

FOR LEASE



**1400 S Union Ave.
Bakersfield, CA 93307**



For more information please contact:



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Bakersfield Office
1430 Truxton Ave, 5th Floor
Bakersfield, CA 93301

Overview

Leaseable Area: Approximately 4,380 SF

Lease Rate: \$1.00/PSF

Parking Stalls: 42 Common Area parking stalls with 12 employee parking stalls in the back specifically for this space.

Property Highlights

- Fully built out office
- High visibility location
- Plenty of parking
- Other tenants include medical and an agricultural distributor

Property Description

- Industrial hub in Bakersfield
- Daily traffic count approximately 25,000
- Very close to Highway 58 that runs east and west and connects to Freeway 99

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Demographics

Population

Households

Median Household

Bakersfield

379,110

173,590

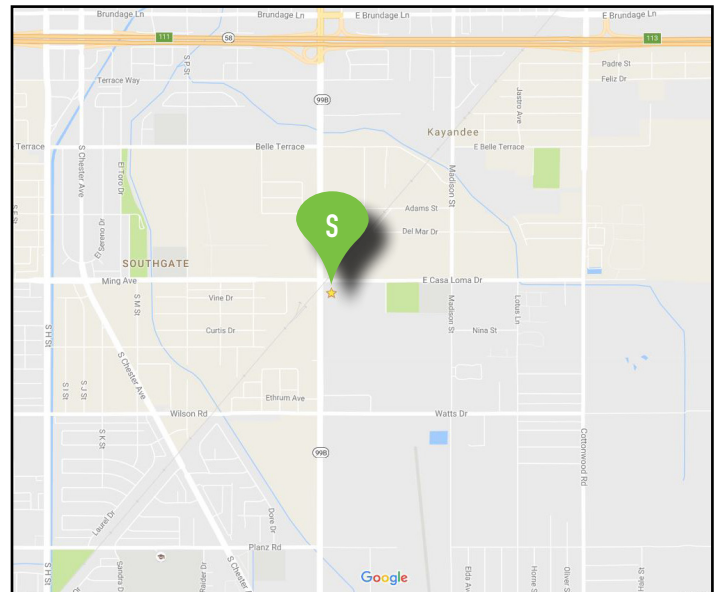
\$56,138

County

886,507

293,574

\$48,574



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