

FOR SALE OR LEASE WAREHOUSE / YARD FOR STORAGE

235 MT. VERNON AVENUE, BAKERSFIELD, CA 93307

VIRGINIA AVENUE

MT. VERNON AVENUE

TEXAS STREET



E. BRUNDAGE LANE



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FOR SALE OR LEASE

WAREHOUSE / YARD FOR STORAGE

PROPERTY INFORMATION

235 MT. VERNON AVENUE, BAKERSFIELD, CA 93307

235 Mt. Vernon Avenue is located near the intersection of Highway 58 on the southeast corner of Mt. Vernon Avenue and E. Brundage Lane 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.

DESCRIPTION

This property has 4.61 acres of yard area with perimeter fencing for security. There is one (1) warehouse/shop building that could accommodate a very large contractor storage or truck yard. It is conveniently located within one (1) mile of Highway 58. There are two (2) points of ingress/egress on Mt. Vernon Avenue and one (1) point of ingress/egress from Texas Street on the north side of the property.

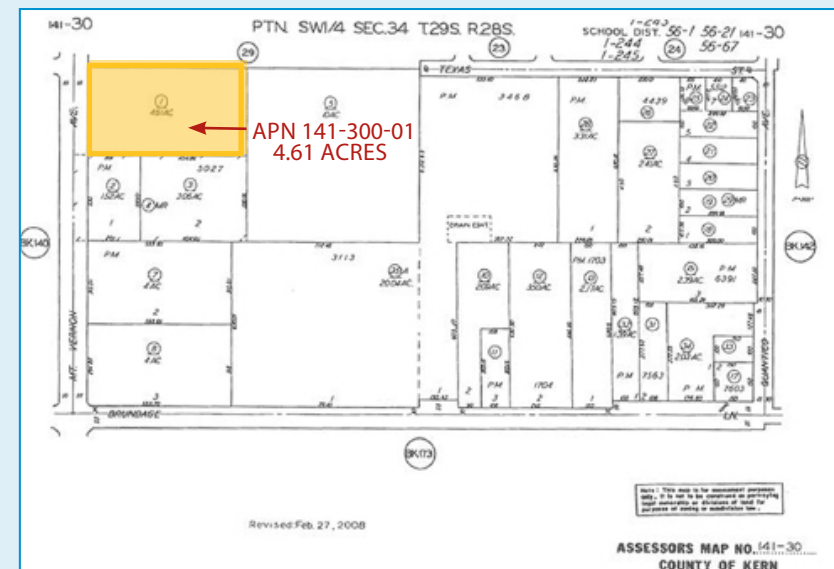
HIGHLIGHTS

- > Warehouse Building: Approximately 12,600 SF (90' x 140')
- > Office Space: Approximately 240 SF (12' x 20')
- > Yard Area: 4.61 acres of land
- > Zoned M-2
- > Clear Height: 19' - 29' in 60' wide bay and 15' - 19' in 30' wide bay
- > Doors: Two (2) 20' x 16' and One (1) 18' x 16' ground level doors
- > APN #141-300-01
- > Utilities:
 - Water: California Water Service Company (1" line 50' north of south property line and 8" main on west side of Mt. Vernon Avenue)
 - Sewer: City of Bakersfield (Sewer main in Texas Street)
 - Gas: Pacific Gas & Electric Company (1" line on the southwest corner of the property)
 - Electric: Pacific Gas & Electric Company

LEASE RATE / SALE PRICE:

Lease Rate: \$0.65/SF per month - Industrial Gross

Sale Price: \$950,000

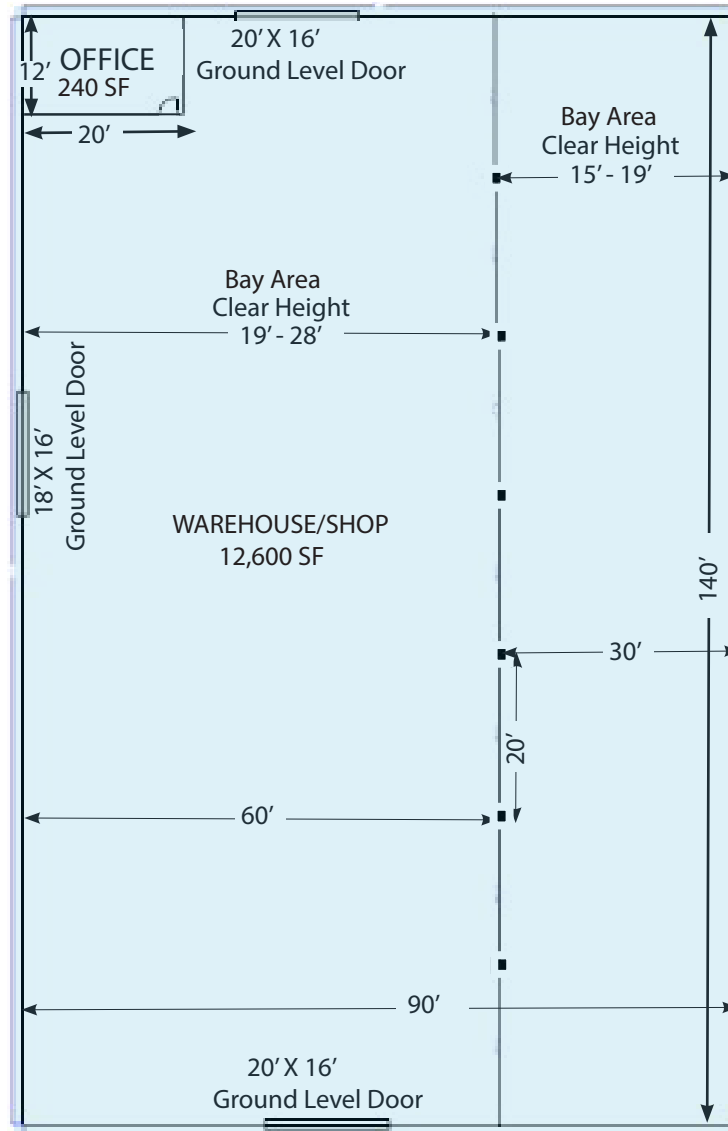


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FOR SALE OR LEASE WAREHOUSE / YARD FOR STORAGE FLOOR PLAN

235 MT. VERNON AVENUE, BAKERSFIELD, CA 93307



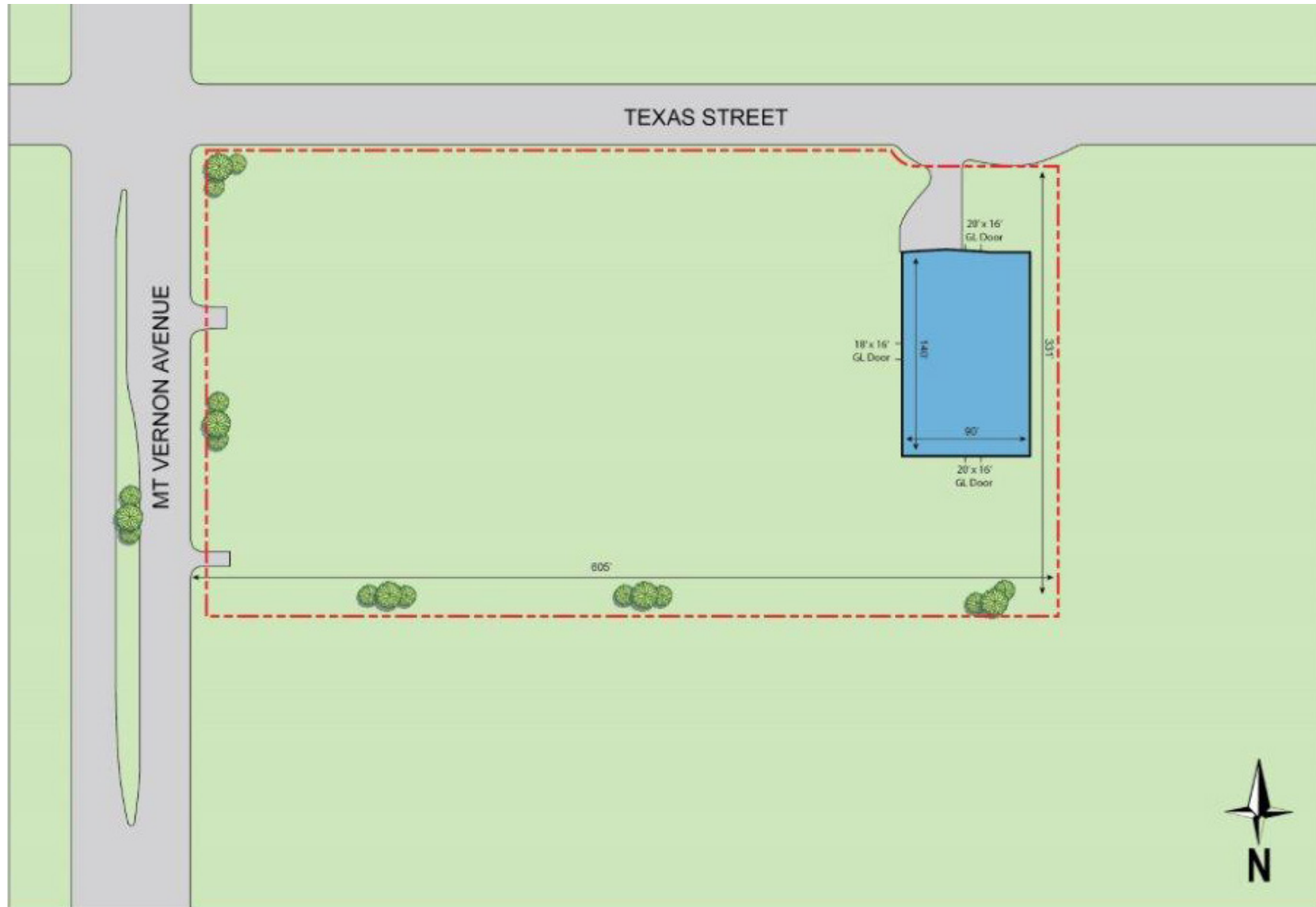
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FOR SALE OR LEASE WAREHOUSE / YARD FOR STORAGE SITE PLAN

235 MT. VERNON AVENUE, BAKERSFIELD, CA 93307



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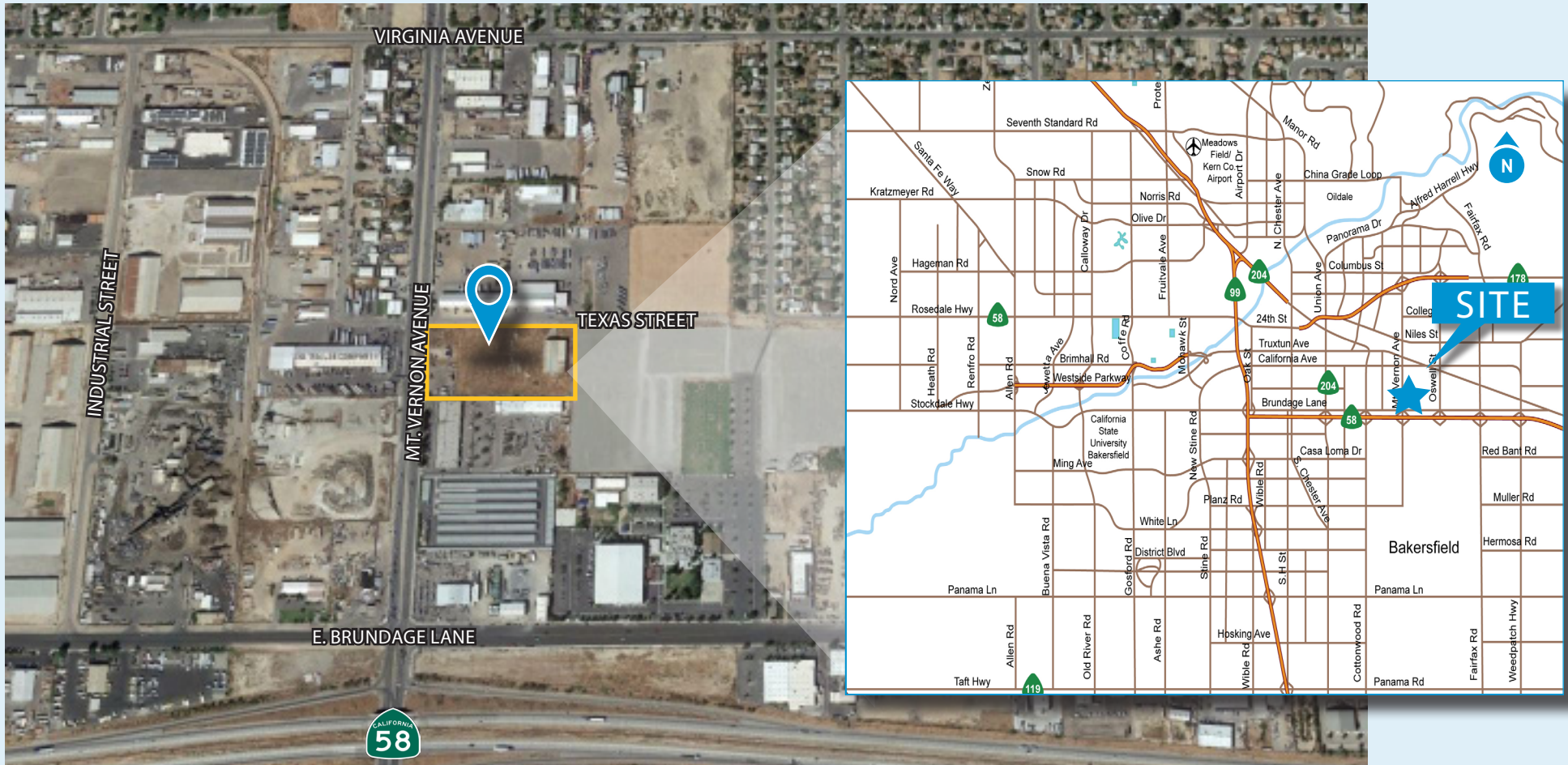


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WAREHOUSE / YARD FOR STORAGE

AERIAL MAP > LOCATION MAP

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CONTACT US

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