



# 1537

KERN ST., HWY 33  
TAFT, CA

**FOR SALE  
OR LEASE**

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 **LEE &  
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COMMERCIAL REAL ESTATE SERVICES  
CENTRAL CALIFORNIA

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5401 Business Park South Suite 122 & 123 | Bakersfield, CA 93309 | 661.864.1000



## PROPERTY OVERVIEW

This versatile 6,000 SF industrial warehouse/office property is located at the entrance to one of the largest oil fields in the world, the Taft Field. Situated on a 1.5 acre lot and zoned M-2, this property offers an ideal space for businesses seeking a strategic location with easy access to major transportation routes. The fully insulated warehouse boasts six(6) roll-up doors.

## OFFERING PRICE

\$775,000

## LEASE RATE

\$0.75 SF NNN

## AVAILABLE SF

6,000± SF | 1,000± SF office

## LOT SIZE

1.50± Acres

## ZONING

M-2

## APN

198-330-05



### WATER

West Kern Water District



### ELECTRIC

PG&E



### GAS

SoCal Gas



### SEWER

Septic



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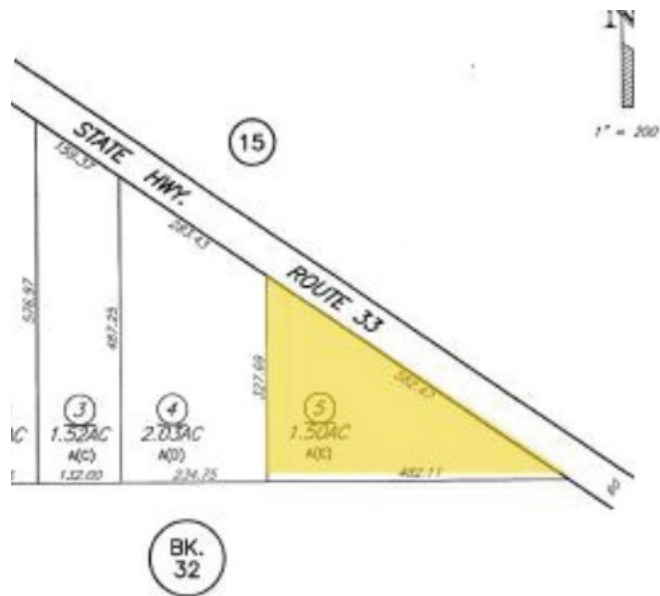
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## PROPERTY IMAGES



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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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License ID# 01454494

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Lee & Associates  
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