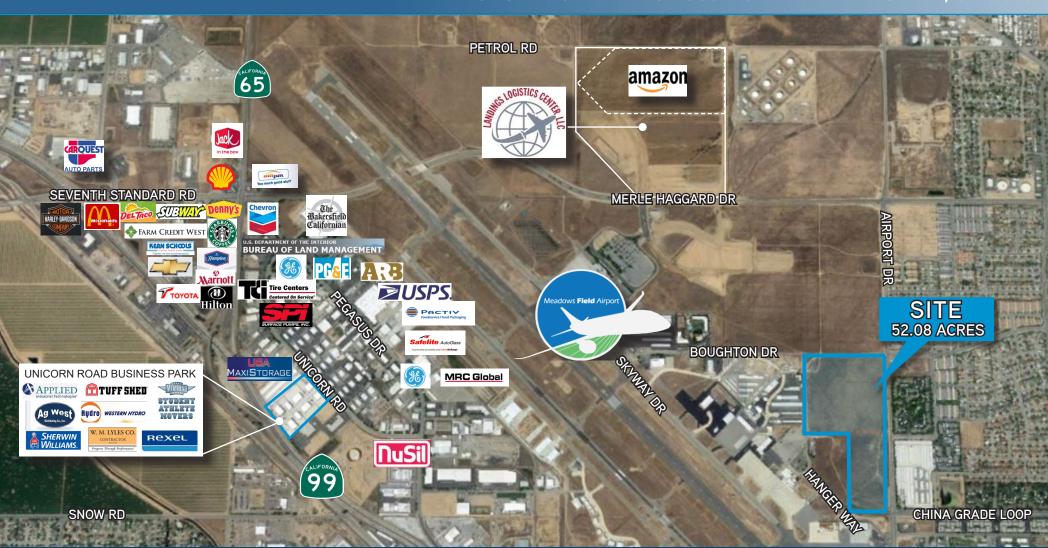
FOR SALE > 52.08 ACRES UNDEVELOPED M-1-PDH INDUSTRIAL LAND

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

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

