

2310 Taft Hwy

2310 Taft Hwy, Bakersfield, CA 93313



Presented By:
Keller Williams College Park



±6.79 Acres

Seller Conceptual Rendering



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Property Details

Self-storage development opportunity on ±6.79 acres located along Taft Highway in Bakersfield, positioned within a high-traffic corridor near Highway 99.

The property has undergone prior entitlement work for a proposed ±594-unit self-storage (mini warehouse) facility, offering developers a potential path to accelerate the development process and reduce upfront entitlement risk. Supporting documentation is available upon request. Buyer to verify the current status of approvals, permits, and development requirements with Kern County.

The site features approximately 159 feet of frontage along Taft Highway, providing strong visibility and direct access in an active industrial and commercial corridor. The surrounding area continues to experience growth driven by transportation access, nearby freeway connectivity, and ongoing commercial development.

Zoned M-1 (Light Industrial), the property allows for a wide range of uses including self-storage, warehousing, distribution, light manufacturing, contractor yards, and other service-related industrial operations. This flexibility provides multiple development strategies and exit opportunities for investors.

Utilities including sewer, water, and gas are located nearby along Taft Highway, as supported by adjacent and nearby commercial developments. Buyer to independently verify availability, capacity, and connection requirements.

The property is located in a strong commercial and industrial node with nearby national and regional tenants, as well as ongoing development activity that is expected to further increase traffic and demand in the immediate area. The proximity to Highway 99 enhances accessibility for both consumer and commercial users, making the site well-suited for storage and industrial use.

From an investment perspective, the prior self-storage entitlement work provides a significant advantage by reducing the time and uncertainty typically associated with the early stages of development. The scale of the proposed ±594-unit project offers the potential for an efficient layout and strong operational performance, subject to buyer verification and final approvals.

This offering presents a well-positioned development site with frontage, zoning flexibility, and prior entitlement groundwork in place, making it suitable for investors and developers seeking a storage-focused or light industrial project in a growing corridor.

Price:	\$1,500,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	6.79 AC
Sale Conditions:	
No. Lots:	1
Zoning Description:	C2-PD
APN / Parcel ID:	514-060-11-00-6

Price: \$1,500,000

- PRICE IMPROVEMENT – Now \$1.5M | Previously \$2.6M

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Approved ±594-Unit Self-Storage Development | GPA, Zone Change & Precise Development Plan
Approved

- ±6.79 Acres | C-2 PD Zoning | Near Hwy 99 with 76,600 AADT & Taft Hwy with 15,600 AADT

View the full listing here: <https://www.loopnet.com/Listing/2310-Taft-Hwy-Bakersfield-CA/39997275/>

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Location



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Property Photos



concept 1-Twilight



concept 1-Daytime

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Property Photos



concept 2-Twilight



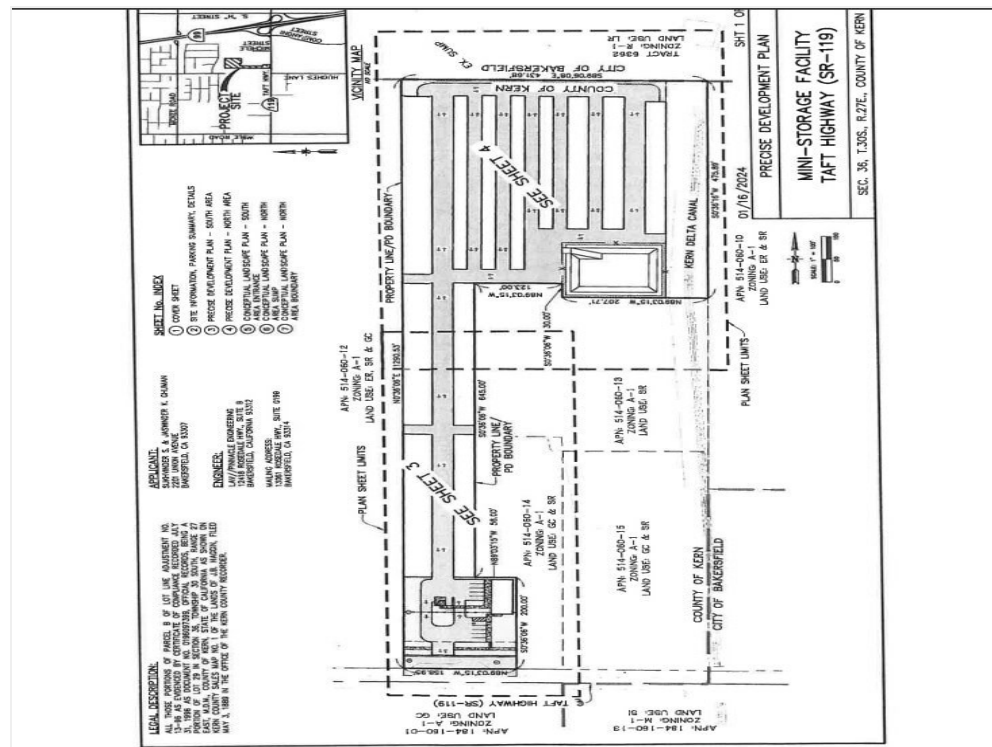
concept 2-Daytime

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Property Photos



4-1000011343



Precise Development Plan-2310 Taft Hwy

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Property Photos



5-1000011344



6-1000011345

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Property Photos



Assesor Map-2310 Taft hwy

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