

FOR SALE > 115.58 ACRES UNDEVELOPED M-2-PD INDUSTRIAL LAND

HIGHWAY 65 & JAMES ROAD, BAKERSFIELD, CA 93308



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FOR SALE > 115.58 ACRES UNDEVELOPED M-2-PD INDUSTRIAL LAND PROPERTY INFORMATION

HIGHWAY 65 & JAMES ROAD, BAKERSFIELD, CA 93308

Highway 65 and James Road is located in North Bakersfield, County of Kern, at Highway 65 (Porterville Highway) south of James Road. 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.

HIGHLIGHTS

- > Approximately 115.58 acres of undeveloped industrial land
- > Zoning: M-2-PD, Kern County (Medium Manufacturing Precise
- > Access: Access and frontage out to Highway 65 and James Road
- > The property was used as a rock, sand and gravel mine. Recently this property was re-graded and compacted to 90% to conform to the reclamation plan on record with the County of Kern.

UTILITIES

WATER: North of the River Water District service is 3,000 feet south.

SEWER: Septic - North of the River Sanitation District is 3,000 feet south.

GAS: Propane and/or So. Cal Gas. The closest municipal line is 3,100 feet east of the property on James Road.

TELEPHONE: AT&T: (Highway 65)

ELECTRIC: PG&E: 12 KV primary power above ground along the south side of the property.

STORM DRAINAGE: Retention basin would need to be constructed.

DRAINAGE EASEMENT: This property has a historic drainage easement crossing the property from the northeast to the southwest. According to the County of Kern, the easement can be modified as needed. This property is not in a Flood Zone.

SALE PRICE

\$4,045,300.00 (\$35,000 per acre)



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