

FOR SALE > FUTURE INDUSTRIAL LAND

HIGHWAY 65 & IMPERIAL AVENUE

BAKERSFIELD, CA 93308



SALES PRICE REDUCED!



PRICE: \$5,358,150.00 (\$35,000 per acre)

PROPERTY DESCRIPTION:

Approximately 153.03 acres of undeveloped future industrial land. The property is currently farmed in Thompson Seedless Grapes.

LAND AREA: 153.03 acres

ZONING: A - Kern County (Agricultural)

UTILITIES:

NOTE: Capacity to be verified with utility provider

WATER: Oildale Mutual Water District
12" line (South side Imperial Avenue between Flight Path Way and Quinn Road)

DEEP WELL TURBINE: 980' well, split at 640'
1,275 GPM

SEWER: North of the River Sanitation District
8" line (Quinn Road and Imperial Avenue)

GAS: Southern California Gas Company
4" line (Imperial Avenue and Flight Path Way)

TELEPHONE: AT&T
(Quinn Road and Imperial Avenue)

ELECTRIC: PG&E
(South side of Imperial Avenue, between Quinn Road and Highway 65)

STORM DRAINAGE: Retention basin would need to be constructed.

LOCATION:

Located in North Bakersfield, County of Kern, at Highway 65 (Porterville Highway) and Imperial Avenue. Conveniently near Bakersfield's new \$16 million dollar William Thomas International Airport Terminal. Existing businesses in close proximity include: Schlumberger, Pape Kenworth, Kelly Pipe, Key Energy, Advanced Industrial Services, Gazelle Transportation, KimRay Inc., Cognito Motorsports, Associated Builders and Contractors, Western Veg Produce and Car Quest.

ACCESS:

The property has access and frontage out to Highway 65 and Imperial Avenue.

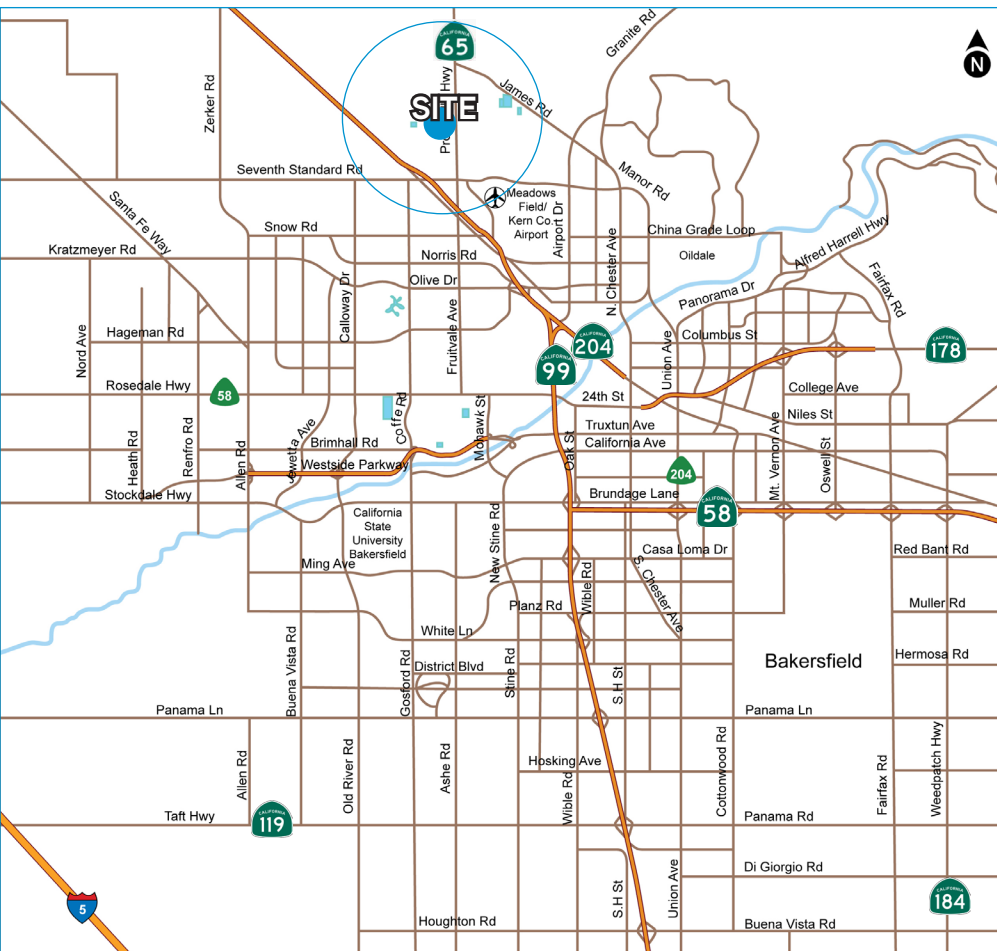
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Note: Stephen J. Haupt, SIOR, Principal, Colliers Tingey International, Inc. is a real estate licensee in the State of California and is part owner of subject property.

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