



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

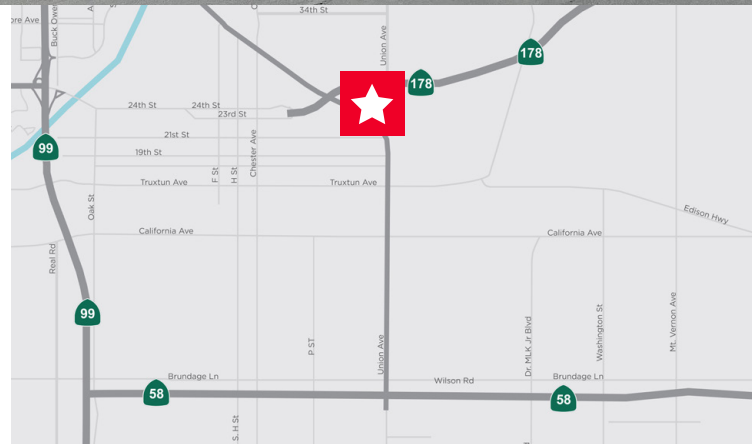
**301 Espee St., Suite C**  
Bakersfield, CA



**20,560 SF Industrial Warehouse w/ Dock**  
**Lease Rate: ~~75¢~~ 65¢ psf/mo., Ind. Gross**

### Building Features

<b>Total Available:</b>	±20,560 SF
<b>Office:</b>	±1,700 SF
<b>Canopy:</b>	5,400 SF (available separately)
<b>Power:</b>	1100 Amps, 277/480 V, 3 Ph
<b>Zoning:</b>	M-2, City of Bakersfield
<b>Utilities:</b>	Electric: PG&E Water: City of Bakersfield Gas: The Gas Company Sewer: City of Bakersfield



### Property Highlights

- Highway 178 frontage with easy on/off ramp access
- Close proximity to Hwy 99
- Common area dock available

**Wayne Kress, SIOR**  
Executive Director  
+1 661 633 3819  
wayne.kress@cushwake.com  
LIC #00834680

**Coby Vance**  
Senior Director  
+1 661 633 3807  
coby.vance@cushwake.com  
LIC #01449929

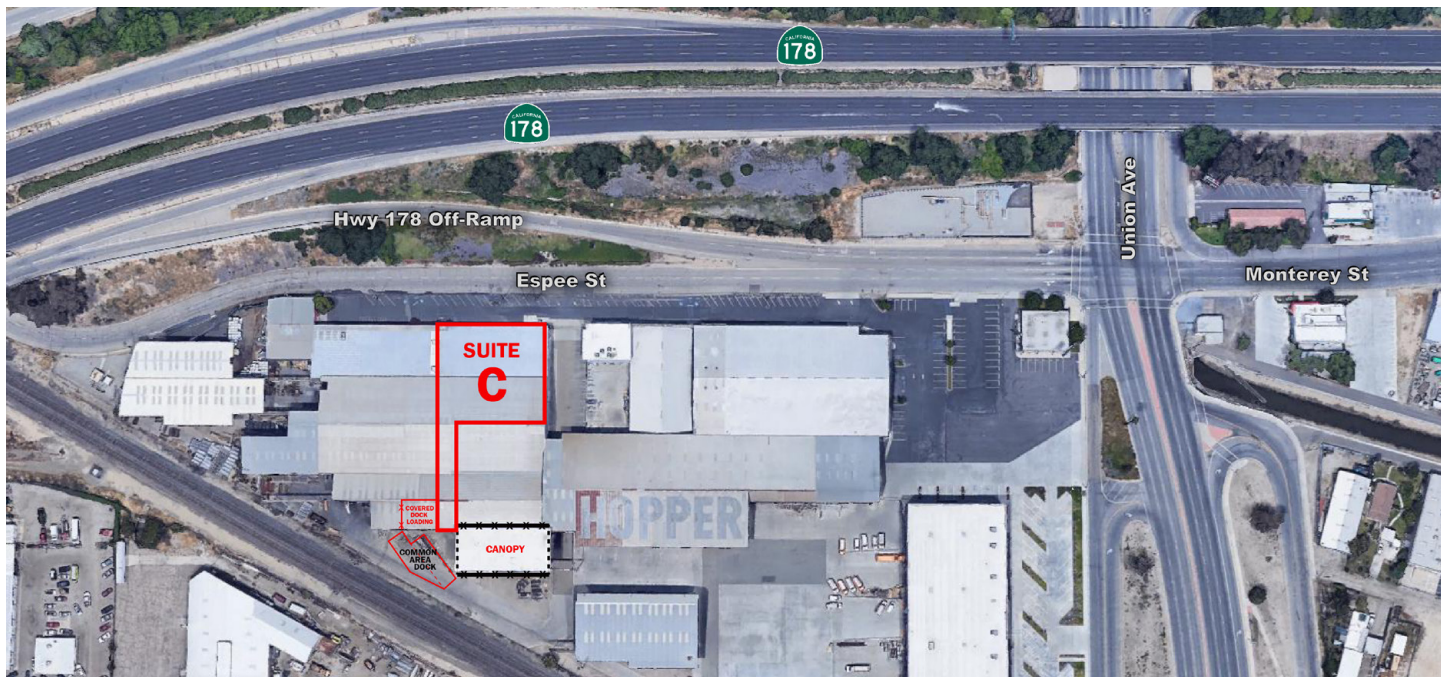
**Scott Reynolds**  
Director  
+1 661 633 3825  
scott.reynolds@cushwake.com  
LIC #01382493

5060 California Ave., Suite 1000  
Bakersfield, CA 93309  
Main +1 661 327 2263  
Fax +1 661 633 3801  
**cushmanwakefield.com**  
LIC #01880493

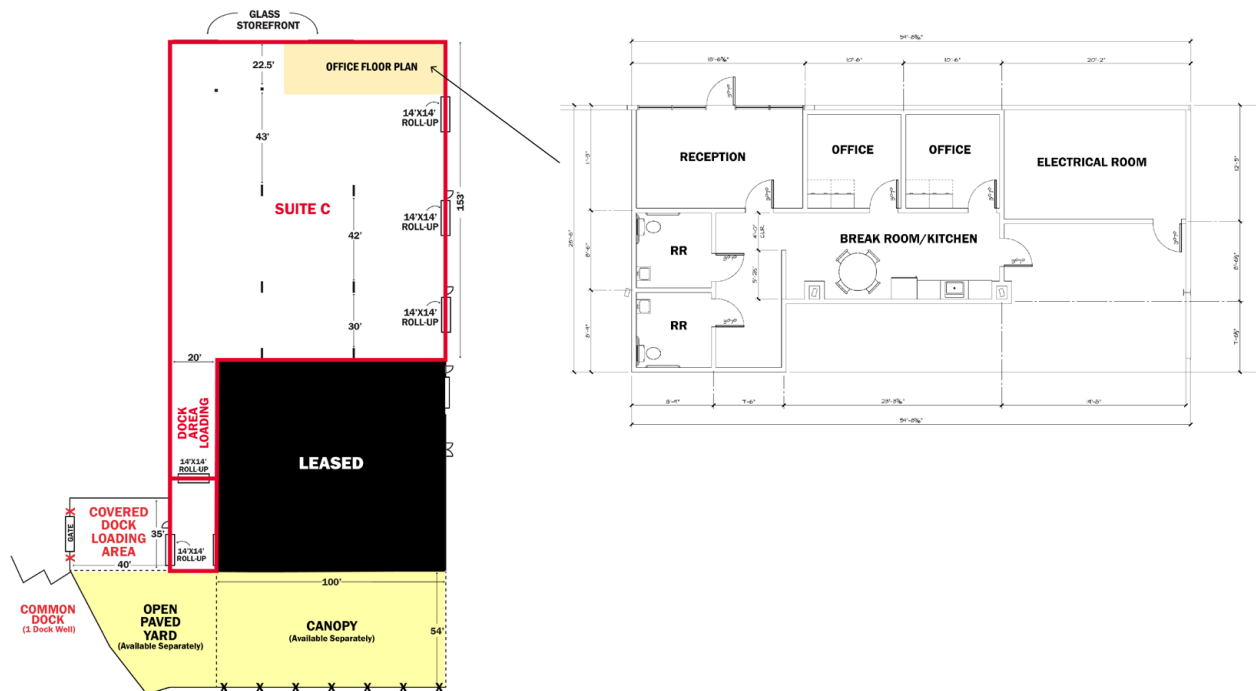


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## Aerial



## Floor Plan



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