

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

SWC AIRPORT DRIVE & BOUGHTON DRIVE BAKERSFIELD, CA 93308



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52.08 ACRES

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: Amazon (under construction), 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.

## SALE PRICE

\$5,671,512 (\$2.50 per SF)

## 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

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

