

For lease

\$1.25/SF

Industrial Gross

Contact us:

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522 E. California Ave Bakersfield, CA 93307

Retail Office/Warehouse Space

522 E. California Ave. is located at the corner of E. California and Tulare Street in East Bakersfield, 1/4 mile east of Union Ave. Excellent frontage for retail or warehouse space.

Available:

Total Size:	+/- 3,000 SF
Office Size:	+/- 800 SF
Lot Size:	+/- 0.35 acres

Highlights:

- Centrally located near Union Ave.
- Excellent visibility with two (2) access points
- Fully Fenced and Fully Paved
- High traffic counts
- Newer showroom and office with two (2) 12x12 overhead doors
- Insulated ceilings
- Zoning: M-1 City of Bakersfield



Sewer

City of Bakersfield



Water

California Water Service



Electric

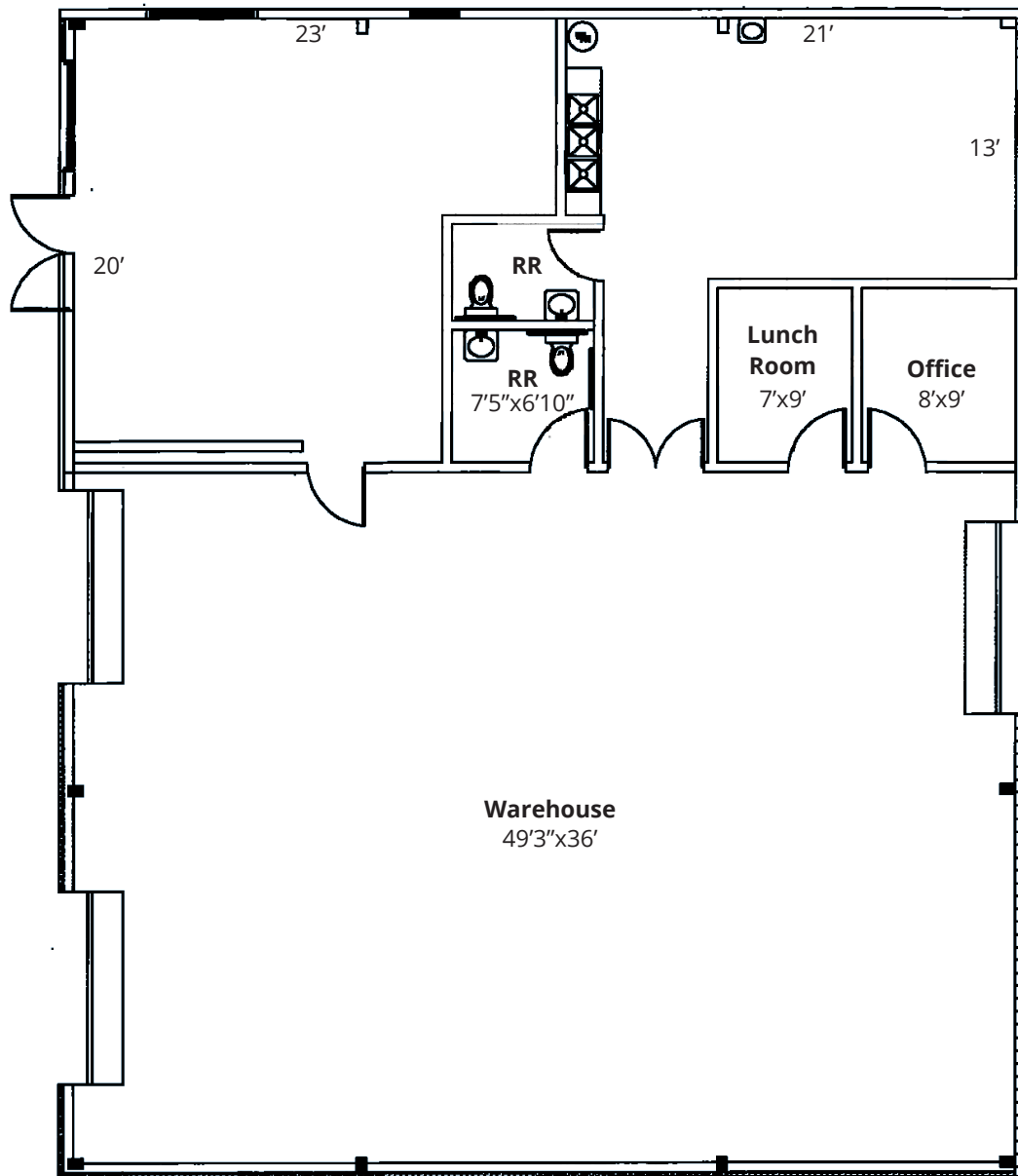
Pacific Gas & Electric Company



Gas

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Floor Plan



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Property Photos



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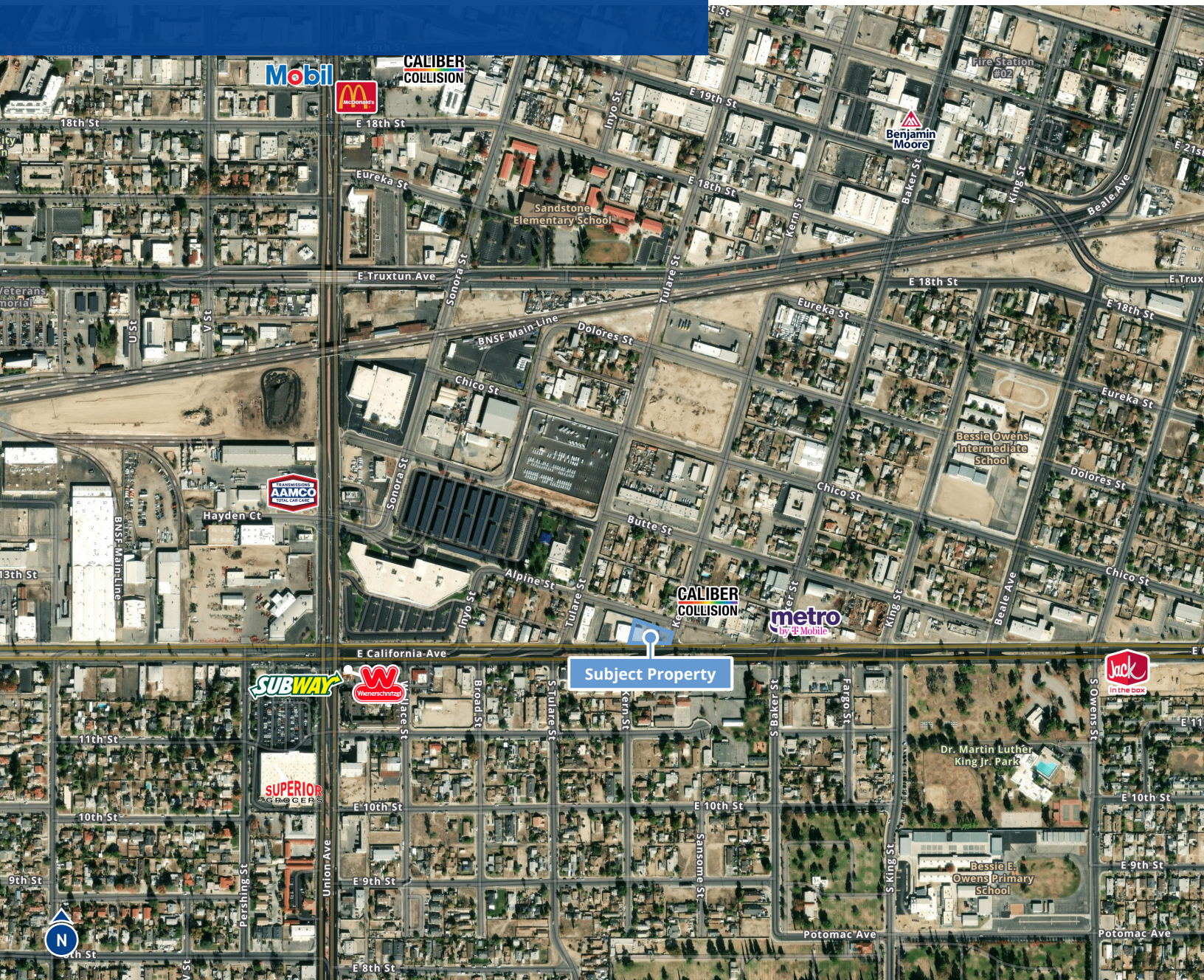
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Aerials



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