

# STOCKDALE TOWER II

Two Fully Improved Parcels on  
California Ave. & Mohawk Streets | Bakersfield, CA

FOR SALE



## PROPERTY HIGHLIGHTS

**PARCEL APN's** 331-023-10 and 331-023-16

**LOCATION:** • NWC OF CALIFORNIA AVE & W COMMERCENTER DR  
• NEC OF MOHAWK STREET & TOWER WAY

**PARCELS:** • NWC OF CALIFORNIA AVE & W COMMERCENTER DR  
**±2.46 ACRE PARCEL**  
• NEC OF MOHAWK ST & TOWER WAY  
**±1.89 ACRE PARCEL**

**PRICE:** \$4,000,000

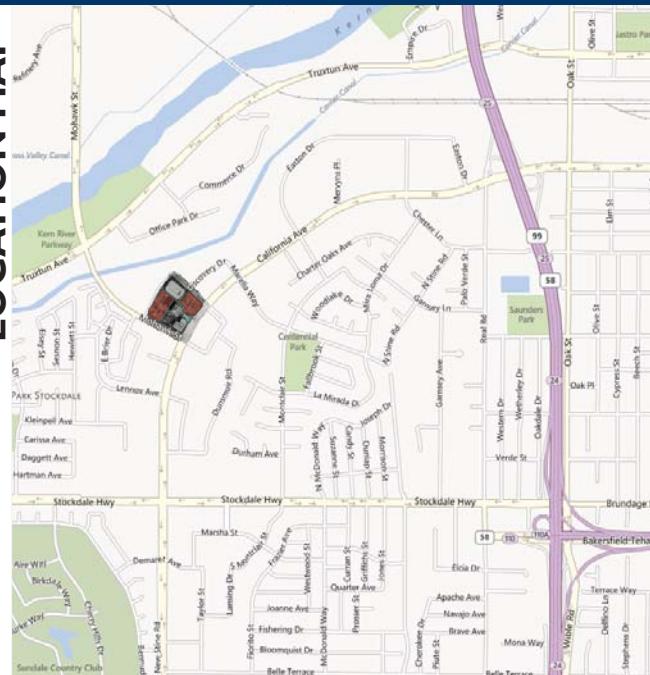
**PRICE/SF** \$21.11/SF

**TERM:** CASH AT CLOSE OF ESCROW

**ZONING:** C-O-COMMERCIAL OFFICE

**IMPROVEMENTS:** FULLY IMPROVED WITH ALL OFFSITES READY TO BUILD  
UP TO 150,000SF OF OFFICE SPACE

## LOCATION MAP



## EXCLUSIVELY OFFERED BY:

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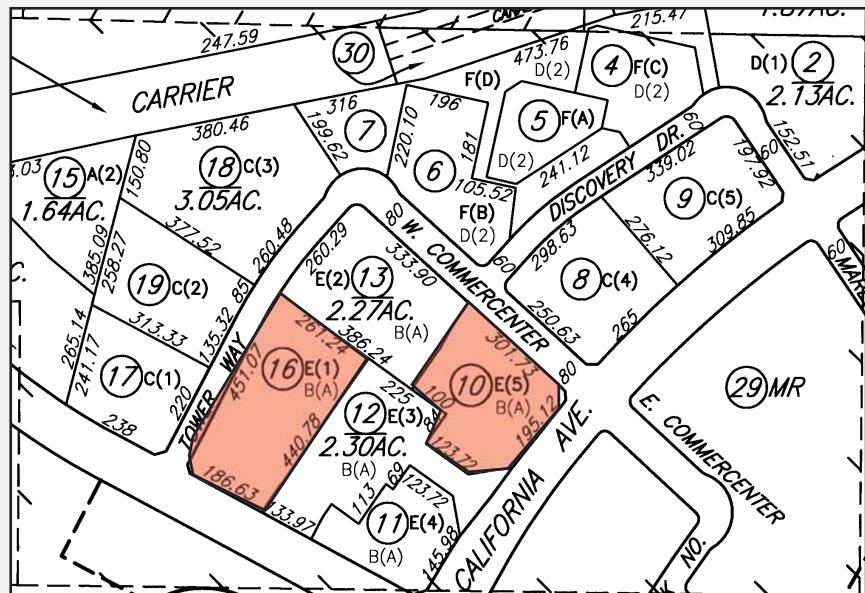
**CUSHMAN & WAKEFIELD** | **PACIFIC**  
COMMERCIAL REALTY ADVISORS  
INDEPENDENTLY OWNED AND OPERATED

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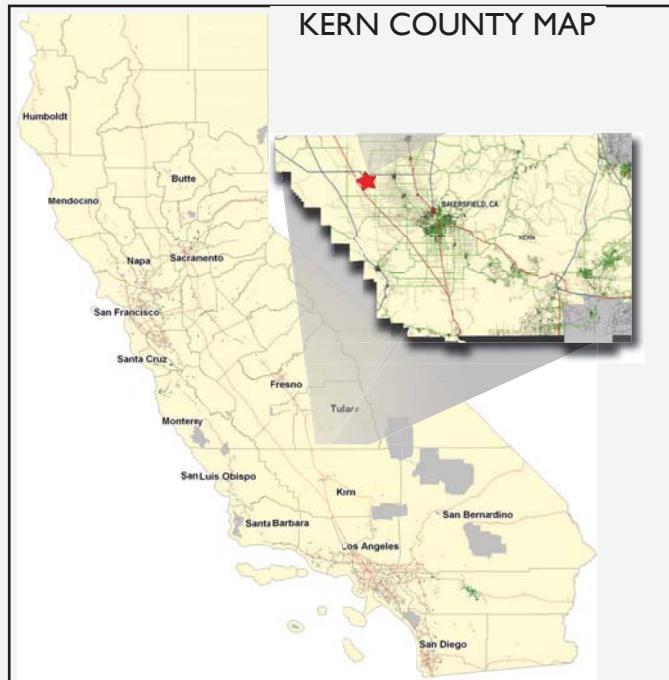
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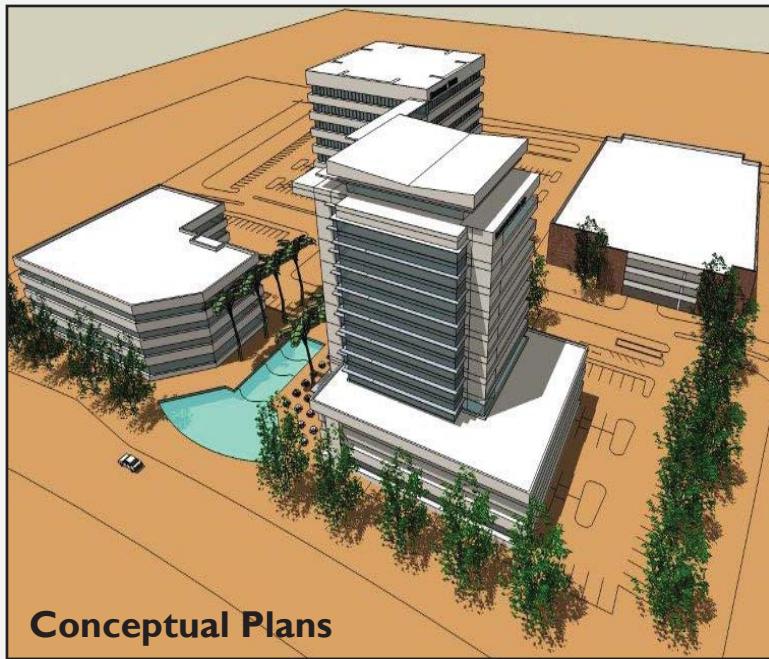
## PROPERTY SITE PLAN



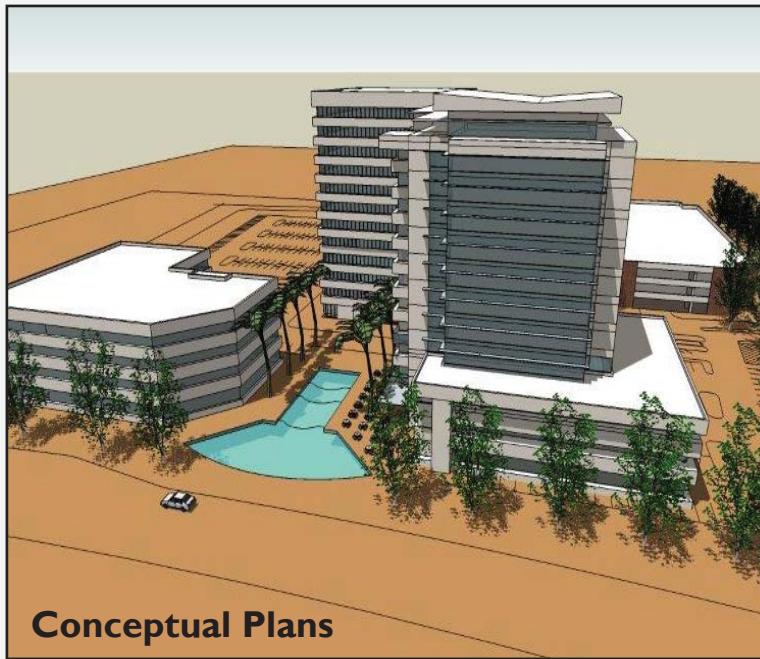
## STATE MAP



## KERN COUNTY MAP



Conceptual Plans



Conceptual Plans

For More  
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Please Contact:

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