

Warehouse Space

**FOR LEASE**



**2014**  
**S Union Avenue**  
Bakersfield, CA

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# Warehouse Space Available For Lease

## Property Information

2014 S Union Avenue - Bakersfield, CA

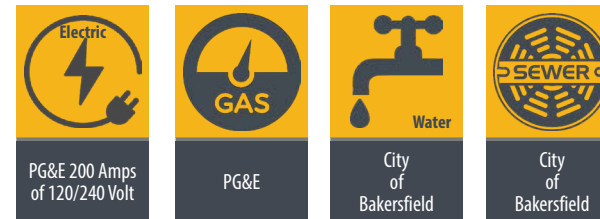
### Property Detail

- **2 Buildings-Total Available Space** 4,000 SF
- **Building 1**
  - Office** 3,250 SF
  - Mezzanine** 1,500 SF
  - Canopy** 3,000 SF with concrete pad
    - Enclosed on three sides with metal sheet
    - Can be locked with a fence
- **Building 2**
  - Warehouse** 750 SF
  - Roll Up Door** One (1) 10'x12'
- **Parcel Size** 2.75 Acres
- **Zoning** M-1, City of Bakersfield
- **APN** 170-030-36

### Property Highlights

- Site is located within two (2) miles of on/off ramps connecting to Highway 58 (Union Avenue)
- Office is separate from warehouse/shop, which allows for minimal noise distractions
- Perimeter yard lighting
- Yard area is a combination of asphalt and crushed rock

### Utilities



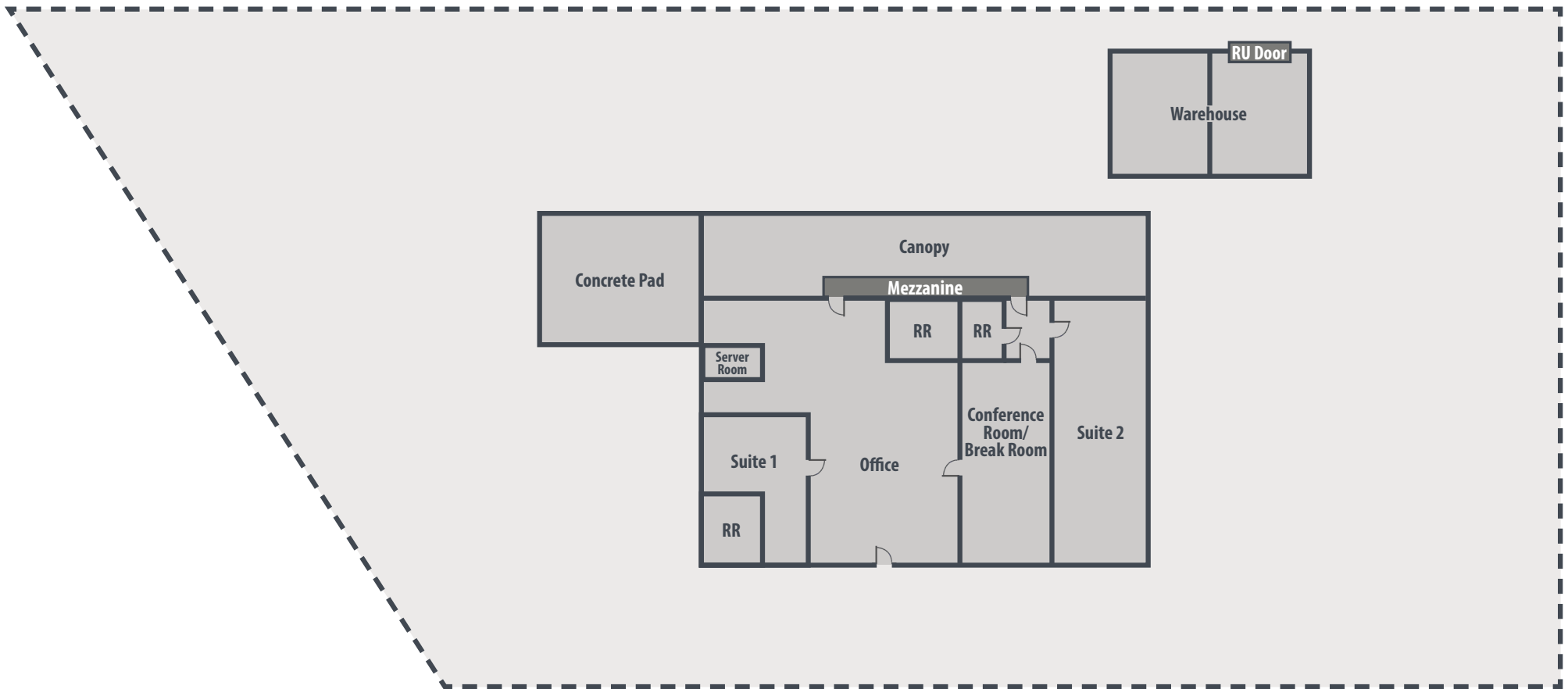
### Lease Rate

\$7,000 per month IG

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## Floor Plan

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Plans are deemed reliable, but configuration not guaranteed.

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## Property Photos

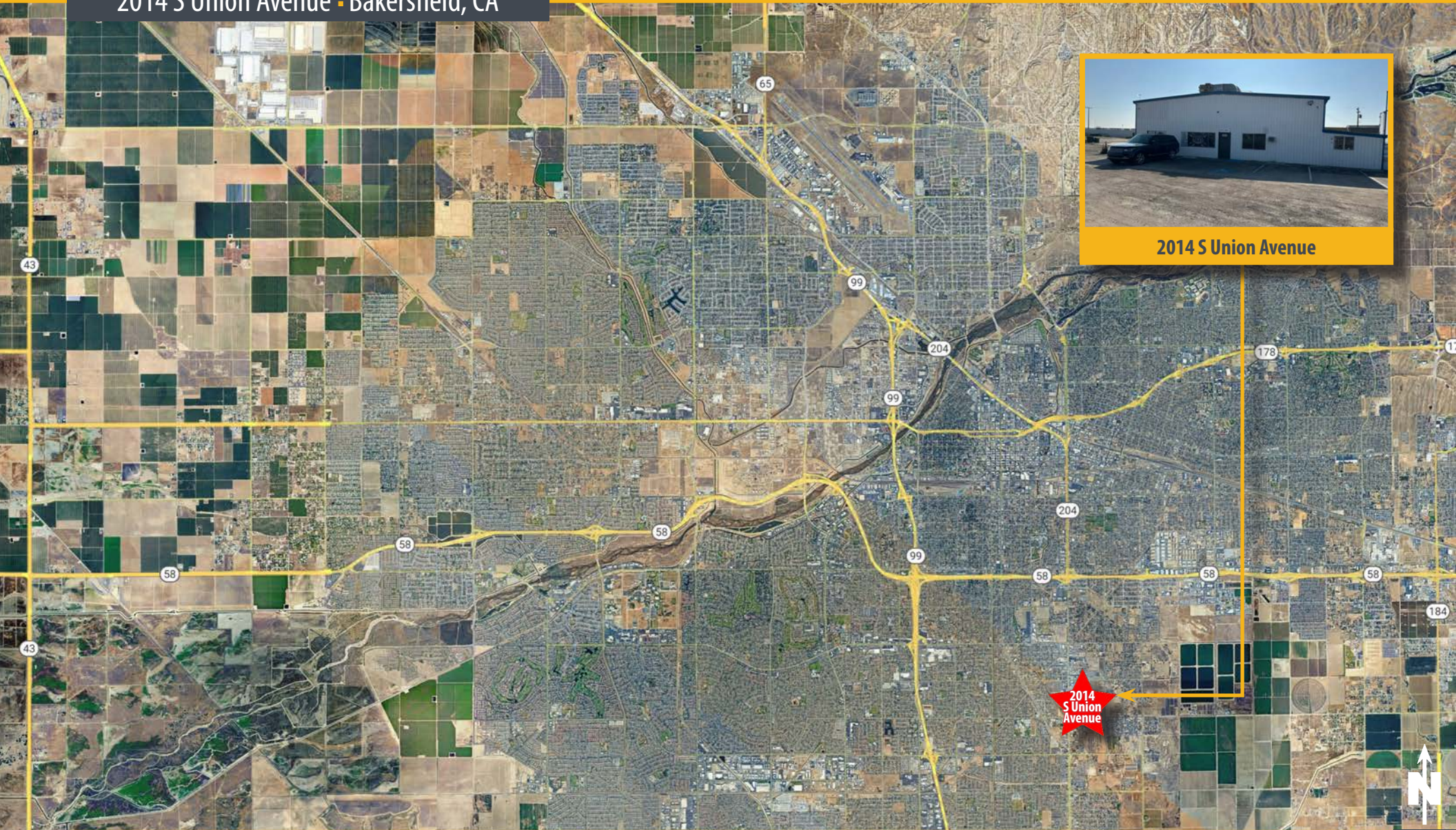
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## Aerial Location Map

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