



For Lease | Approx. 2.28 AC  
**Industrial Office/  
Warehouse/Yard Space**

151 E Truxtun Ave | Bakersfield, CA 93305

**Contact Us:**

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# Property Information

151 E. Truxtun Ave is 2.28 acres of M-1 zoned industrial land, located south of East Truxtun Ave and east of Union Ave.

## Reduced Lease Rate:

\$5,000/mo., Industrial Gross

## Available:

Lot Size:	± 2.28 Acres
Office SF:	± 1,300 SF
Warehouse SF:	± 1,200 SF
Metal Canopy SF:	± 16,000 SF

## Highlights:

- Located downtown with easy access to Union Ave
- Possibility to add rail spur, being next to BNSF rail
- Fully fenced yard
- Zoning: M-1 and C-2, City of Bakersfield



**Sewer**  
City of Bakersfield



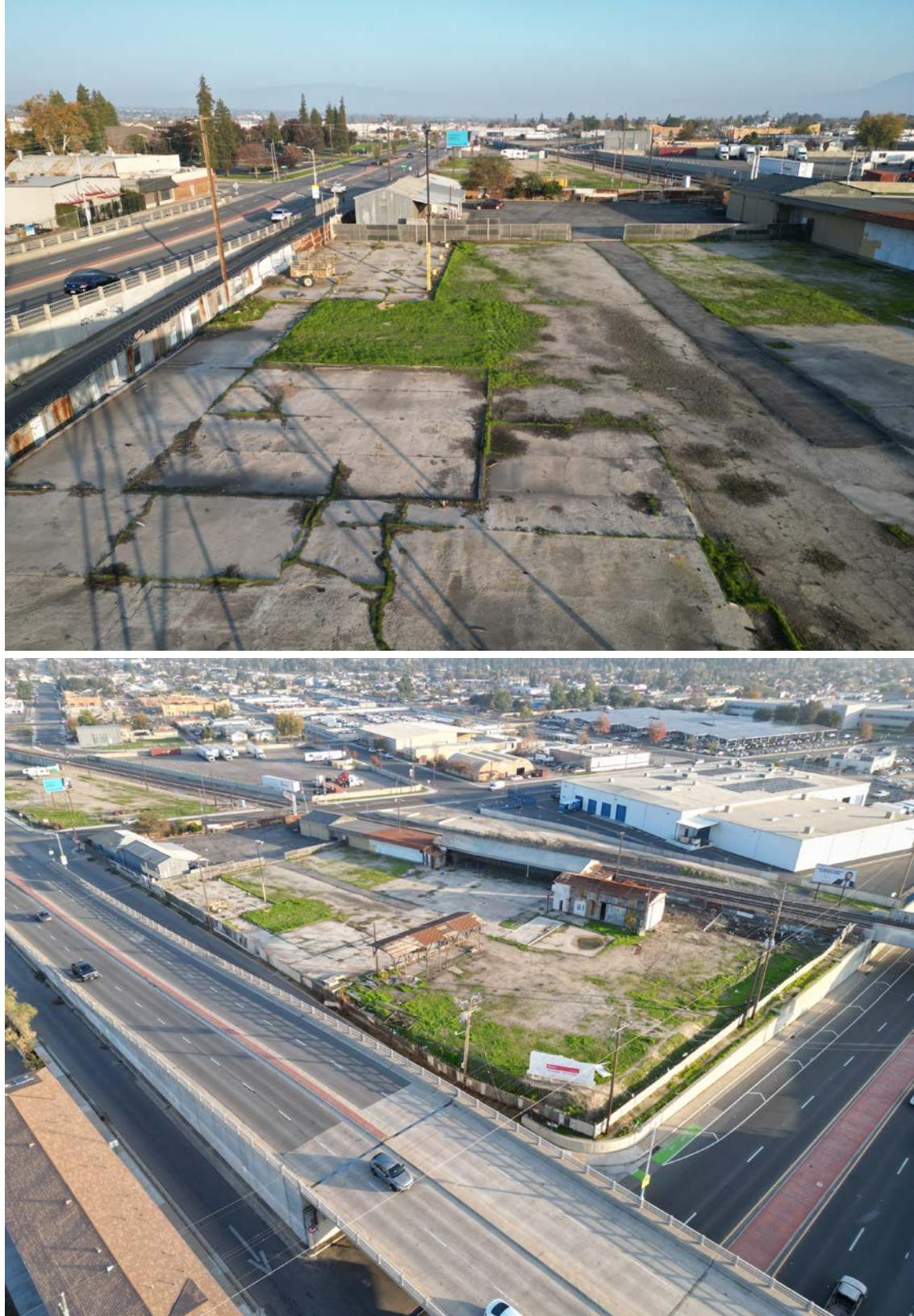
**Water**  
California Water Service



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



**Gas**  
Pacific Gas & Electric Company



# Site Plan

## Available:

**Lot Size:** ± 2.28 Acres  
**Office SF:** ± 1,300 SF  
**Warehouse SF:** ± 1,200 SF  
**Metal Canopy SF:** ± 16,000 SF



**Sewer**  
City of Bakersfield



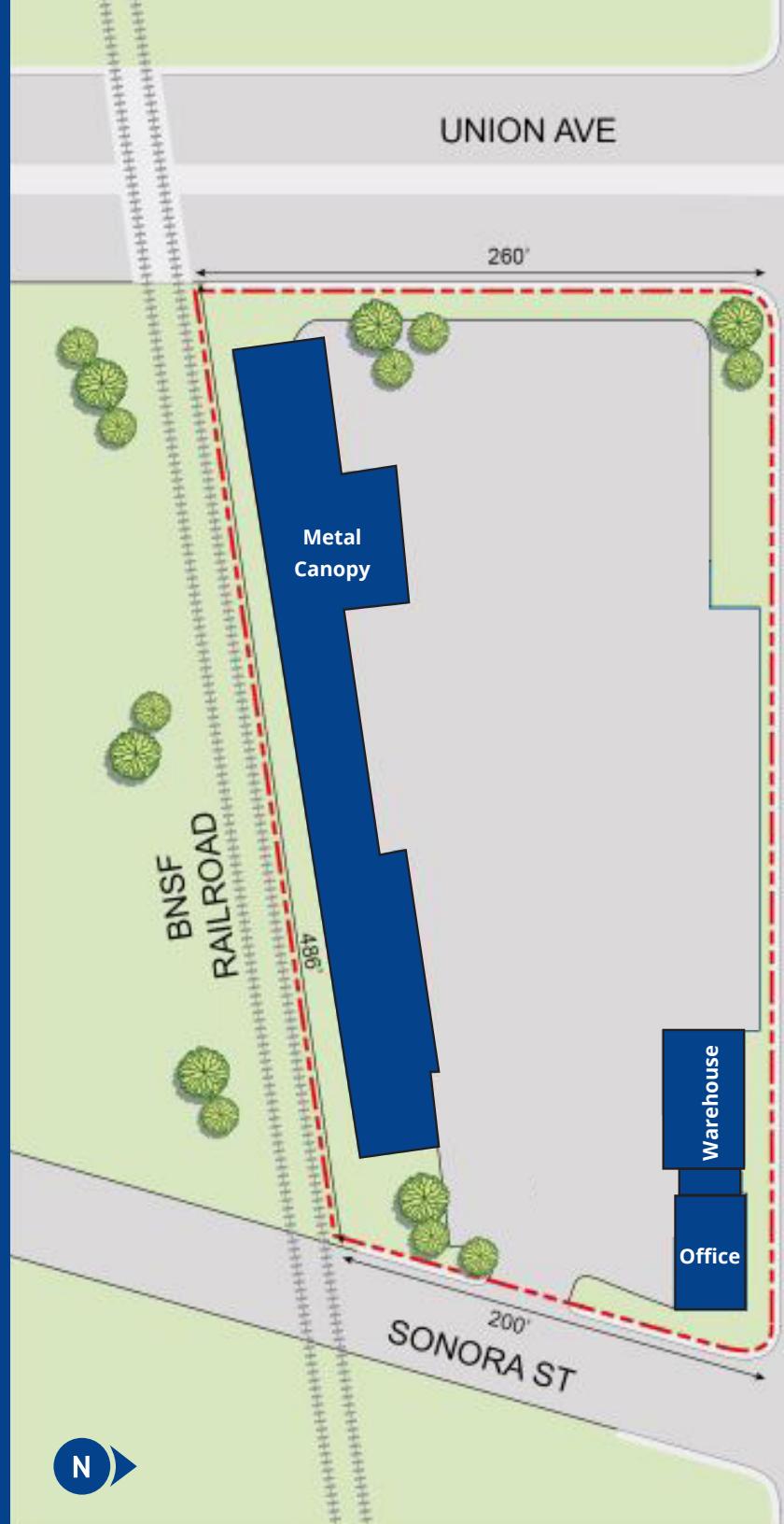
**Water**  
California Water Service



**Electric**  
Pacific Gas & Electric Company

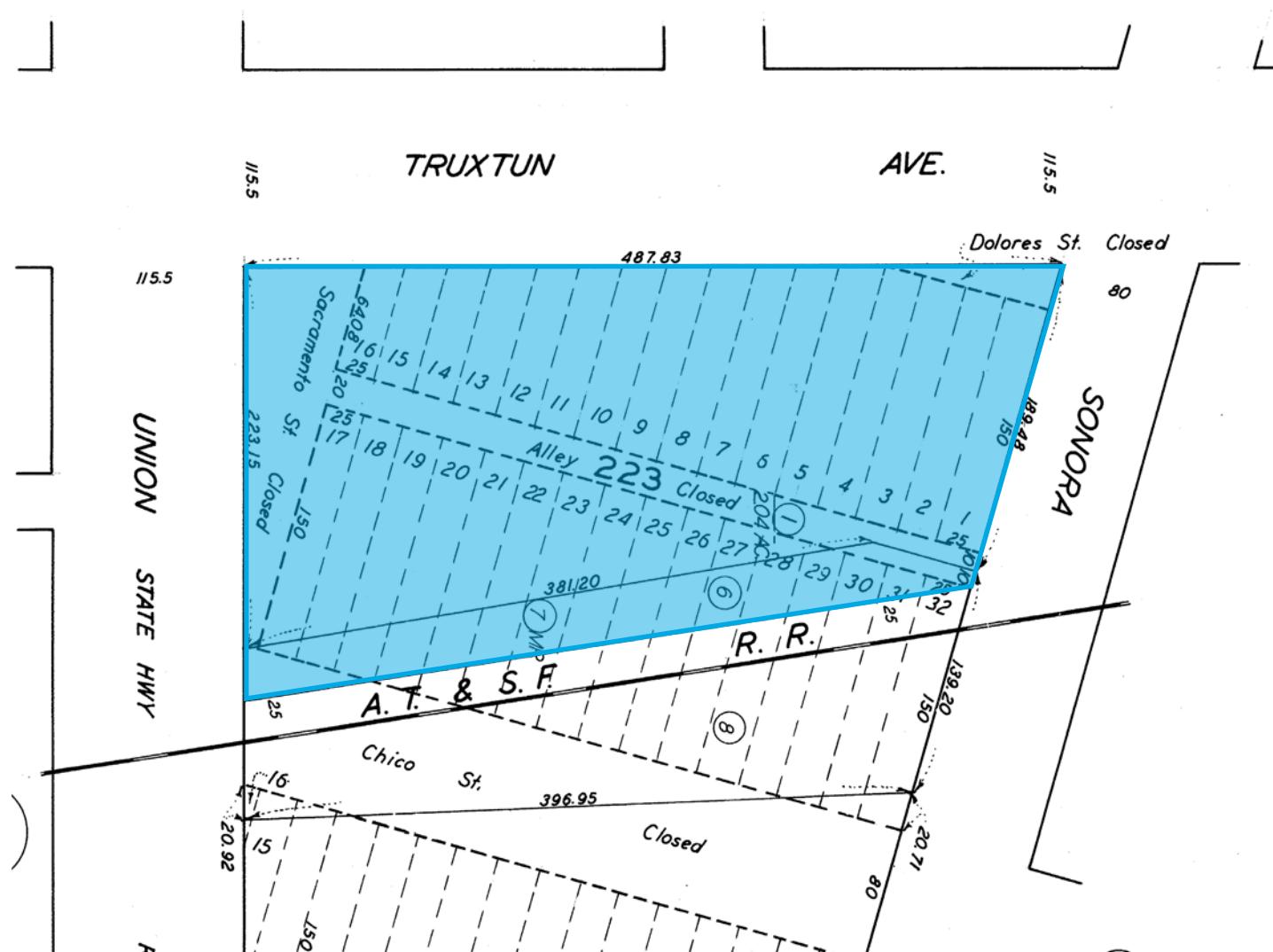


**Gas**  
Pacific Gas & Electric Company

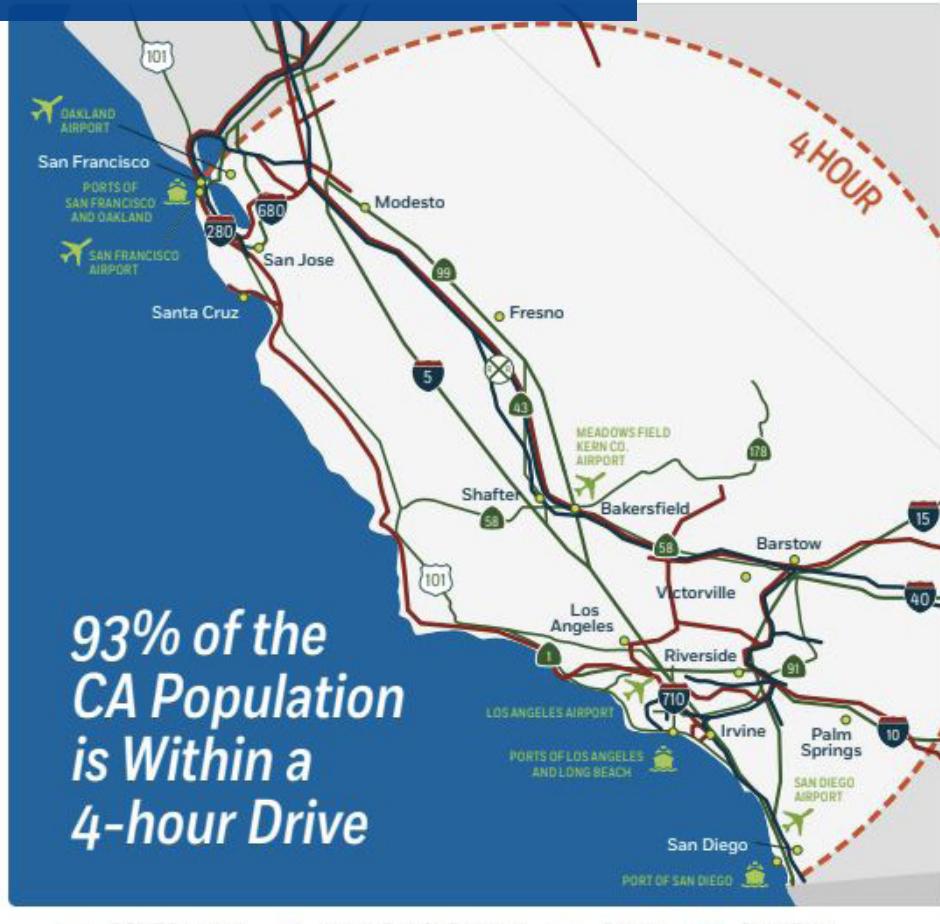


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# APN Map



# Location Map



**Population**  
1 Mile: 15,964  
3 Mile: 136,997  
5 Mile: 313,130



**Daytime Population**  
1 Mile: 32,992  
3 Mile: 177,328  
5 Mile: 346,312



**Median Age**  
1 Mile: 29.8  
3 Mile: 29.5  
5 Mile: 30.9



**Businesses**  
1 Mile: 1,900  
3 Mile: 7,308  
5 Mile: 12,449

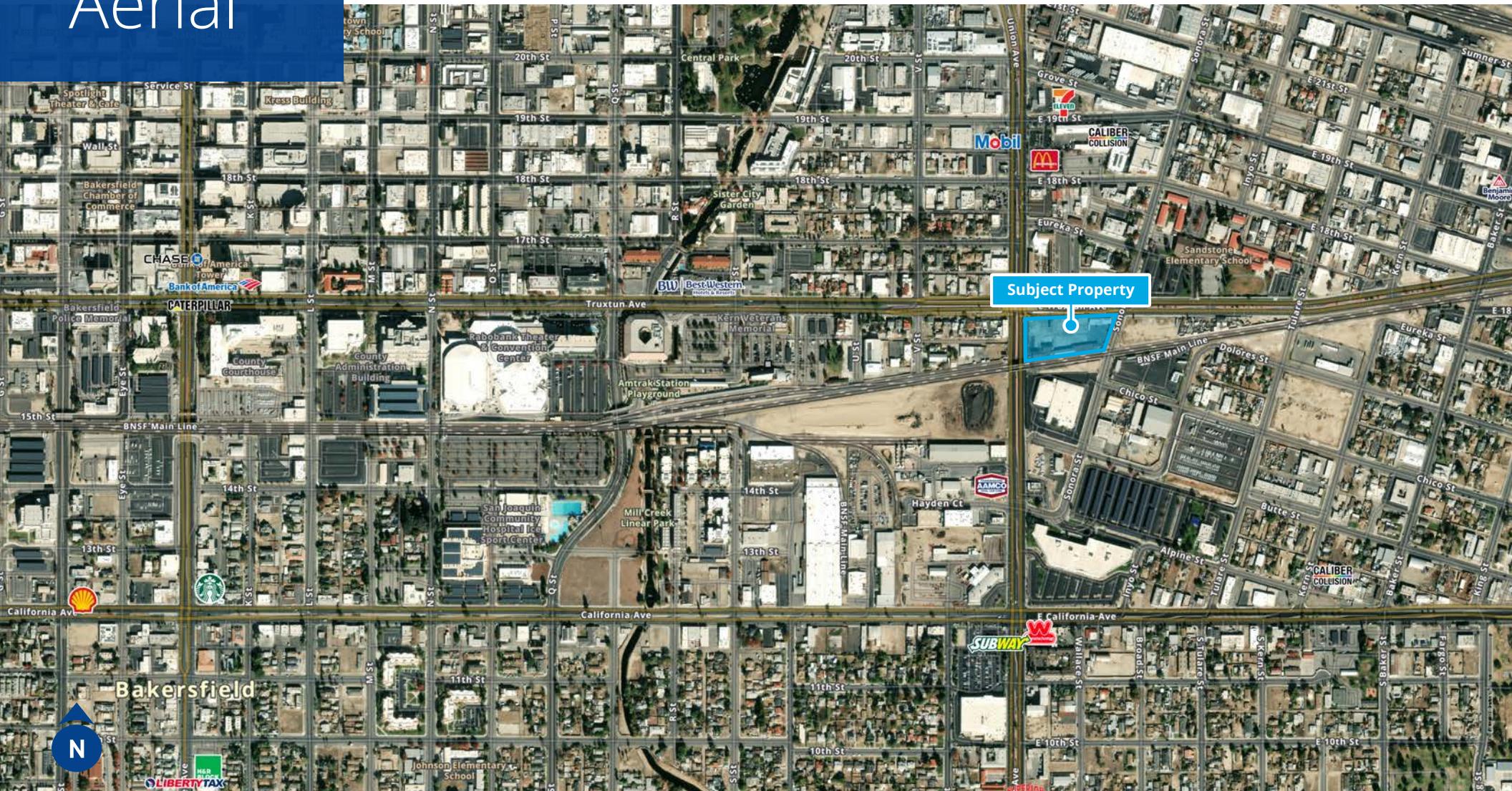


**Average HH Income**  
1 Mile: \$40,026  
3 Mile: \$57,129  
5 Mile: \$66,793



**Households**  
1 Mile: 5,128  
3 Mile: 42,628  
5 Mile: 100,273

# Aerial



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