



Colliers

Espee St

N

# For Lease

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

Per SF, Industrial Gross

## Contact us:

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## Colliers International

10000 Stockdale Hwy, Suite 102

Bakersfield, CA 93311

+1 661 631 3800

colliers.com/bakersfield

# 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.



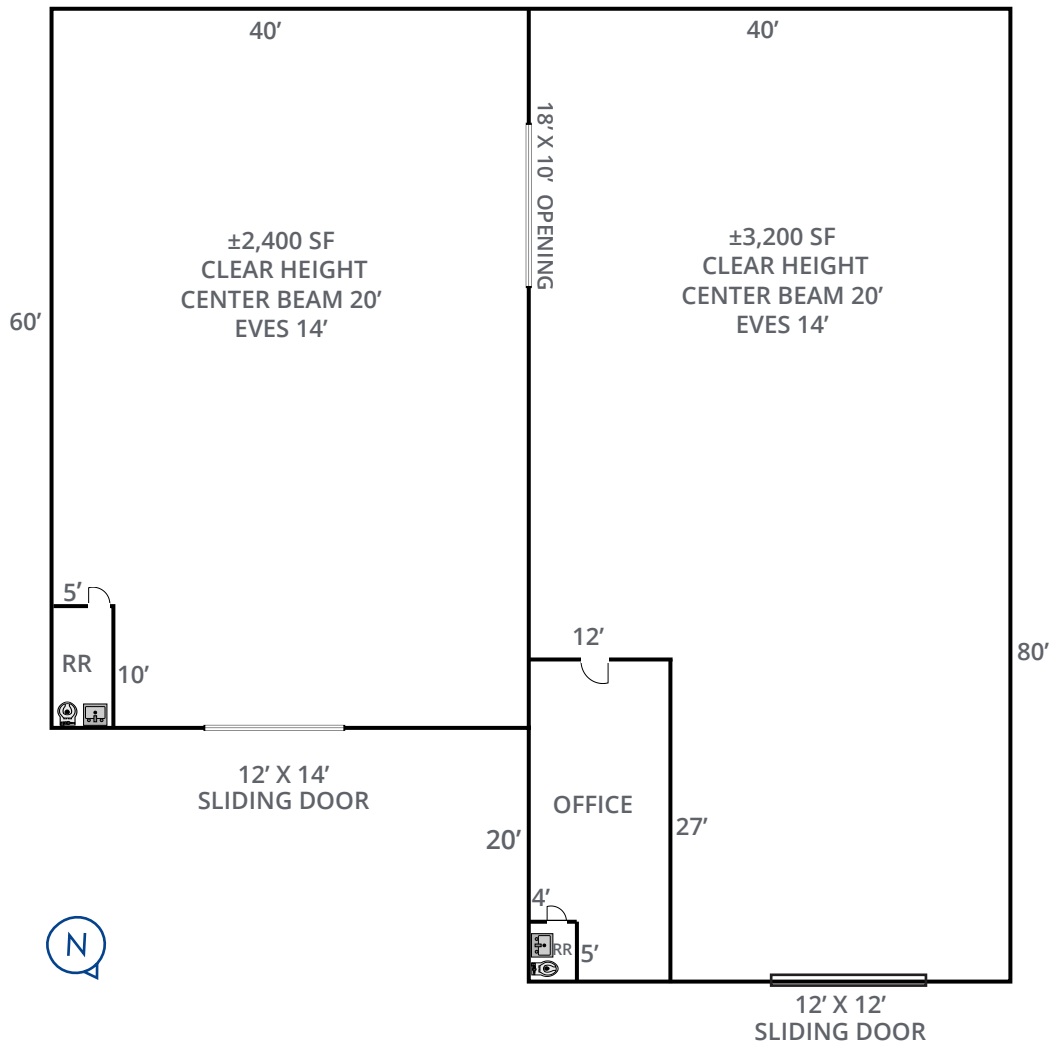
**Electric**  
PG&E (200 amp, 120/240  
volt, single phase)



**Gas**  
Pacific Gas &  
Electric Company

Accelerating success.

# Floor Plan



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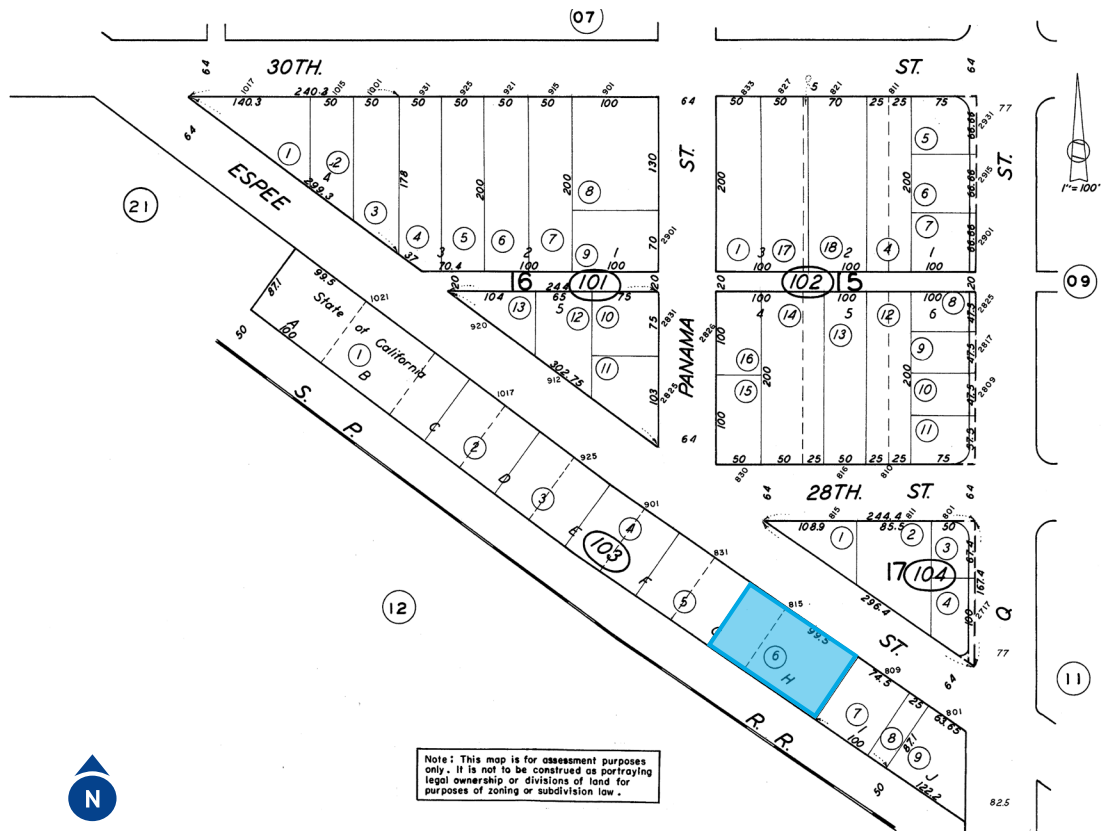
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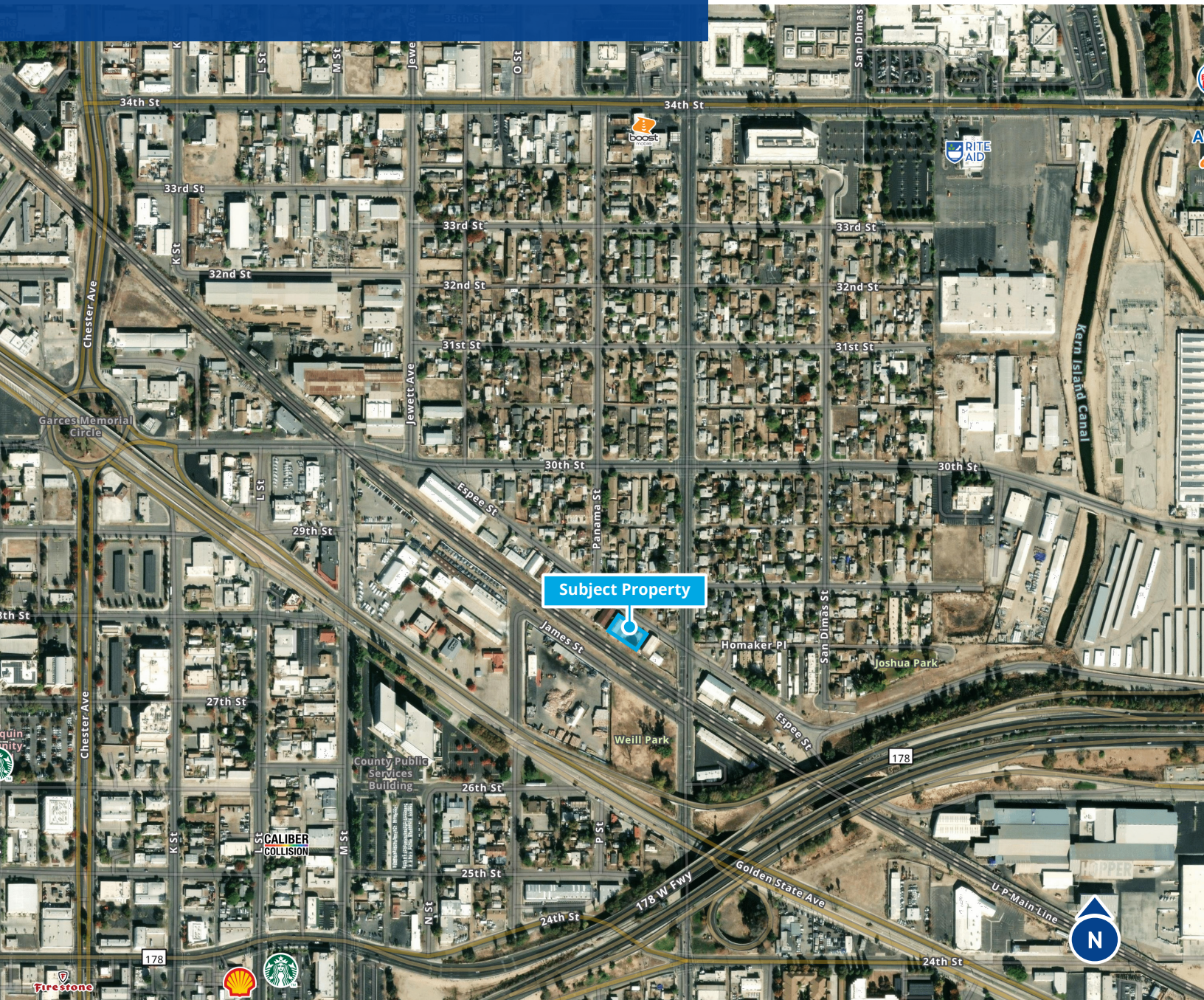
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# APN Map/Location Map



# Aerials



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