

# FOR SALE > 52.08 ACRES UNDEVELOPED M-1-PDH INDUSTRIAL LAND

SWC AIRPORT DRIVE & BOUGHTON DRIVE BAKERSFIELD, CA 93308



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# FOR SALE > 52.08 ACRES UNDEVELOPED M-1-PDH INDUSTRIAL LAND PROPERTY INFORMATION

SWC AIRPORT DRIVE & BOUGHTON DRIVE BAKERSFIELD, CA 93308

**SWC of Airport Drive and Boughton Drive** is located in North Bakersfield, County of Kern, at the southwest corner of Airport Drive and Boughton Drive. 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.

## HIGHLIGHTS

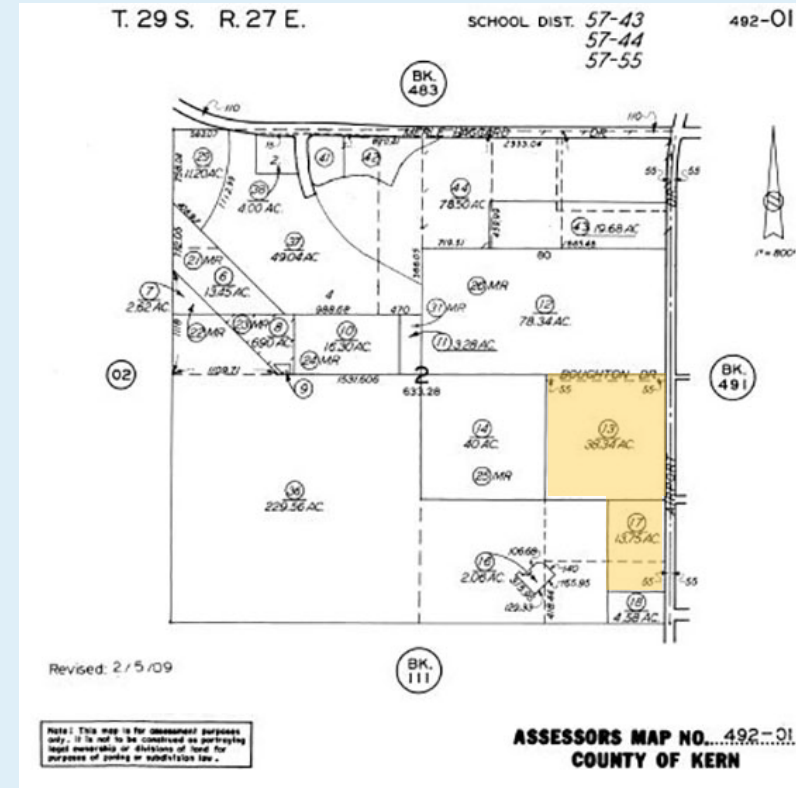
- > Approximately 52.08 acres of undeveloped industrial land
- > Zoning M-1-PDH, County of Kern, (Light Manufacturing/Precise Development/Height Limitation)
- > APN Numbers: 492-010-13 & 17
- > Access: Freeway access via Airport Drive and Merle Haggard Drive

## UTILITIES

**WATER:** Oildale Mutual Water Company (12" & 16" main in Airport Drive)  
**SEWER:** North of the River Sanitation District (10" main in Airport Drive)  
**GAS:** Southern California Gas Company (4" east side Airport Drive)  
**TELEPHONE:** AT&T (Airport Drive)  
**ELECTRIC:** Pacific Gas & Electric Company  
**STORM DRAIN:** Retention basin would need to be constructed

## SALE PRICE

**\$3,017,823.72 (\$1.33 per SF)**



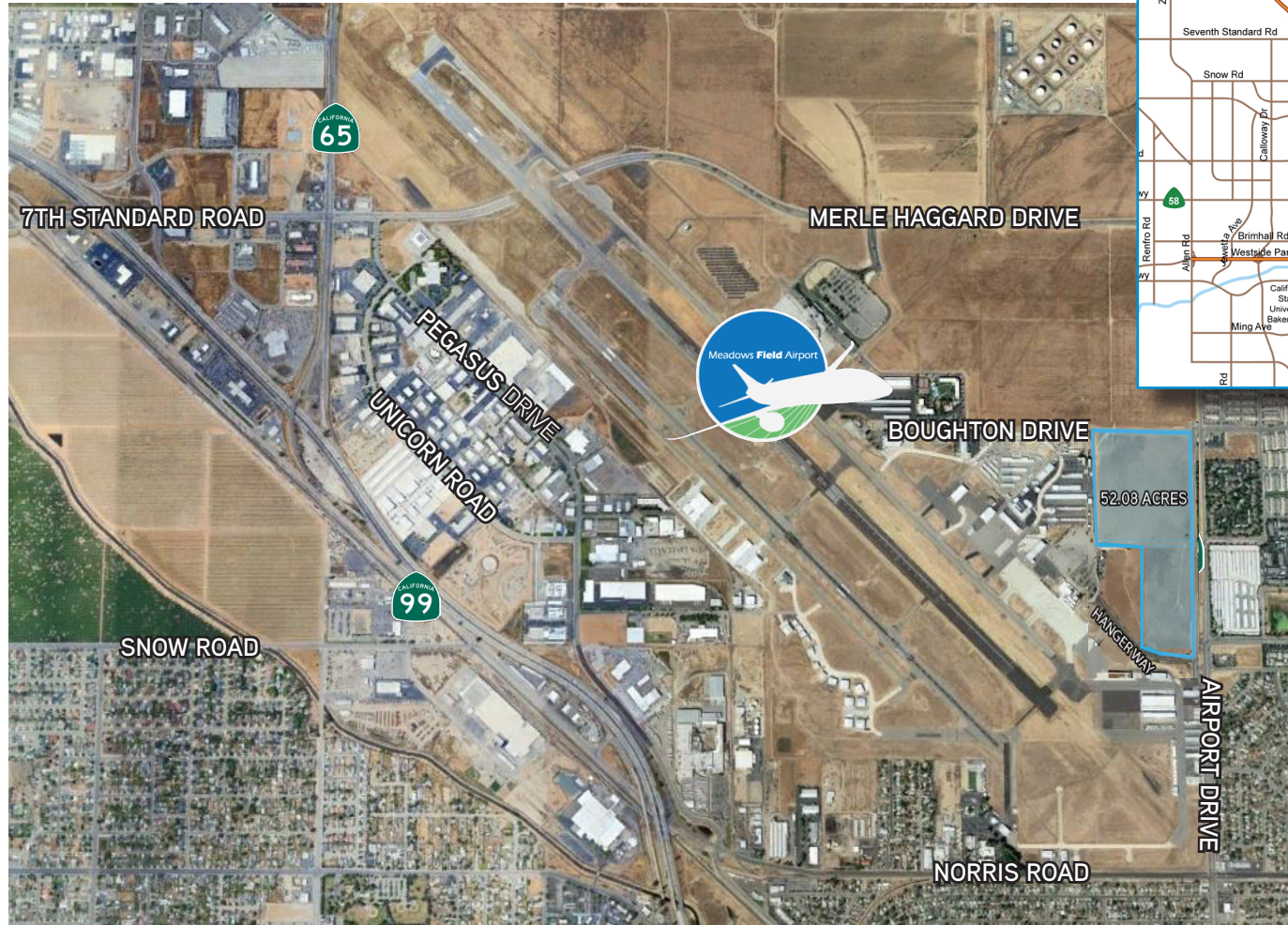
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# FOR SALE > 52.08 ACRES UNDEVELOPED M-1-PDH INDUSTRIAL LAND LOCATION MAP

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## CONTACT US:

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