FOR LEASE

301 Espee St., Suite C

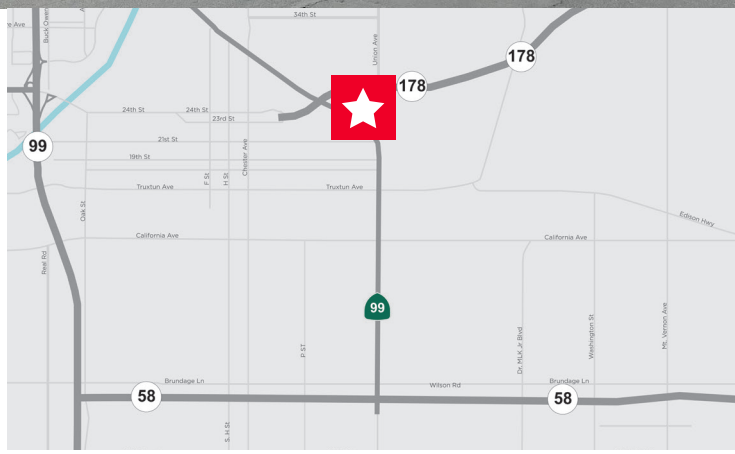
Bakersfield, CA



20,560 SF Industrial Warehouse w/ Dock
Lease Rate: 75¢/sf/month, Industrial Gross

Building Features

Total Available:	±20,560 SF
Office:	±1,700 SF
Canopy:	5,400 SF (available separately)
Power:	1100 Amps, 277/480 V, 3 Ph
Zoning:	M-2, City of Bakersfield
Utilities:	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
- Canopy space available separately

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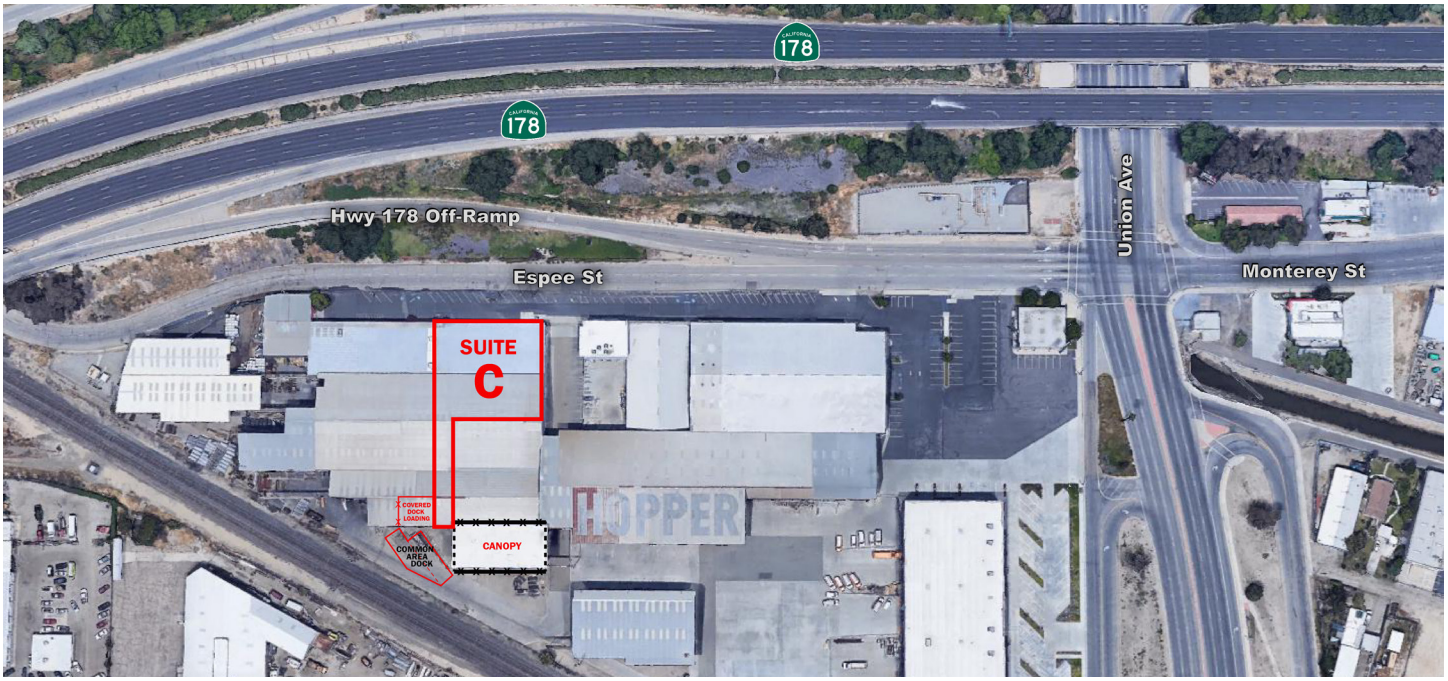
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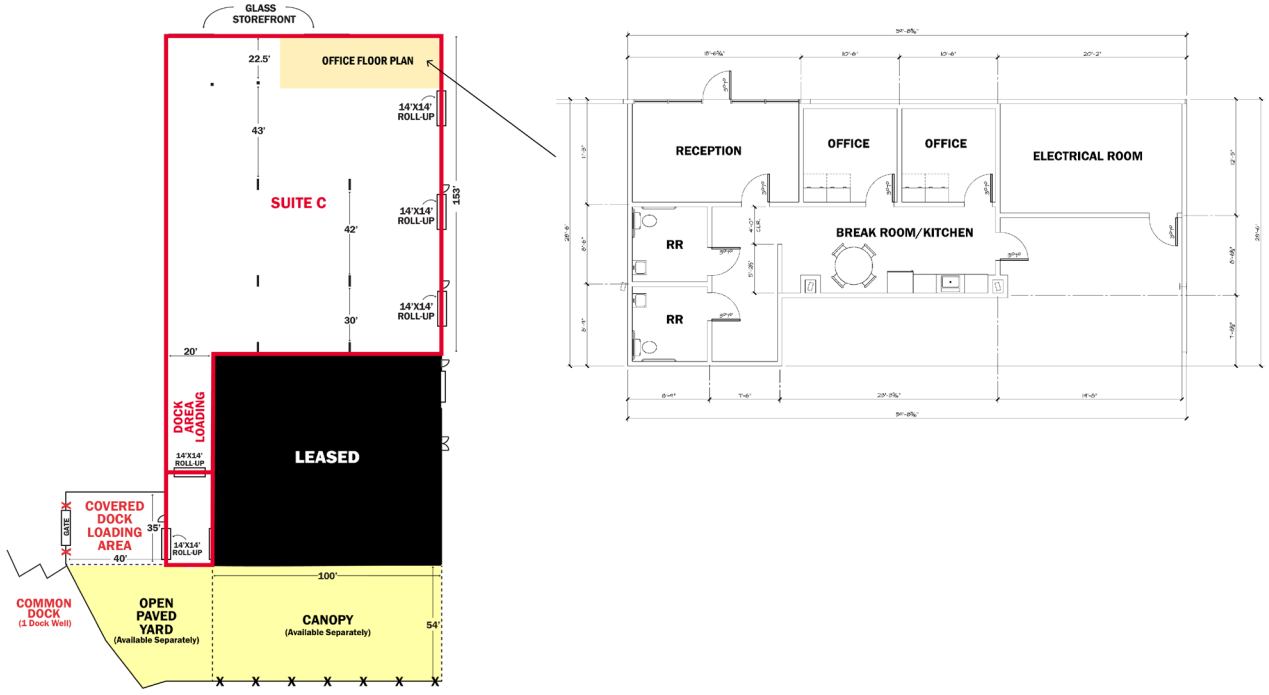
301 Espee St., Suite C

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Aerial



Floor Plan



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