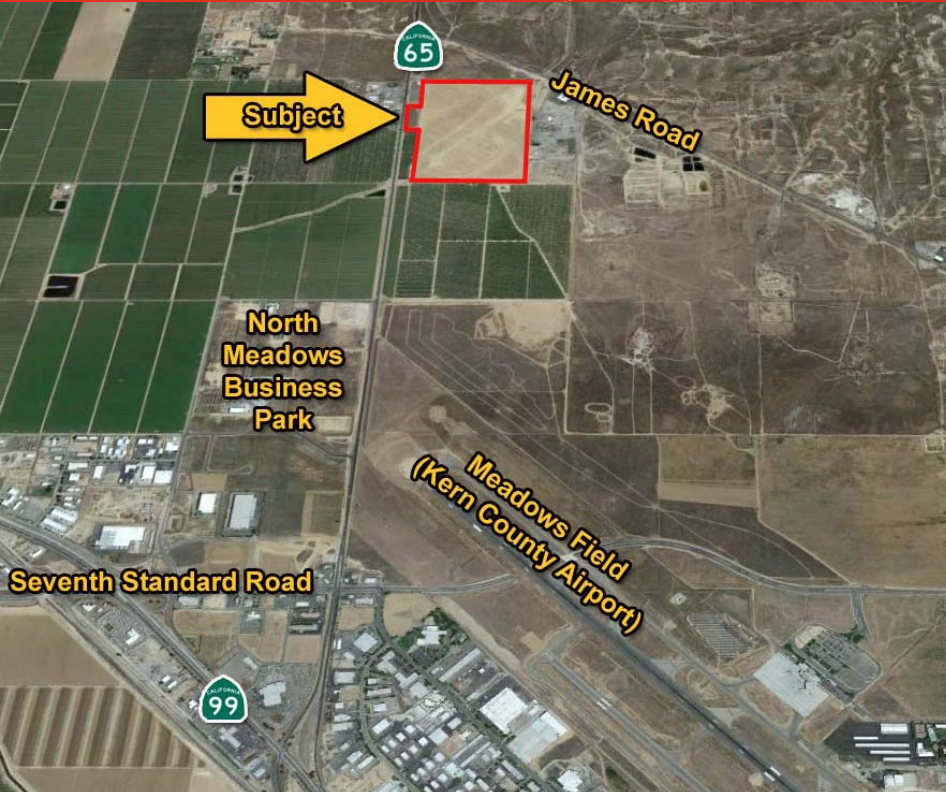


FOR SALE - UNDEVELOPED M-2-PD INDUSTRIAL LAND

Highway 65 and James Road



BAKERSFIELD, CA 93308



PRICE: \$4,045,300.00
(\$35,000.00 per acre)

LAND AREA: 115.58 acres

ZONING: M-2-PD Kern County
(Medium Manufacturing/Precise Development)

UTILITIES:

WATER: Water well and storage tank would have to be constructed. Closest municipal 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.

LOCATION:

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: 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. James Road access is possible.

PROPERTY DESCRIPTION:

Approximately 115.58 acres of undeveloped industrial (M-2-PD) land. The property was used as a rock, sand and gravel mine. Recently this property was re-graded and compacted to 90% by Lehigh Hanson to conform to the reclamation plan on record with the County of Kern.

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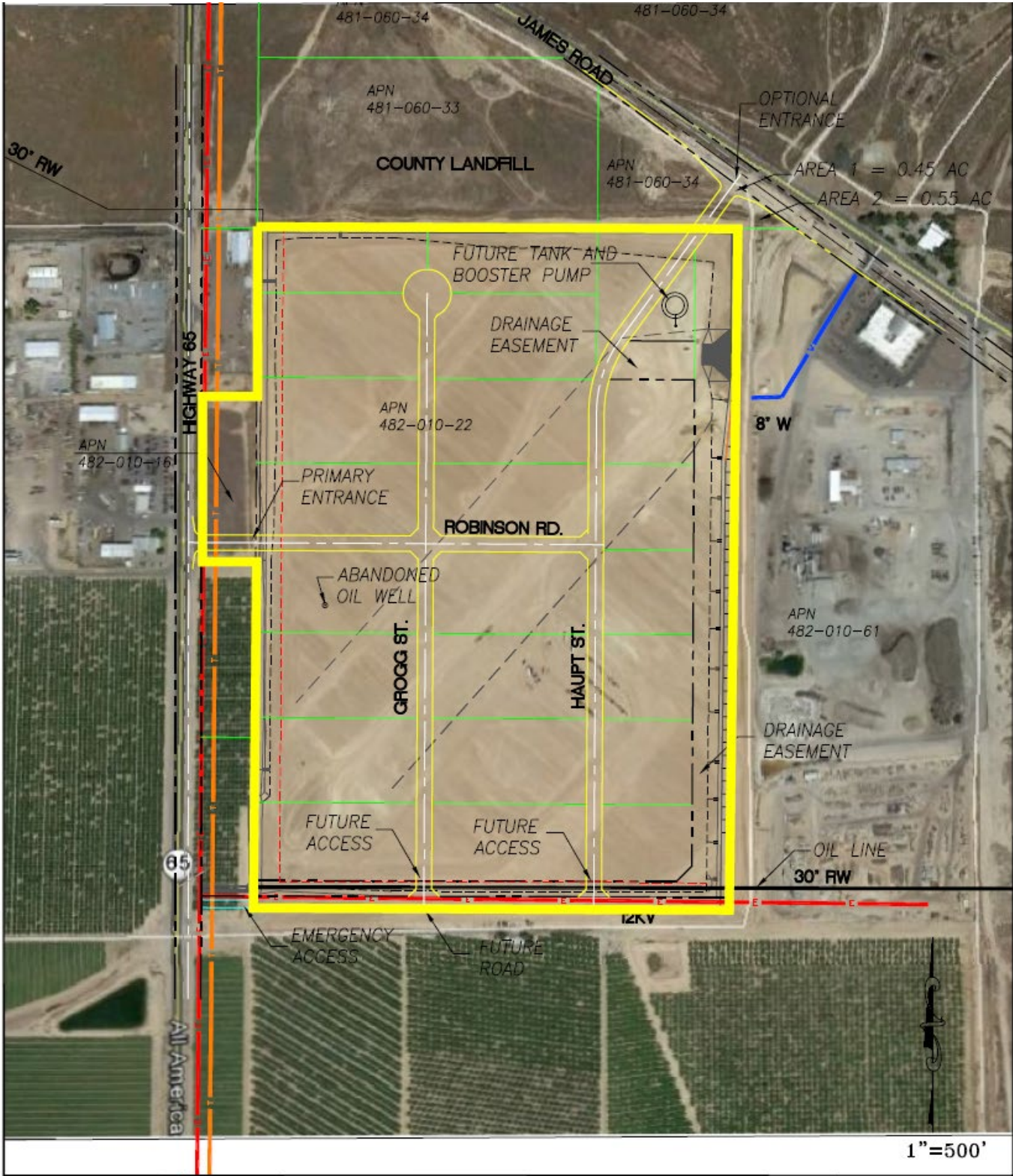
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FOR SALE - UNDEVELOPED M-2-PD INDUSTRIAL LAND

Highway 65 and James Road

BAKERSFIELD, CALIFORNIA

TENTATIVE PROPOSED PARCEL DESIGN:



FOR SALE - UNDEVELOPED M-2-PD INDUSTRIAL LAND

Highway 65 and James Road

BAKERSFIELD, CALIFORNIA

LOCATION MAPS:



Contact Us

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Note: Stephan 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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