

AVAILABLE For Sale

5.12 Acres of M-1 PD
Industrial Land

Terracotta Court
Bakersfield, CA 93314

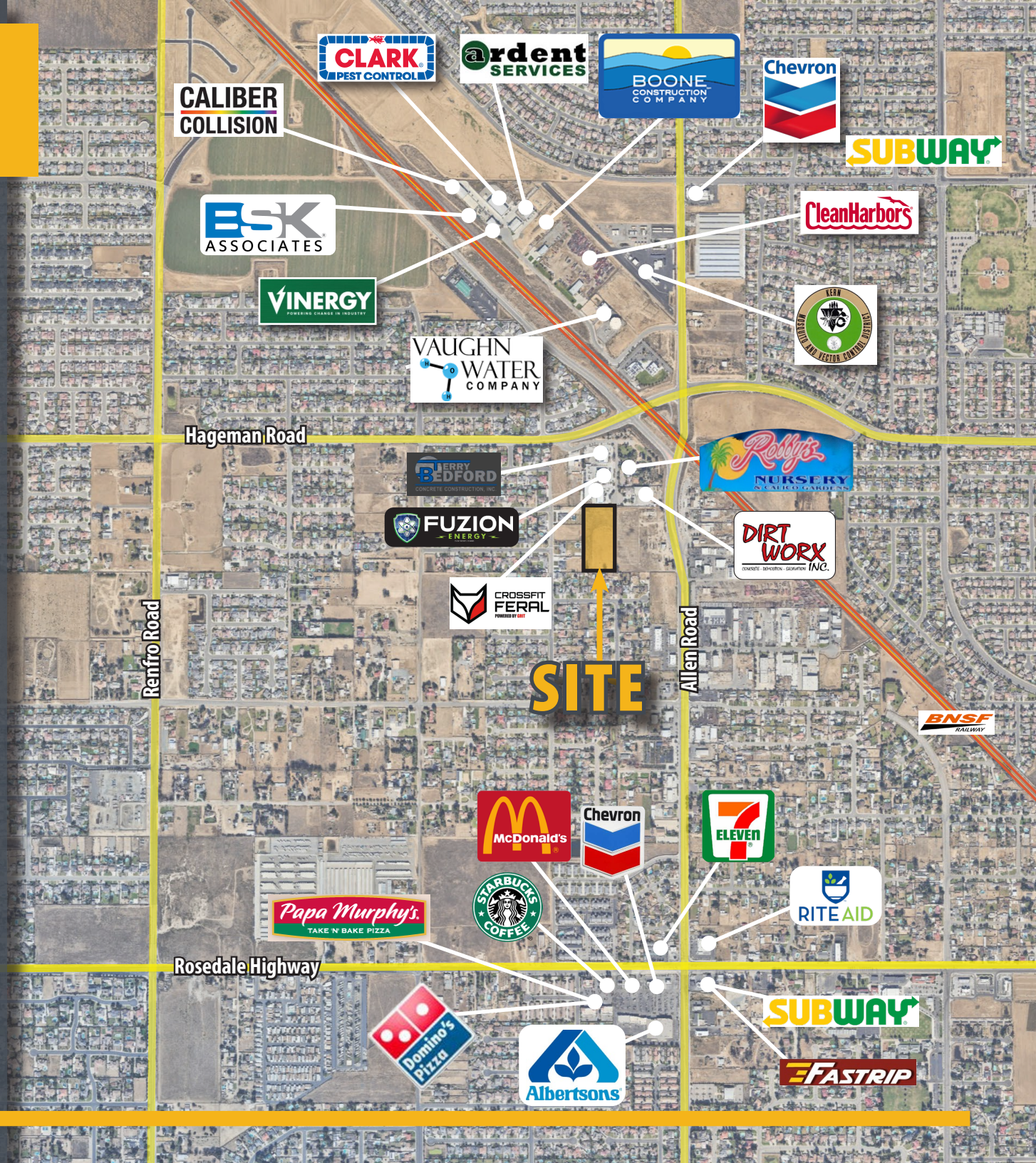


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Property Details / Parcel Map

Terracotta Court
Bakersfield, CA 93314

PROPERTY HIGHLIGHTS

- Parcel Size – 5.12 acres zoned M-1PD (Light Industrial – Precise Development Overlay) per the City of Bakersfield
- Located on private cul-de-sac off Hageman Road near the Hageman Road & Allen Road intersection
- Easy access to Northbound and Southbound Central Valley Highway and Eastbound and Westbound access to Rosedale Highway and Westside Parkway
- One (1) point of ingress/egress to property
- CMU Block Wall along western parcel line.
- Pylon Signage with Hageman Road visibility – Buyer shall receive one (1) slot on either side of the Pylon Sign with purchase of parcel.
- APN Number #464-022-70

SALE PRICE **\$1,400,000.00 or \$6.27 SF**

UTILITIES

- Electric: PG&E
- Gas: PG&E
- Water: Vaughn Water Company
- Sanitation : Septic
- Cable: Spectrum
- Phone: AT&T



Pylon Sign



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Bakersfield Area Roadways

Terracotta Court
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