



Colliers

For Lease

\$0.90

Per SF, Industrial Gross

Contact us:

Stephen Haupt, SIOR

Senior Vice President | Principal
License No. 00838505
+1 661 631 3812
stephen.haupt@colliers.com

Marco Petrini

Associate
License No. 02167974
+1 661 631 3826
marco.petrini@colliers.com

Colliers International

10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
colliers.com/bakersfield

815 Espee St Bakersfield, CA 93308

Industrial Office/Warehouse

815 Espee St. is conveniently situated in Central Bakersfield, a block away from Golden State Ave which allows quick access to Hwy 99 and Hwy 58. This location also provides close proximity to Hwy 178 West and Eastbound.

Available:

Total SF:	+/- 5,600 SF
Warehouse SF:	+/- 5,200 SF
Office SF:	+/- 400 SF

Highlights:

- Central Location
- Convenient Hwy Access
- M-1(Light Industrial) Bakersfield City Zoning
- Fully paved fenced yard



Sewer
City of Bakersfield



Water
California Water Service Co.



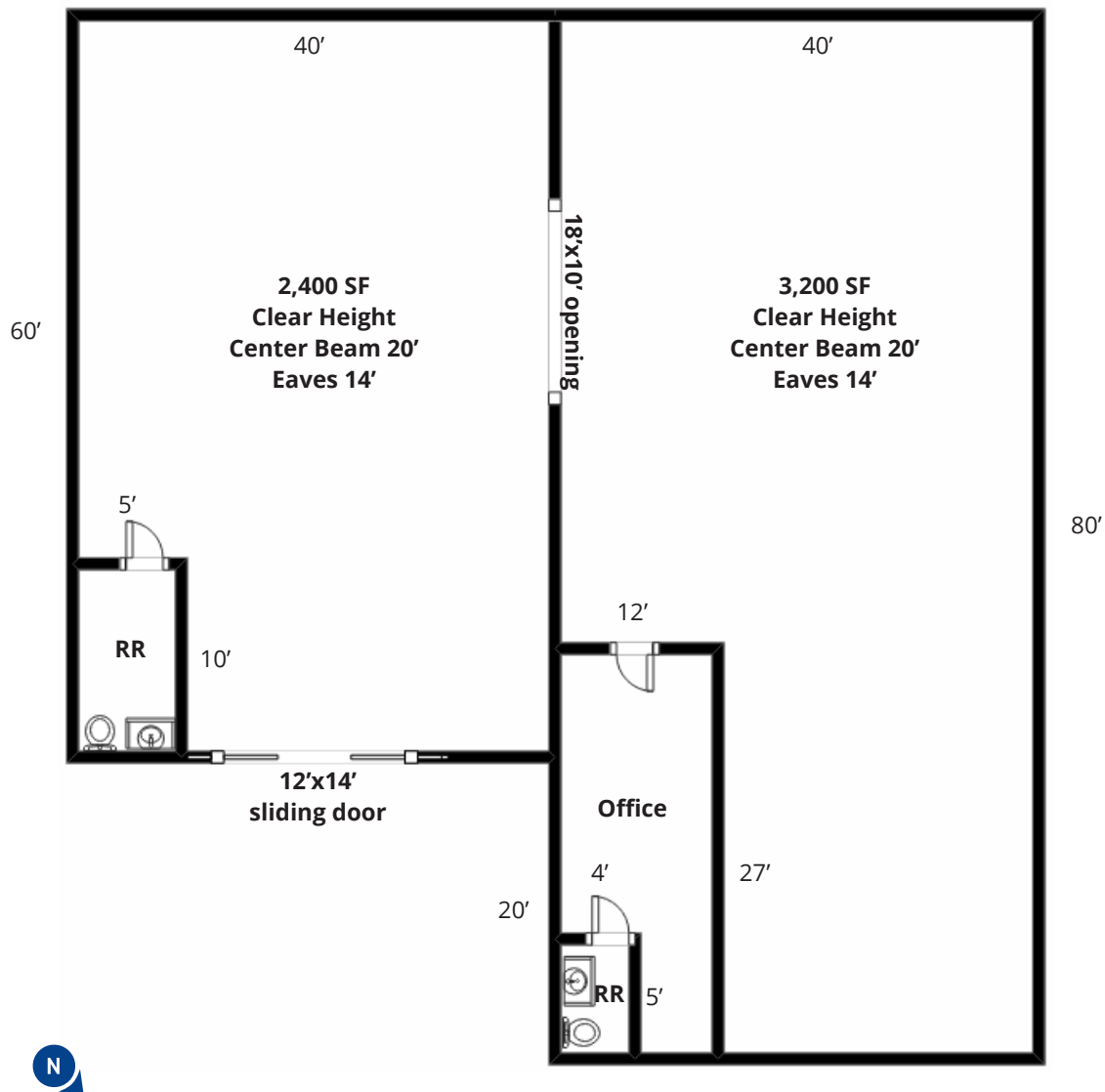
Electric
PG&E (200 amp, 120/240 volt, single phase)



Gas
Pacific Gas & Electric Company

Accelerating success.

Floor Plan



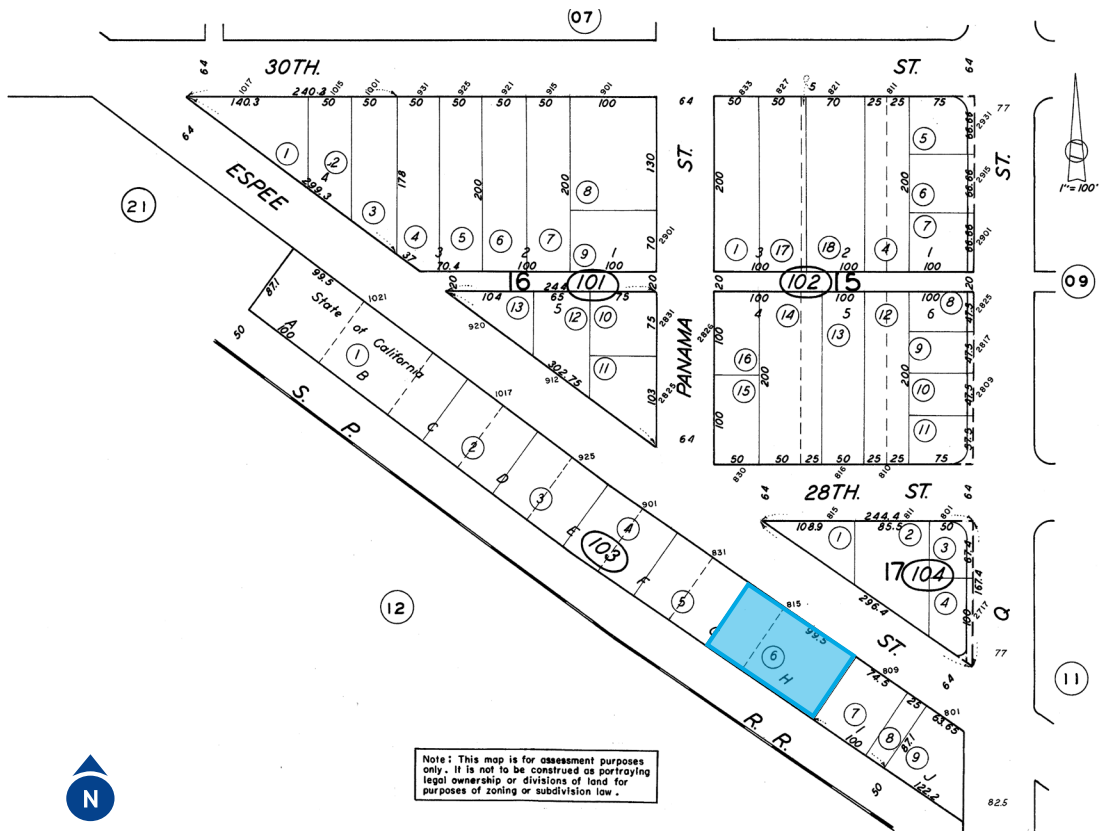
Stephen Haupt, SIOR
Senior Vice President | Principal
License No. 00838505
+1 661 631 3812
stephen.haupt@colliers.com

Marco Petrini
Associate
License No. 02167974
+1 661 631 3826
marco.petrini@colliers.com

Colliers International
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

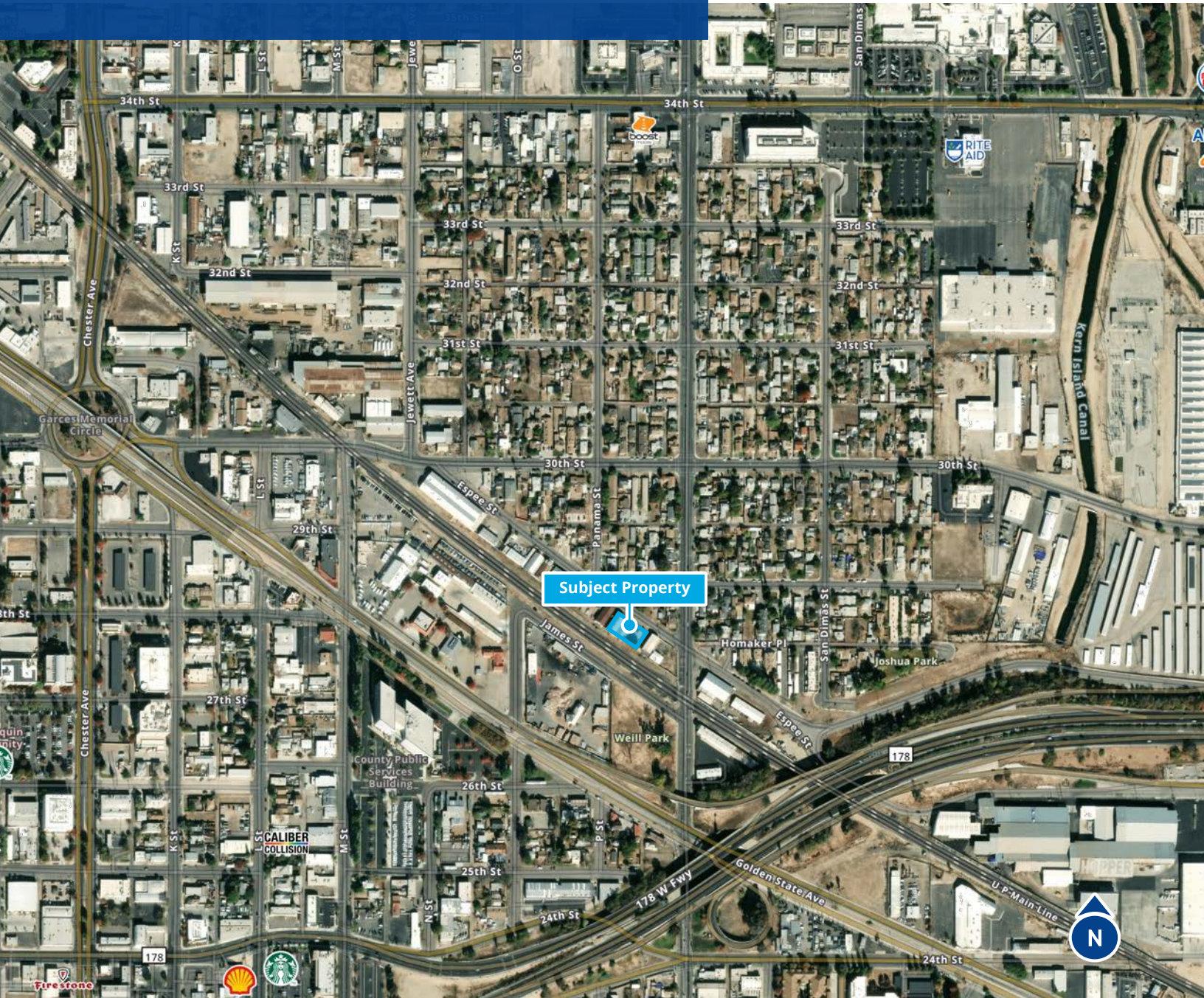
APN Map/Location Map



— Roads — Drive Time

— BSNF Railroad — Union Pacific Railroad — Roads — Drive Time

Aerials



Stephen Haupt, SIOR
Senior Vice President | Principal
License No. 00838505
+1 661 631 3812
stephen.haupt@colliers.com

Marco Petrini
Associate
License No. 02167974
+1 661 631 3826
marco.petrini@colliers.com

Colliers International
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement