



Secured Yard Area **AVAILABLE** FOR LEASE

200
E Truxtun Avenue
Bakersfield, CA 93301

Property Highlights

- Industrial outdoor storage space available in Downtown Bakersfield
- Fully fenced and gated with barbwire added for security
- Leveled and semi-compacted
- Central location with access to all areas of Kern County via Highways 58, 99, and 178.
- Proximity to many downtown retailers, services, and government buildings
- Excellent visibility along Truxtun Avenue

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



Dylan J. Lym ▪ Vice President ▪ 661 885 6949 ▪ dylan@asuassociates.com ▪ CA RE #02103385
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

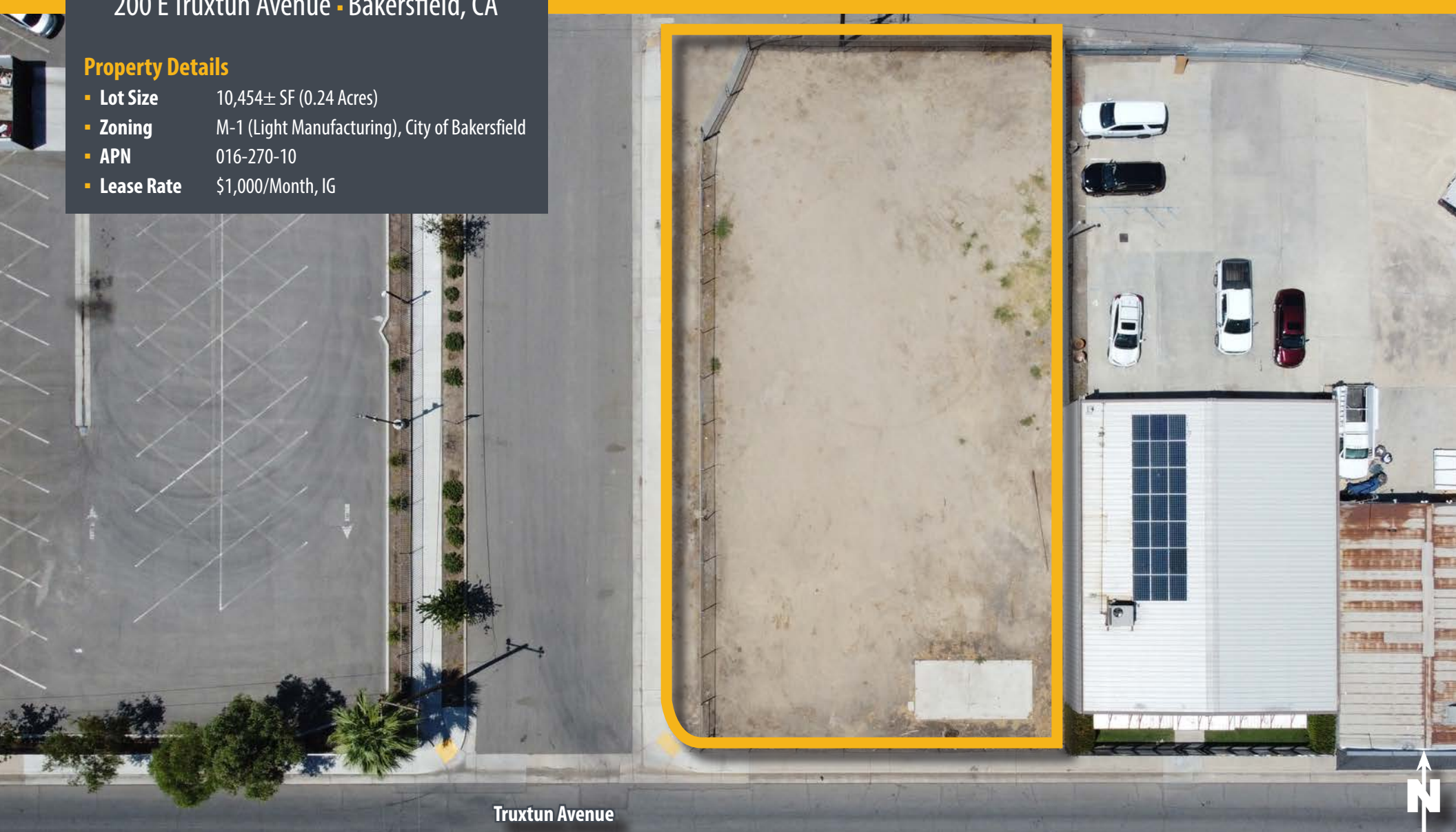
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Details & Aerial

200 E Truxtun Avenue - Bakersfield, CA

Property Details

- **Lot Size** 10,454± SF (0.24 Acres)
- **Zoning** M-1 (Light Manufacturing), City of Bakersfield
- **APN** 016-270-10
- **Lease Rate** \$1,000/Month, IG

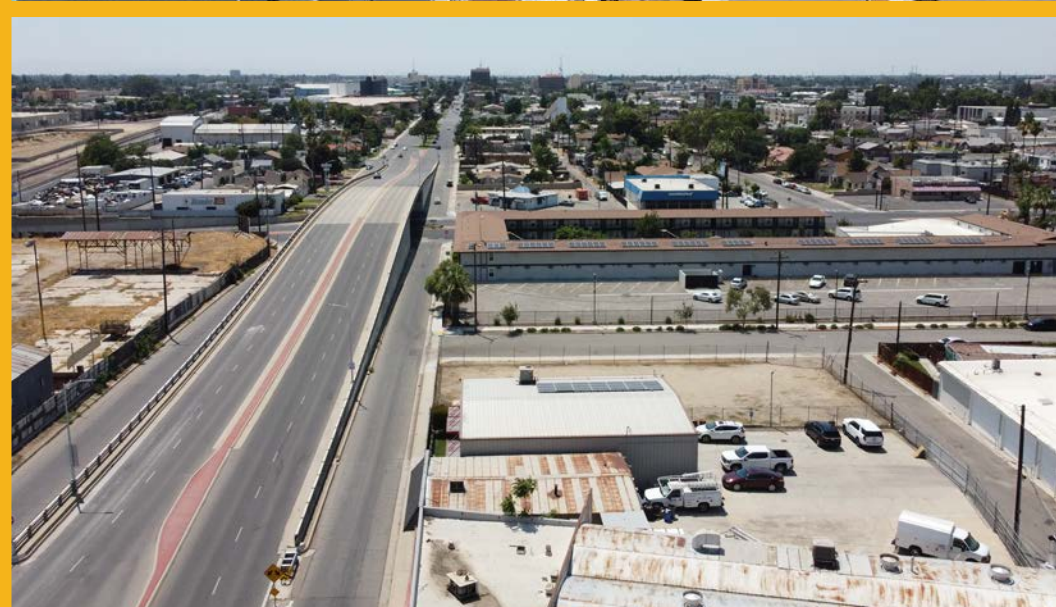


Truxtun Avenue

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Property Photos

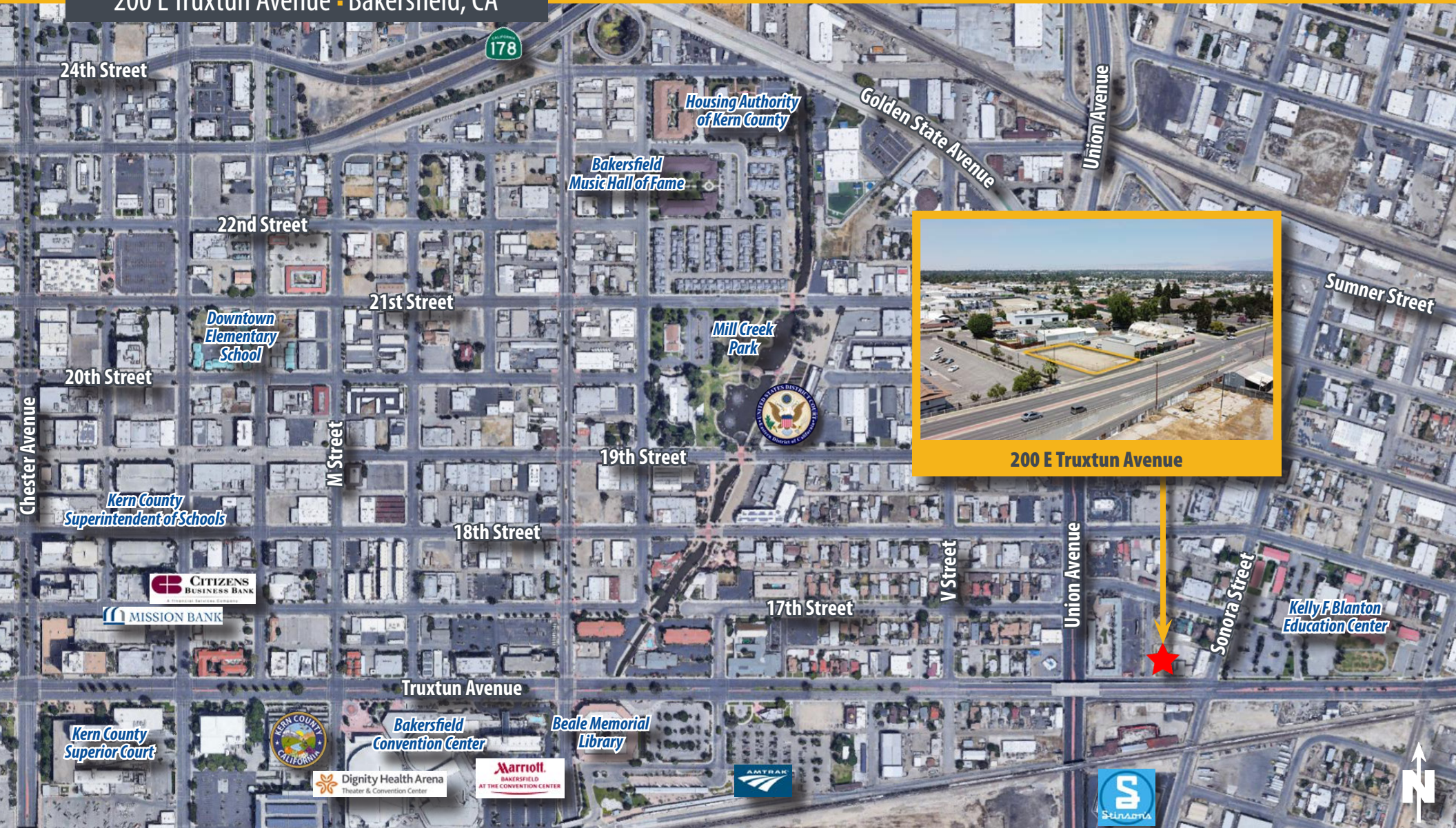
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Aerial of Downtown Area Submarket

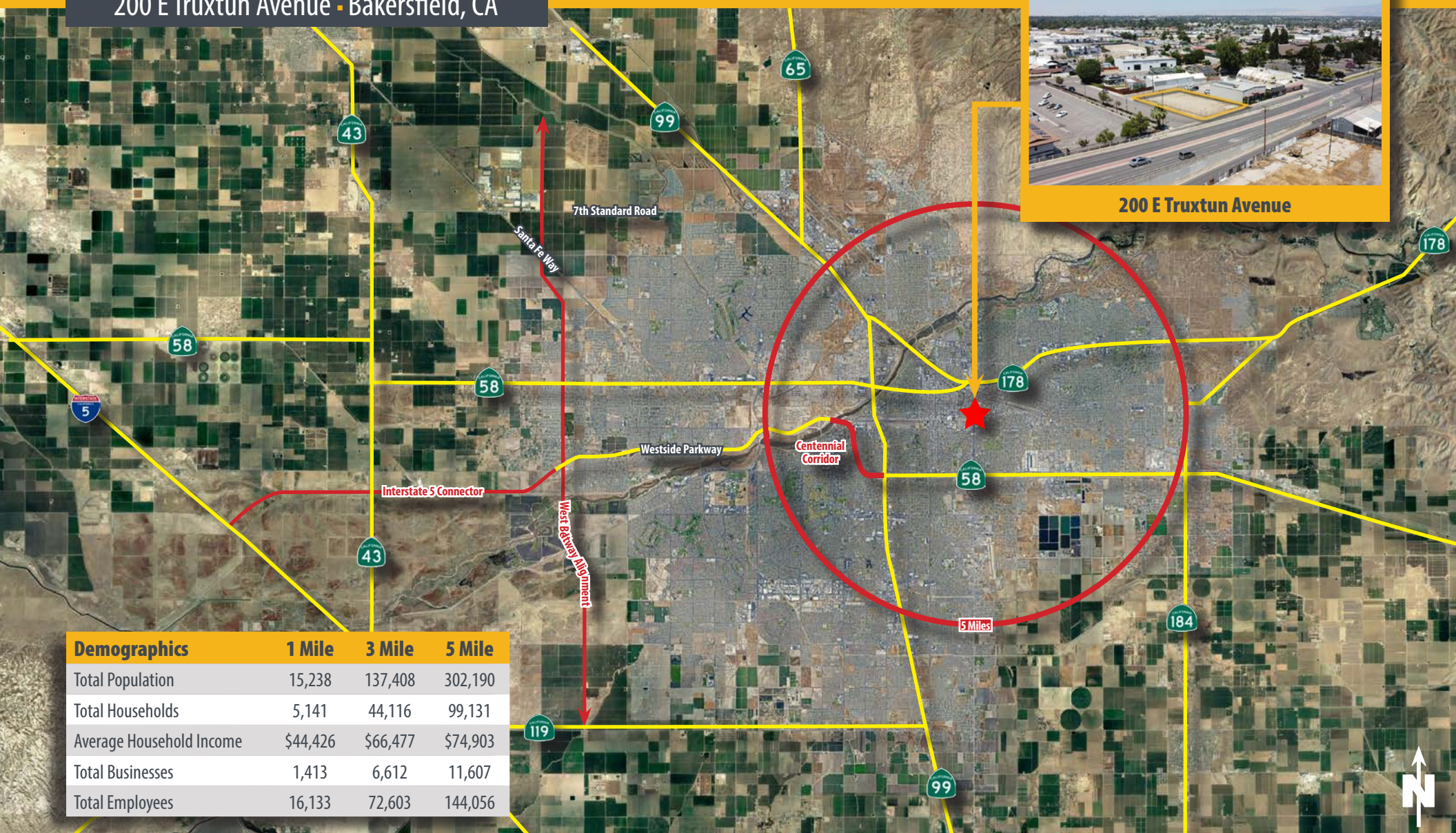
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Roadway Aerial

200 E Truxtun Avenue - Bakersfield, CA



Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,238	137,408	302,190
Total Households	5,141	44,116	99,131
Average Household Income	\$44,426	\$66,477	\$74,903
Total Businesses	1,413	6,612	11,607
Total Employees	16,133	72,603	144,056