

FOR SALE > 116.92 ACRES INDUSTRIAL LAND > ACC SOUTH

# NWC MERLE HAGGARD DRIVE & AIRPORT DRIVE, BAKERSFIELD, CA



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## PROPERTY INFORMATION

NWC MERLE HAGGARD DRIVE & AIRPORT DRIVE, BAKERSFIELD, CA

### LOCATION

Property is located on the northwest corner of Merle Haggard Drive and Airport Drive in the Bakersfield Airport Area.

Access:

- > Interstate 5 North & South
- > Highway 99 North & South
- > Highway 46 West to Central Coast
- > Highway 58 East to Interstate 15

### FOR SALE

Approximately 116.92 acres.....**\$5,087,808.00** (\$1.00/SF)

### DESCRIPTION

- > Development Opportunity - Airport Commerce Center South (ACC South)
- > Property consists of approximately 116.92 acres
- > County of Kern Zoning: PD H, Precise Development and Height
- > M-1, Light Manufacturing - 15 acres
- > M-2, General Manufacturing - 101.92 acres

### UTILITIES

- ELECTRIC: Pacific Gas & Electric Company  
> Lines along Merle Haggard Drive, Airport Drive, Petrol Road and Aviation Drive
- GAS: Southern California Gas Company  
> 4" line in Merle Haggard Drive, approx. 1,125' east of Airport Drive  
> 4" line in Airport Drive, approx. 960' south of Merle Haggard Drive
- WATER: Oildale Mutual Water District  
> 20" main line on the west side of Airport Drive
- SEWER: North of the River Sanitary District  
> 10" main line in Airport Drive  
> 4" line in approx. 125' along Merle Haggard Drive from Airport Drive

### APN NUMBERS ACRES ZONING

483-040-25.....	0.66 acres.....	M-2 PD H
483-040-26.....	1.13 acres.....	M-1 PD H
483-040-29.....	5.31 acres.....	M-2 PD H
483-040-32*	15.20 aces.....	M-2 PD H
483-040-33.....	18.61 acres....	M-2 PD H
483-040-36.....	39.62 acres....	M-2 PD H
483-040-38.....	13.87 acres....	M-1 PD H
483-040-39.....	22.52 acres....	M-2 PD H

**\*DRAINAGE EASEMENT**

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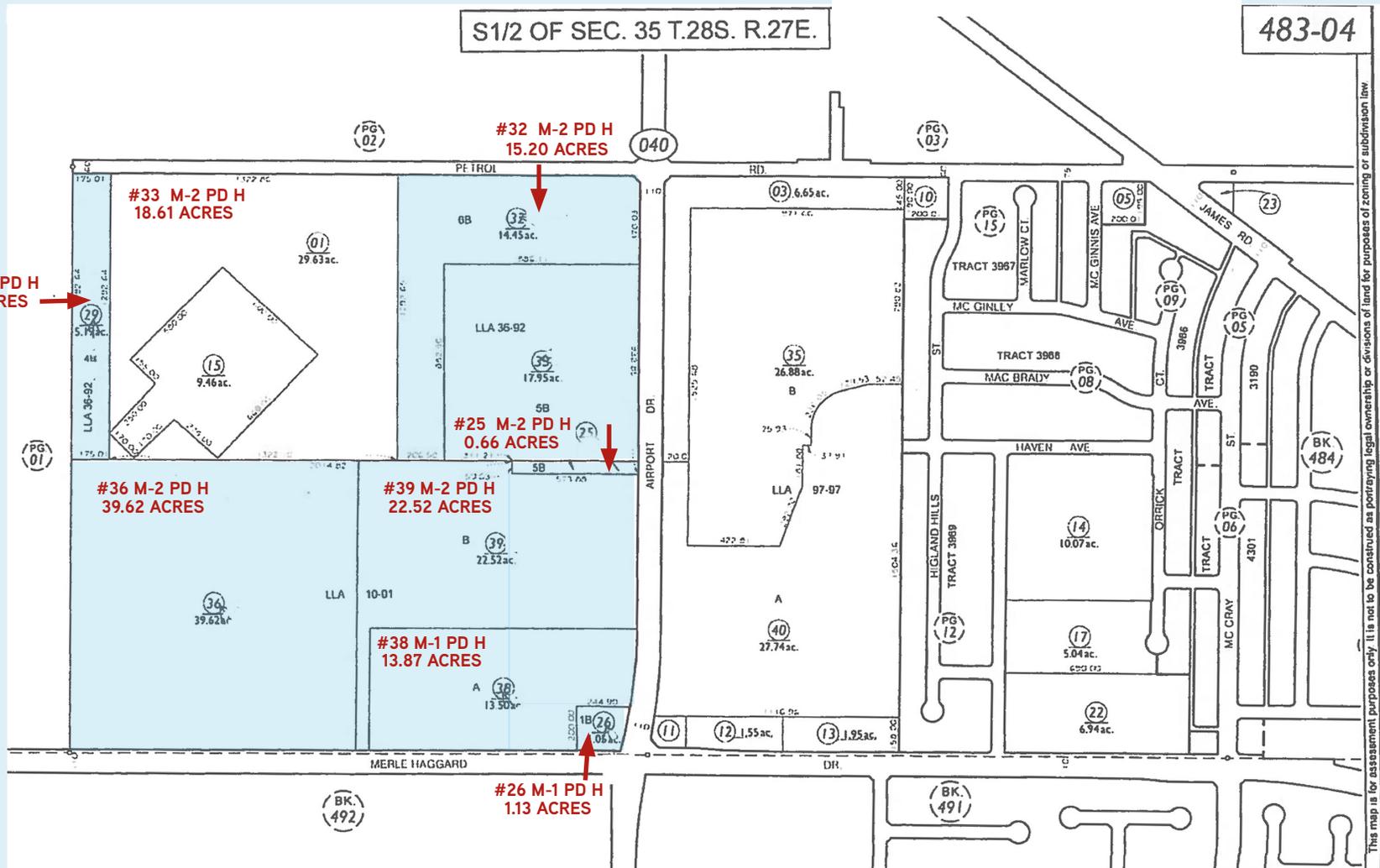
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# SOUTH ACC > 116.92 ACRES INDUSTRIAL LAND PARCEL MAP

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# SOUTH ACC > 116.92 ACRES INDUSTRIAL LAND AERIAL AND LOCATION MAPS

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### CONTACT US

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