CUSHMAN & WAKEFIELD

18,000 SF AVAILABLE

2501 UNION AVE. SUITES C & D

BAKERSFIELD, CA





PROPERTY OVERVIEW

±18,000 SF
TOTAL AVAILABLE

90¢/sf/month
ASKING RENT

NNN
LEASE TYPE

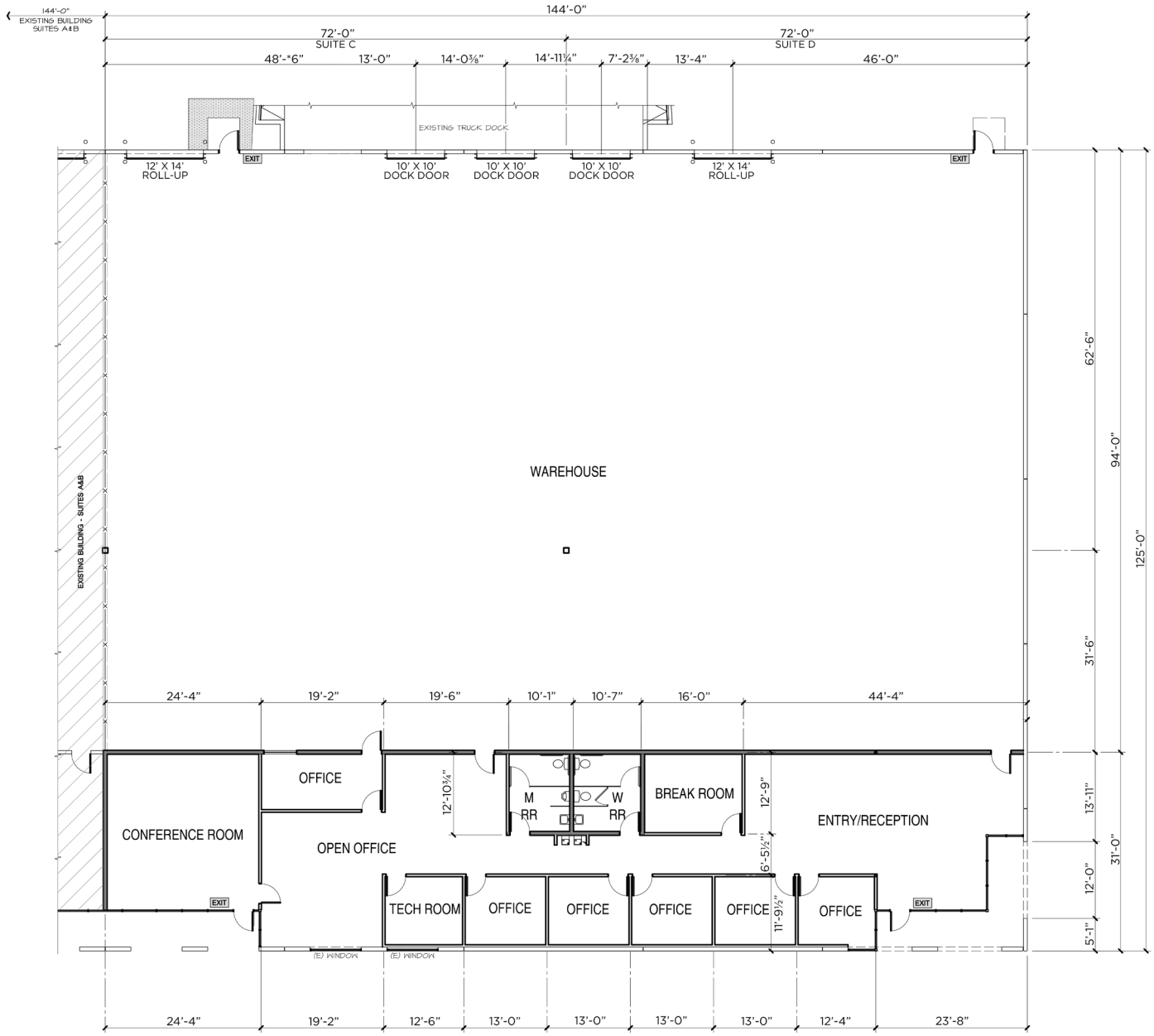
3Q 2023
AVAILABLE

M-2, City of Bakersfield
ZONING

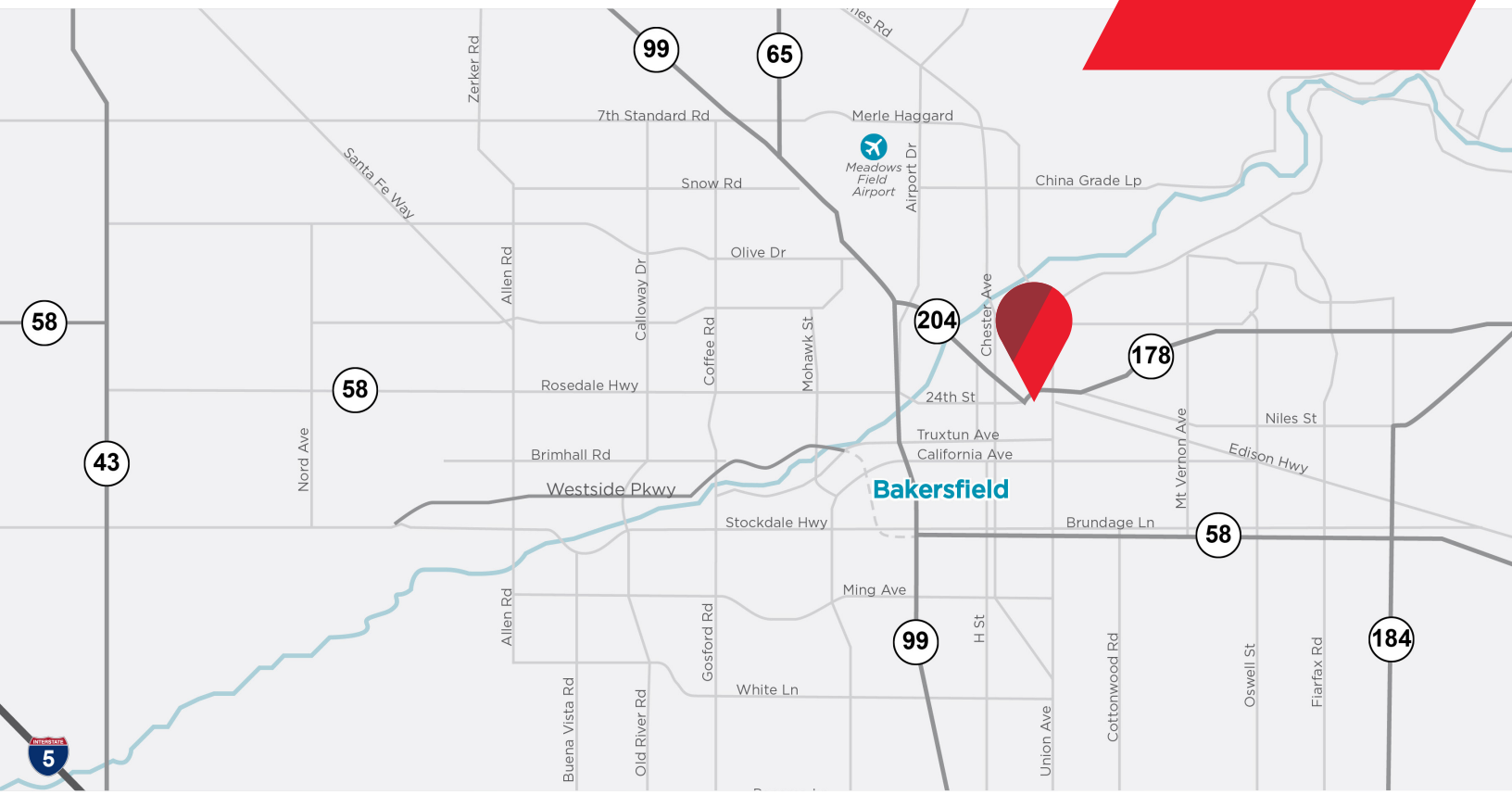
BUILDING HIGHLIGHTS

Building Size:	36,000 SF	**Year (Re)Built:**	2015
Space Available:	±18,000 SF	**Column Spacing:**	72' x 63'
Office Area:	±3,000 SF	**Power:**	400 Amp, 480 V, 3 Ph
Clear Height:	24'	**Fire Sprinklers:**	0.21 GPM/2,000 SF
Loading:	(3) 10' x 10' dock doors (2) 12' x 14' roll-up doors	**Lighting:**	LED

FLOOR PLAN


144'-0"
EXISTING BUILDING SUITES A&B
144'-0"
72'-0" SUITE C
72'-0" SUITE D
48'-*6"
13'-0"
14'-0⅜"
14'-11¼"
7'-2⅜"
13'-4"
46'-0"
EXISTING TRUCK DOCK
12' X 14' ROLL-UP
EXIT
10' X 10' DOCK DOOR
10' X 10' DOCK DOOR
10' X 10' DOCK DOOR
12' X 14' ROLL-UP
EXIT
WAREHOUSE
EXISTING BUILDING - SUITES A&B
62'-6"
94'-0"
125'-0"
31'-6"
24'-4"
19'-2"
19'-6"
10'-1"
10'-7"
16'-0"
44'-4"
OFFICE
CONFERENCE ROOM
OPEN OFFICE
12'-10¾"
M RR
W RR
BREAK ROOM
12'-9"
ENTRY/RECEPTION
6'-5½"
13'-11"
31'-0"
12'-0"
5'-1"
11'-9½"
TECH ROOM
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
EXIT
EXIT
(E) WINDOW
(E) WINDOW
24'-4"
19'-2"
12'-6"
13'-0"
13'-0"
13'-0"
13'-0"
12'-4"
23'-8"

MAPS


99
65
Zerker Rd
7th Standard Rd
Merle Haggard
Meadows Field Airport
Airport Dr
Snow Rd
China Grade Lp
Santa Fe Way
Olive Dr
Allen Rd
Calloway Dr
Coffee Rd
Mohawk St
Chester Ave
204
178
58
58
Rosedale Hwy
24th St
Niles St
Truxtun Ave
California Ave
Mt Vernon Ave
Edison Hwy
43
Nord Ave
Brimhall Rd
Westside Pkwy
Bakersfield
Stockdale Hwy
Brundage Ln
58
Ming Ave
Allen Rd
Gosford Rd
99
H St
184
White Ln
Buena Vista Rd
Old River Rd
Union Ave
Cottonwood Rd
Oswell St
Fiarfax Rd
5


Union Ave
Niles St
178
O St
Espee St
204
24th St
Golden State Ave
Union Ave
Kentucky St
oogle Earth



CUSHMAN & WAKEFIELD

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

Coby Vane
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
Lic. #01880493
cushmanwakefield.com

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