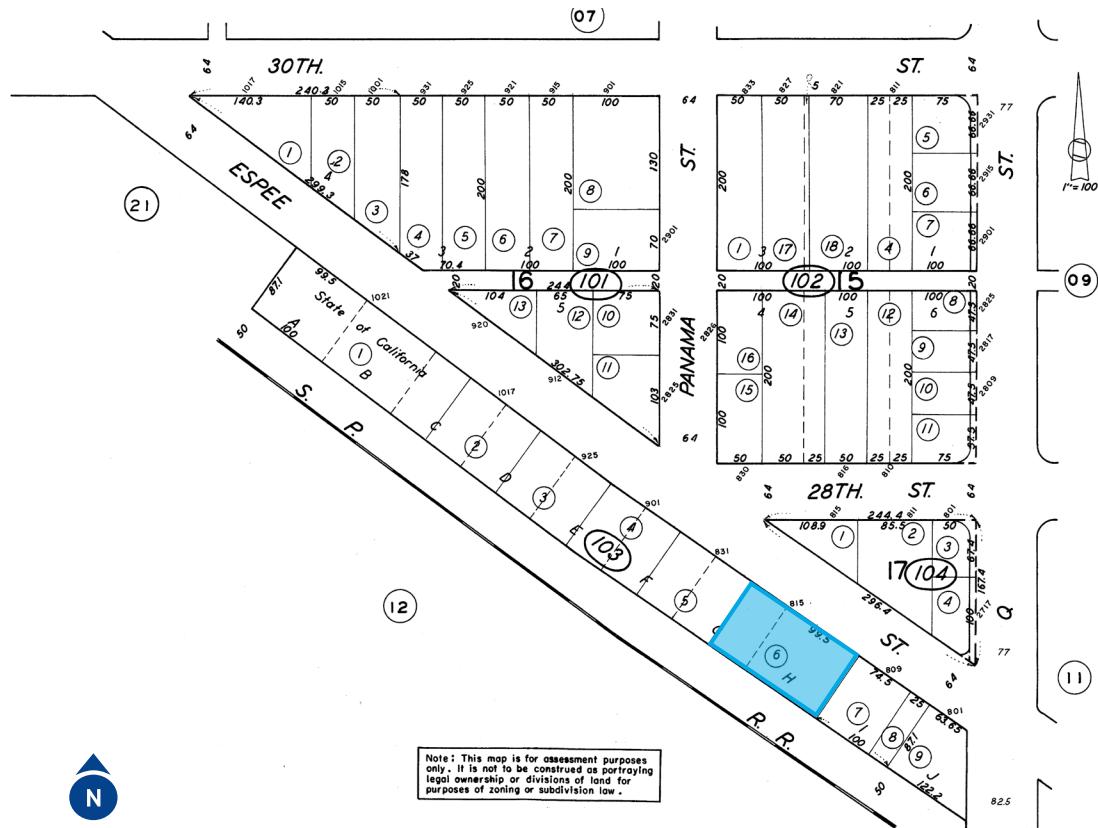
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## Colliers International

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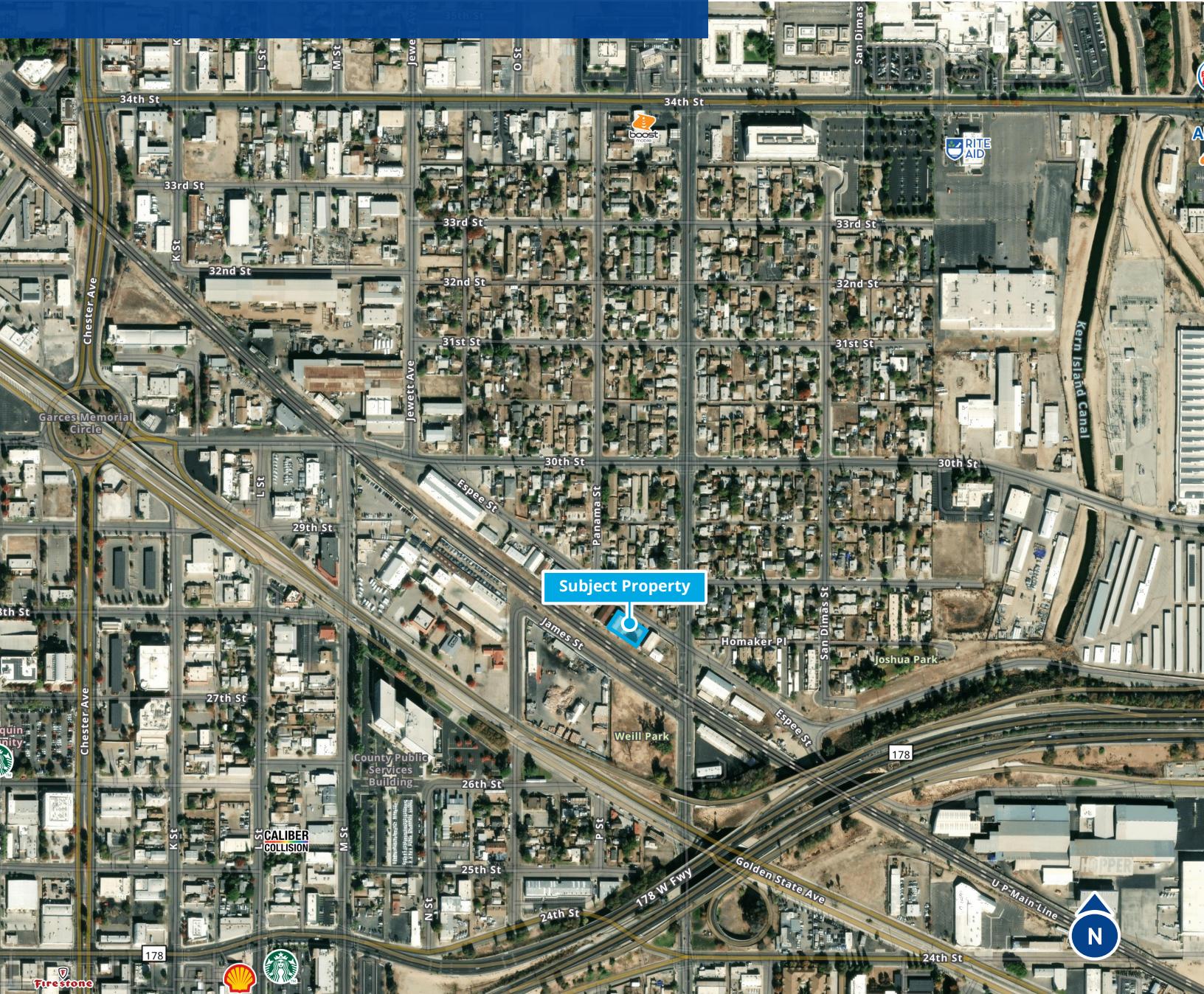
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# APN Map/Location Map



— Roads — Drive Time — BNSF Railroad — Union Pacific Railroad — Roads — Drive Time

# Aerials



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