

FOR SALE

WAREHOUSE/YARD FOR STORAGE

2501 Virginia Avenue
Bakersfield, CA 93307



PROPERTY LOCATION:

Subject property is located near the intersection of Mount Vernon Avenue and Virginia Avenue in Southeast Bakersfield. The subject property is conveniently located near Highway 58, which is a major east/west arterial with easy connection to north/south Highway 99.

PROPERTY DESCRIPTION:

This property has 4.42 acres of graded and treated yard area with perimeter fencing for security. There are two (2) warehouse/shop buildings that accommodate this very large contractor storage or truck yard that is conveniently located within one (1) mile of Highway 58.

AVAILABLE:

9,600sf. of pure Warehouse/Shop Area situated on 4.42 acres of land zoned M-2 (Medium Manufacturing)

SALE PRICE:

\$690,000.00

PROPERTY HIGHLIGHTS:

Warehouse #1:	4,800sf
Doors:	Two (2) 12'x14'
Clear Height:	14'-16'
Warehouse #2:	4,800sf
Doors:	Two (2) 10'x10'
Clear Height:	10'-12'
Yard Area:	4.42 Acres

UTILITIES:

Water:	City of Bakersfield
Sewer:	City of Bakersfield
Gas:	Pacific Gas & Electric
Electric:	Pacific Gas & Electric (120/240 volt, 200 amp, 3 phase)

AGENT: STEPHEN J. HAUPT, SIOR
Dir 661 631 3812
stephen.haupt@colliers.com
CA License Number 00838505

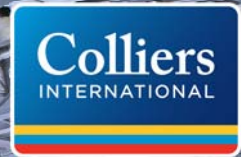
AGENT: WESLEY MCDONALD
Dir 661 631 3828
wesley.mcdonald@colliers.com
CA License Number 01511739

COLLIERS INTERNATIONAL
10000 Stockdale Highway, Suite 102
Bakersfield, CA 93311

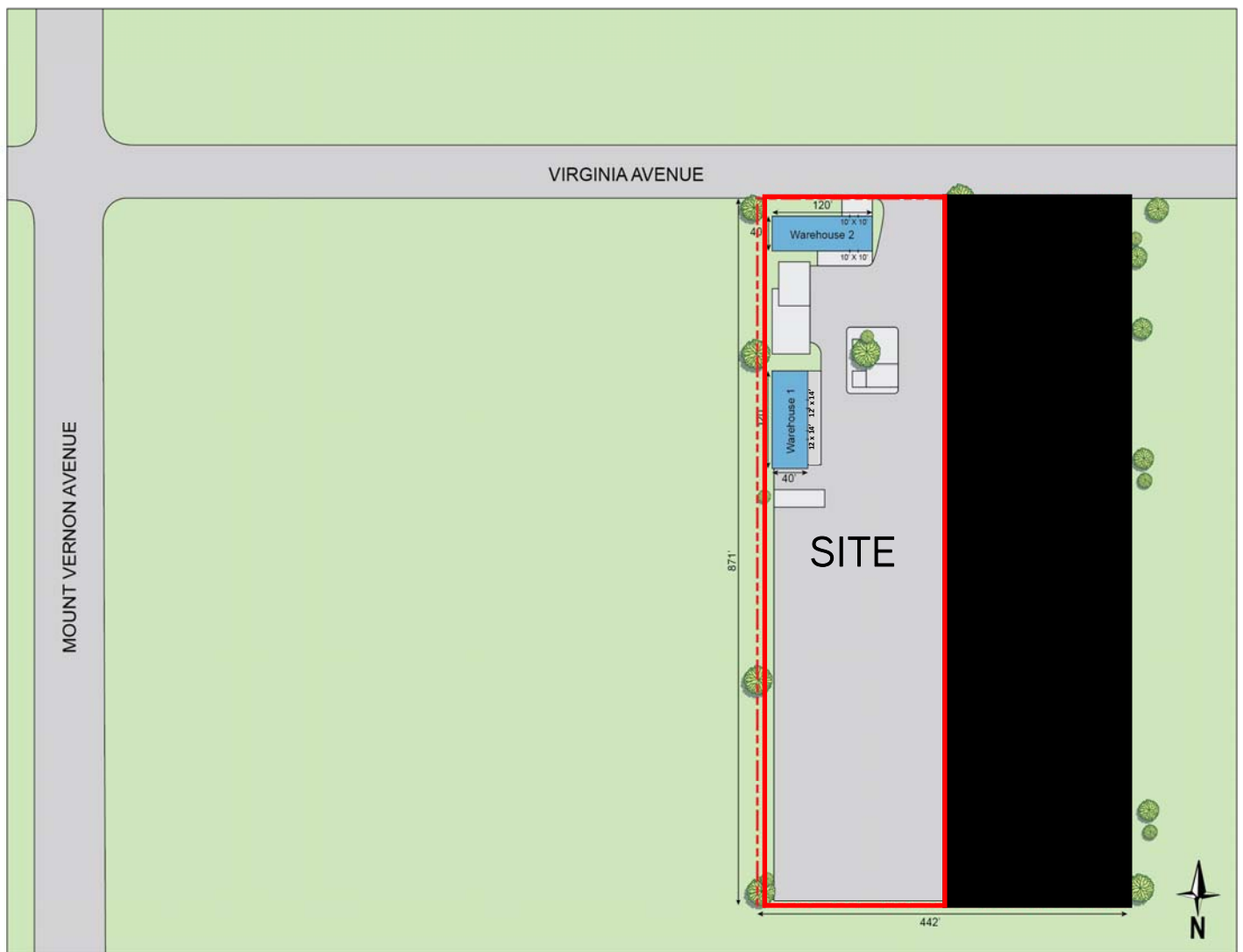
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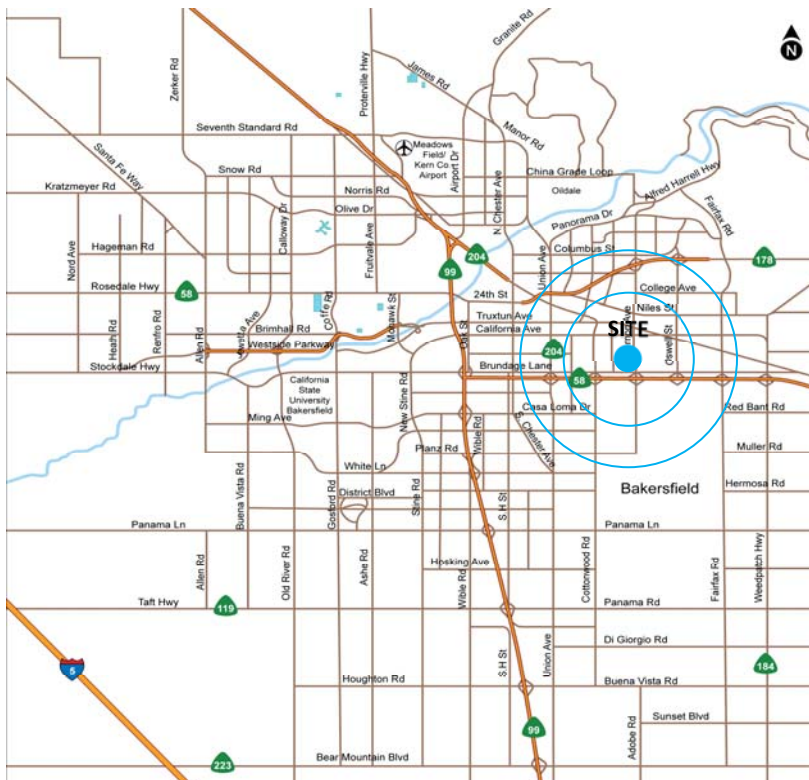
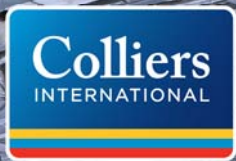


SITE PLAN:



FOR SALE WAREHOUSE/YARD FOR STORAGE

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CONTACT US:

Wesley McDonald
Senior Vice President | Principal
Central California
License Number 01511739
661 631 3828
Wesley.mcdonald@colliers.com

Stephen J. Haupt, SIOR
Senior Vice President | Principal
Central California
License Number 01511739
661 631 3812
stephen.haupt@colliers.com

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Bakersfield, CA 93311
www.colliers.com

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