



Colliers

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

151 E Truxtun Ave | Bakersfield, CA 93305

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Colliers International

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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

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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

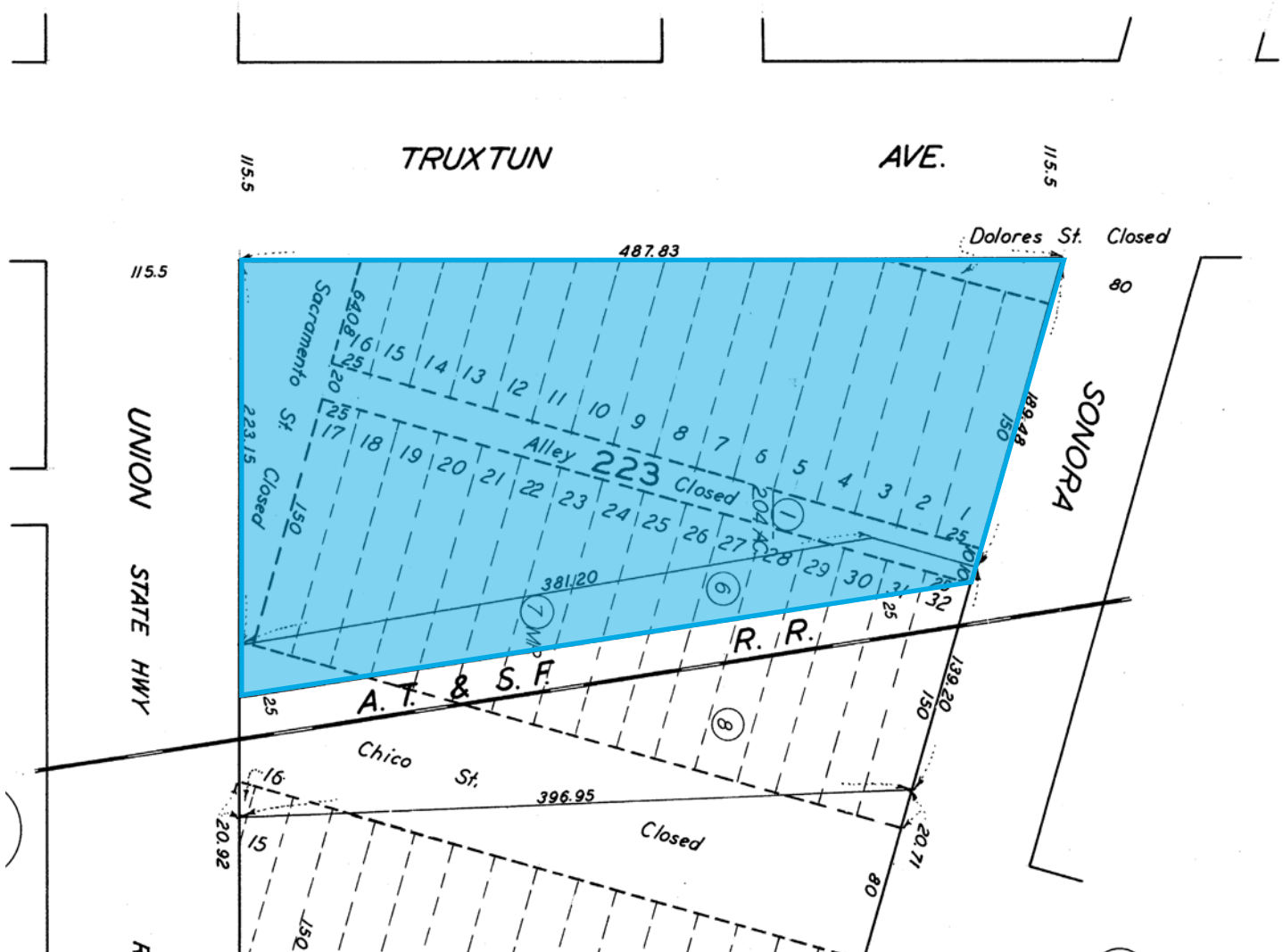


Gas
Pacific Gas &
Electric Company

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APN Map



Location Map



— BSNF Railroad — Union Pacific Railroad — Roads - - Drive Time



— Roads — Drive Time



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

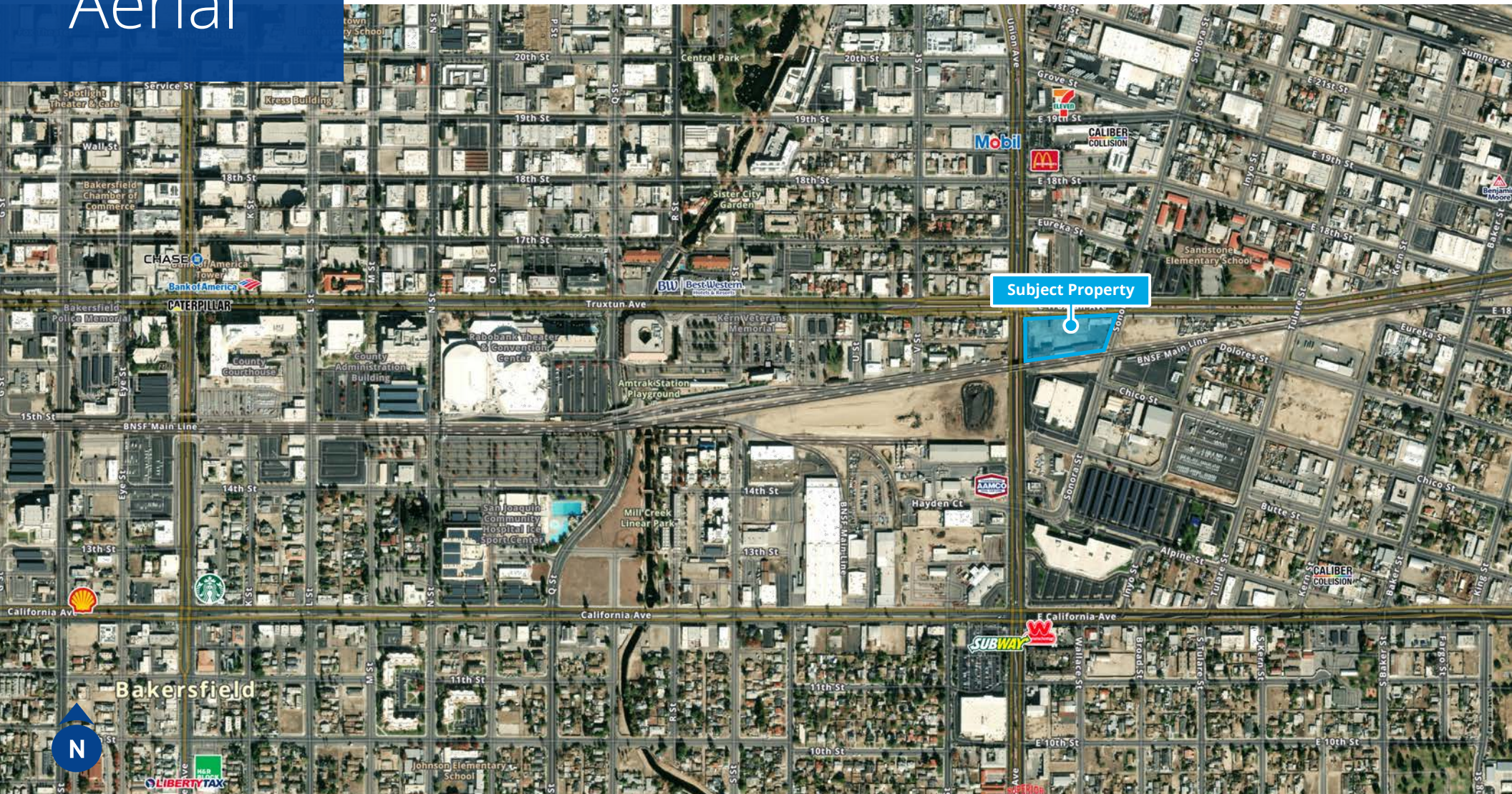
1 Mile: \$40,026
3 Mile: \$57,129
5 Mile: \$66,793



Households

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

Aerial



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