

#### **PROPERTY FEATURES**

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

Industrial and retails parcels available.





**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

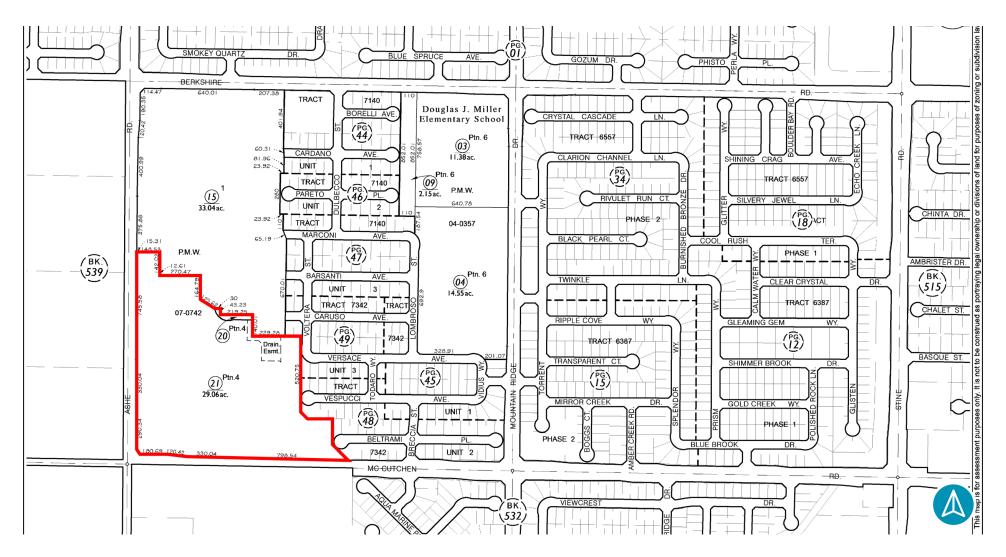
Drainage Sump:

Partially on adjoining

property (shared)

**Asking Price:** \$4.50psf

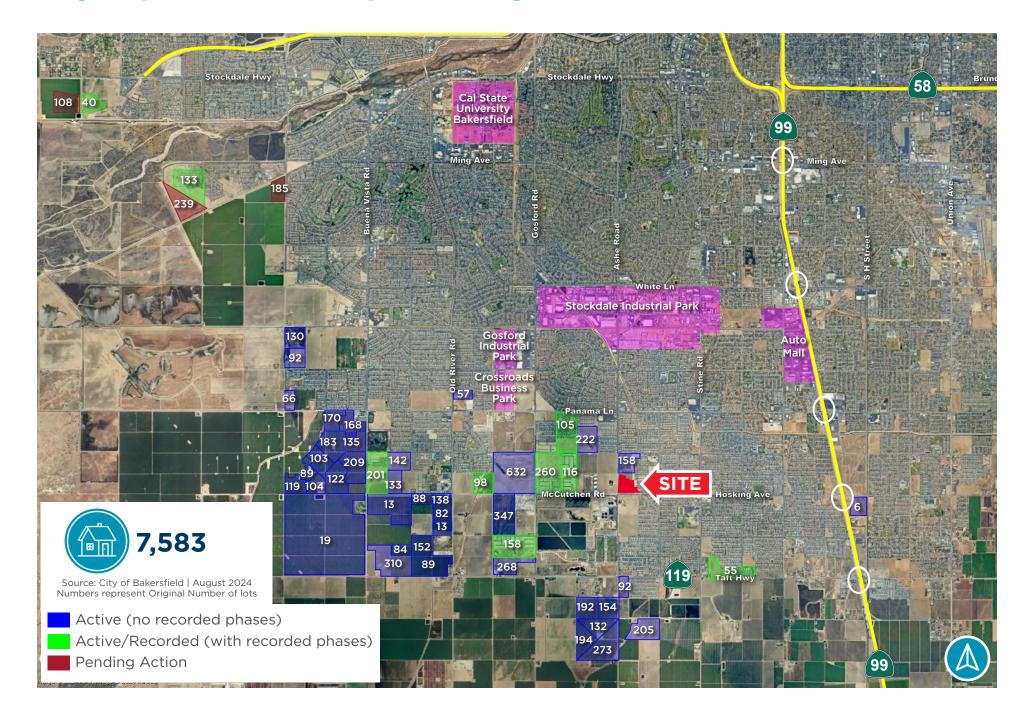
### **APN MAP**



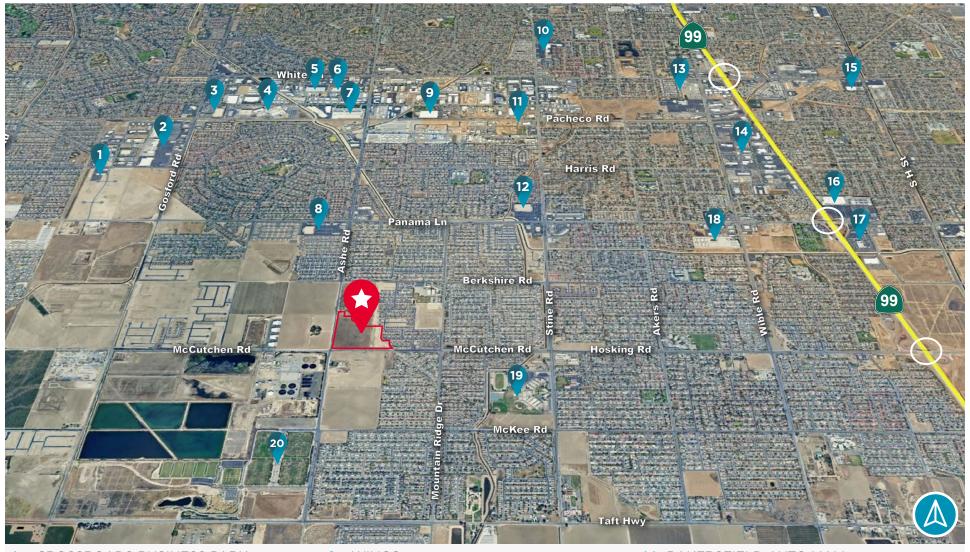
# **RETAIL PADS**



## **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









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