

HEAVY MANUFACTURING FACILITY



27506 HIGHWAY 119, TAFT, CA 93268



LOCATION:

Subject property offers frontage on Highway 119 and is located approx. 8 miles from Interstate 5, 4 miles from Elk Hills and 5 miles from Taft. This property offers convenient access to Elk Hills, Lost Hills, Belridge and Kern River

DESCRIPTION:

- Industrial Shop, Office and Warehouse Facility
- Prefabricated Metal Construction
- 19.92 Acre Lot
- M-1 Zoning (Light Manufacturing) and NR10 (Natural Resources)
- APN #'s: 298-190-17 & 298-212-01
- Three (3) Points of Ingress / Egress to Project
- Clear Height 24' - 26' in Fabrication Shop
- Clear Height 14' - 16' in Warehouse
- Hi-Bay Lighting Fixtures
- 10,000 Gallon Above-Ground Gas Storage

FABRICATION SHOP OVERHEAD CRANES:

- 19' - 20' Hook Height
- Two (2) 10-Ton
- One (1) 7.5-Ton
- Two (2) 5-Ton
- One (1) 3-Ton

AVAILABLE:

32,362 s.f. of Improvements consisting of:

- 25,098 s.f. Fabrication Shop, with 2,500 s.f. Office
- 4,800 s.f. Paint Shop, with 1,600 s.f. Office
- 2,464 s.f. Main Office Building

PURCHASE PRICE:

\$2,700,000.00

LEASE RATE:

\$20,419.00 Per Month NNN (\$0.63 psf)

UTILITIES:

Water: West Kern Water District

Sewer: Septic

Gas: PG&E

Electric: PG&E: 277/480 volt/1,400 amp/3 phase

AGENT: STEPHEN J. HAUPT, SIOR
LICENSE NUMBER 00838505
661 631 3812
stephen.haupt@colliers.com

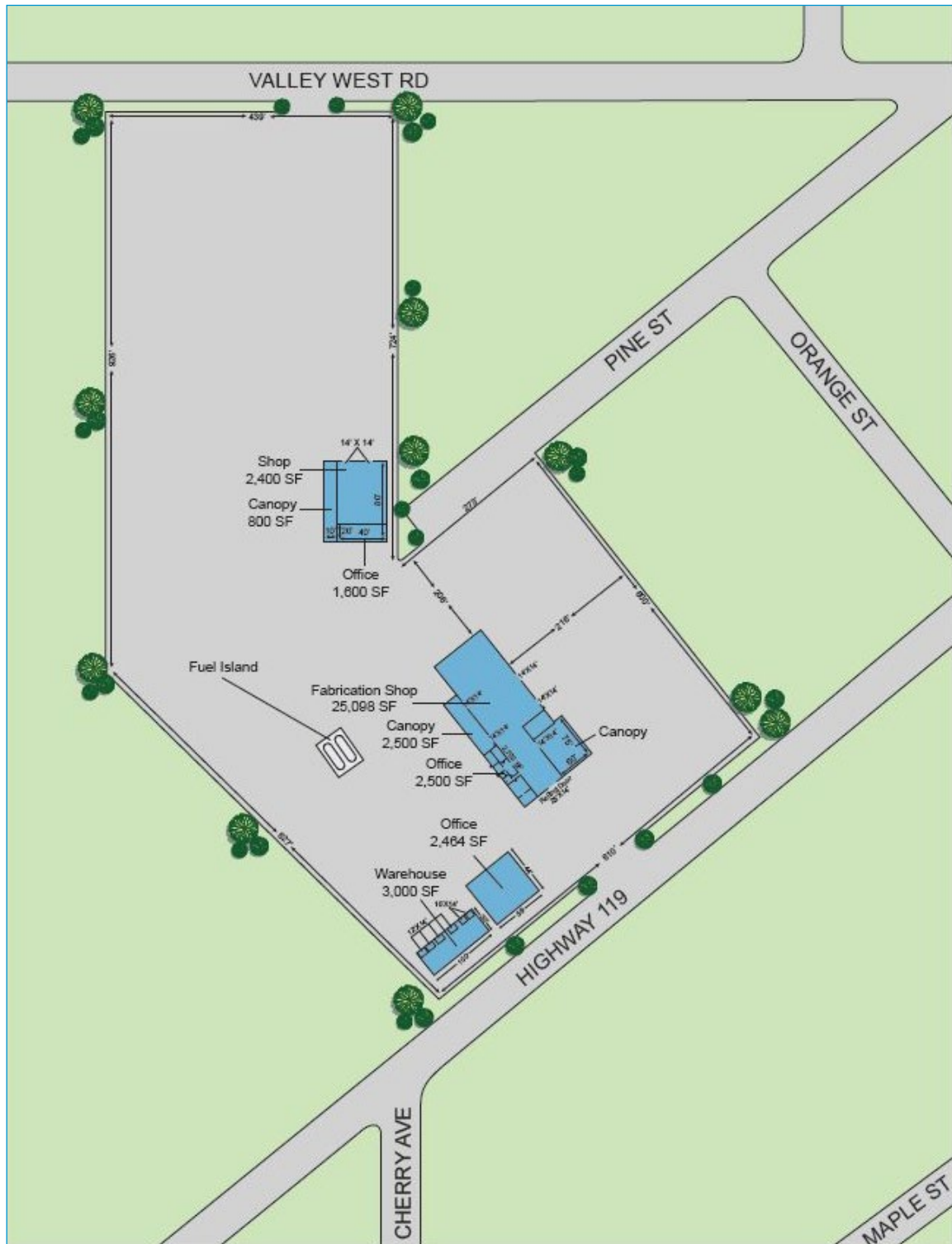
WESLEY MCDONALD
LICENSE NUMBER 01511739
661 631 3828
wesley.mcdonald@colliers.com

COLLIERS INTERNATIONAL
10000 Stockdale Hwy., Suite 102
Bakersfield, CA 93311
www.colliers.com/Bakersfield

HEAVY MANUFACTURING FACILITY

27506 HIGHWAY 119, TAFT, CA 93268

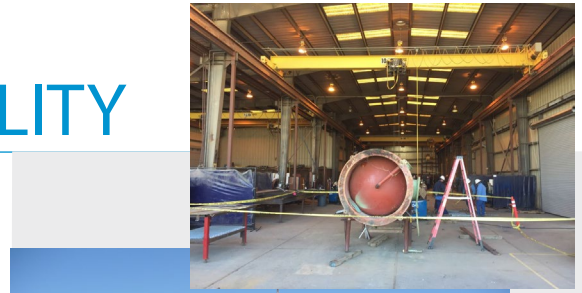
SITE PLAN:



INDUSTRIAL FACILITY FOR SALE OR LEASE

HEAVY MANUFACTURING FACILITY

27506 HIGHWAY 119, TAFT, CA 93268



Contact Us

AGENT: STEPHEN J. HAUPT, SIOR
CA BRE #00838505
SENIOR VICE PRESIDENT | PRINCIPAL
CENTRAL CALIFORNIA
INDUSTRIAL PROPERTIES TEAM
661 631 3812
stephen.haupt@colliers.com

AGENT: WESLEY M. MCDONALD
CA BRE #01511739
SENIOR VICE PRESIDENT | PRINCIPAL
CENTRAL CALIFORNIA
INDUSTRIAL PROPERTIES TEAM
661 631 3828
wesley.mcdonald@colliers.com

COLLIERS INTERNATIONAL
10000 Stockdale Hwy., Suite 102
Bakersfield, CA 93311
www.colliers.com/Bakersfield

This document has been prepared by Colliers International for advertising and general information only. Colliers International 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 International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2013. All rights reserved.

