



FOR SALE | ±29.06 ACRES

**NEC ASHE ROAD &
MCCUTCHEN ROAD**
BAKERSFIELD, CA



Vacant land located at the NEC of Ashe Road and McCutchen Road in southwest Bakersfield, totaling approximately 29.06 acres.



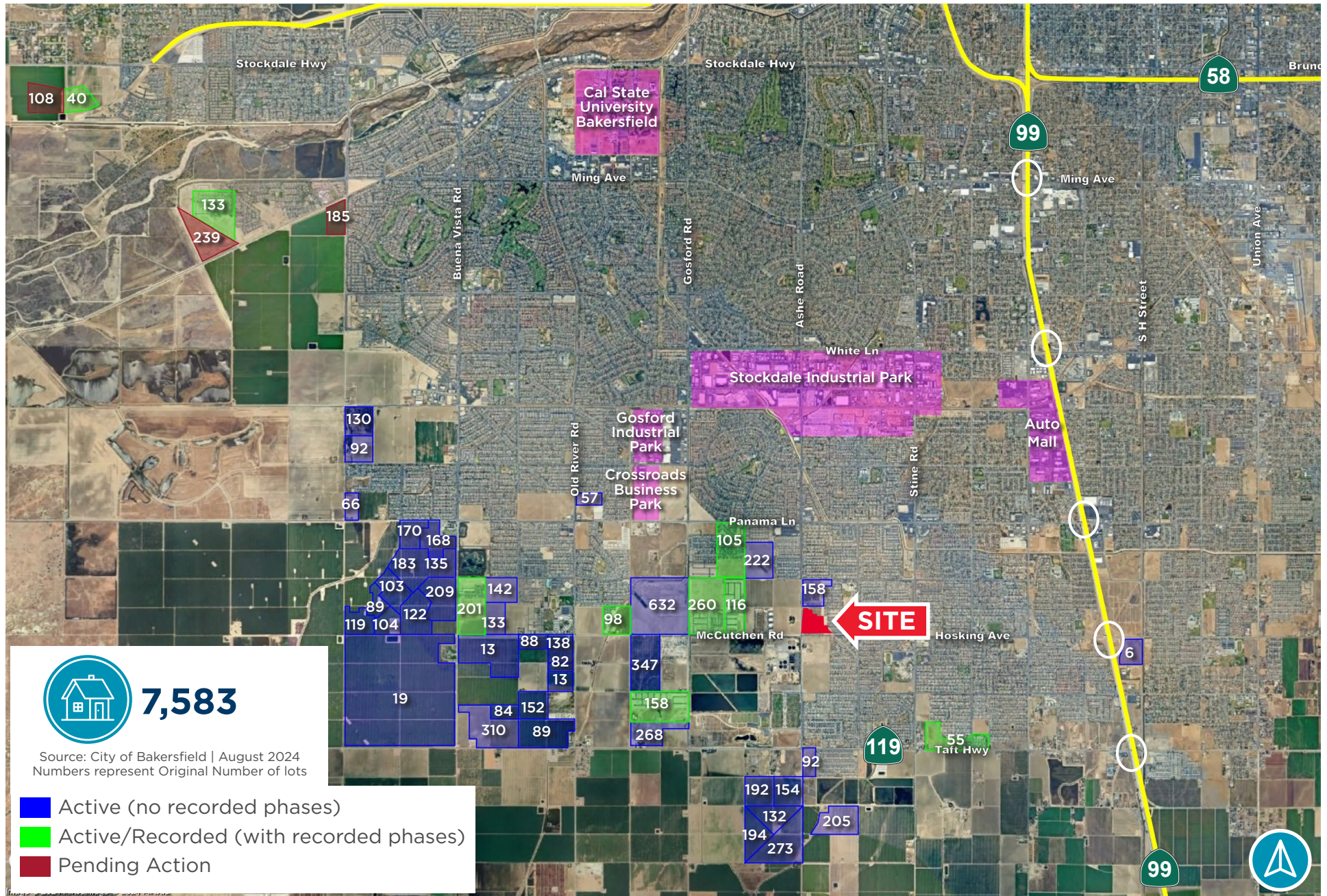
Lot Size:	±29.06 Acres
APN:	538-020-21, 20
Zoning:	M-1, City of Bakersfield
Water:	City of Bakersfield
Sewer:	City of Bakersfield
Electric:	Pacific Gas & Electric
Gas:	Pacific Gas & Electric
Telephone:	AT&T
Drainage Sump:	Partially on adjoining property (shared)
Asking Price:	\$4.50psf



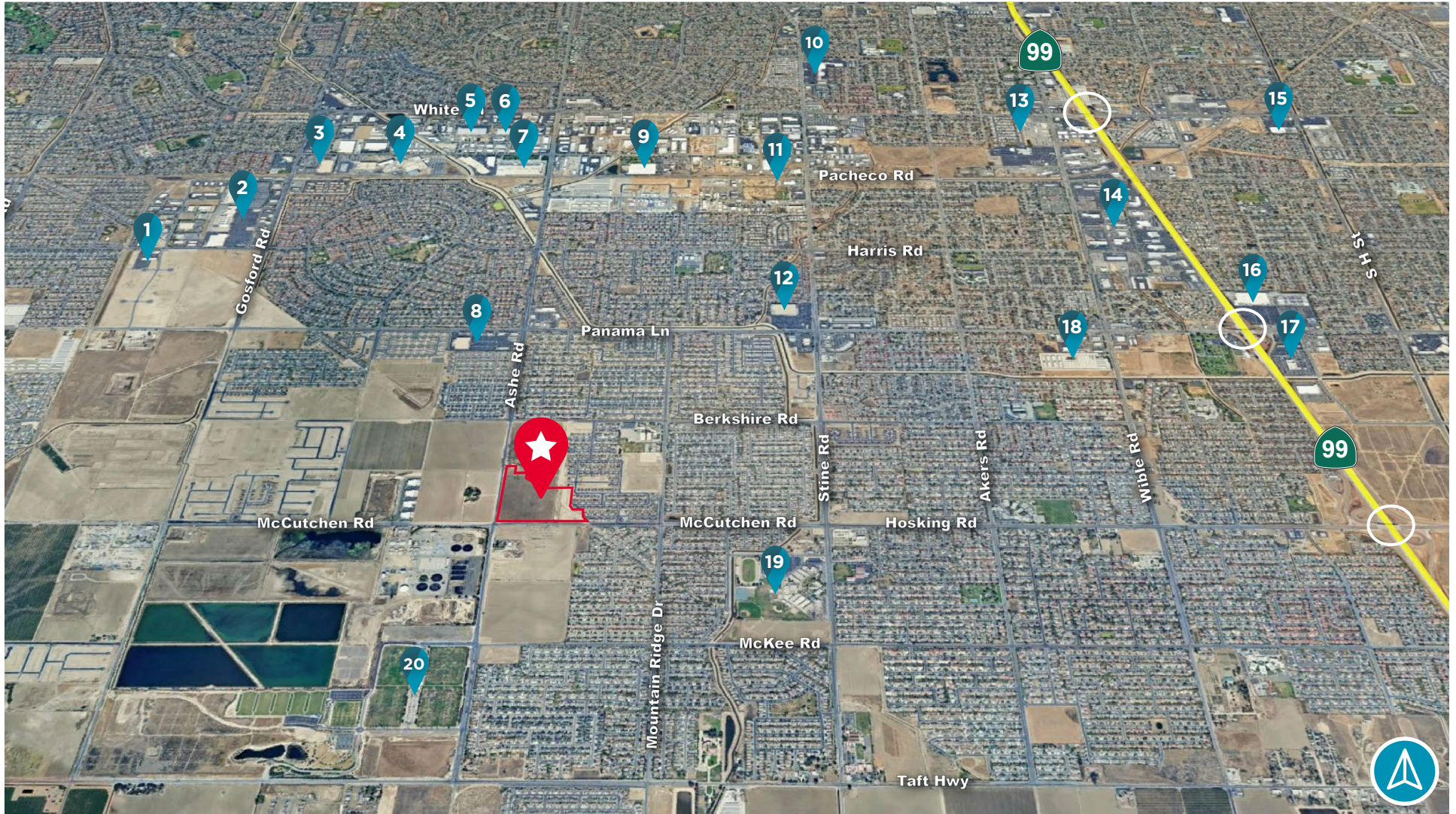
RETAIL PADS



ACTIVE TENTATIVE TRACT MAP



AREA MAP



1. CROSSROADS BUSINESS PARK
2. GOSFORD VILLAGE
3. THE HOME DEPOT
4. NESTLE ICE CREAM
5. PODS
6. GEORG FISCHER
7. US COLD STORAGE

8. WINCO
9. MEN'S WAREHOUSE DISTRIBUTION CENTER
10. STOCKDALE TOWN CENTER
11. GOODWILL DISTRIBUTION CENTER
12. COSTCO
13. PG&E

14. BAKERSFIELD AUTO MALL
15. FOODSCO
16. WALMART SUPERCENTER
17. CARMAX
18. DERREL'S MINI STORAGE
19. RIDGEVIEW HIGH SCHOOL
20. KAISER PERMANENTE SPORTS VILLAGE



Drone Photos





CONTACT

WAYNE KRESS, SIOR

Executive Director

+1 661 633 3819

wayne.kress@cushwake.com

Lic. #00834680

DUANE KEATHLEY

Executive Director

+1 661 633 3816

duane.keathley@cushwake.com

Lic. #00935011

5060 California Avenue

Suite 1000

Bakersfield, CA 93309

cushmanwakefield.com

Lic. #01880493