



For Sale
 1.45 - 8.52 Acres Finished Parcels
 in Crossroads Business Park

5925, 6001 Young St & 8701 Lucy Oliver Pl | Bakersfield, CA

Stephen J. Haupt, SIOR
 Senior Vice President | Principal
 License No. 00838505
 +1 661 631 3812
 stephen.haupt@colliers.com

Oscar Baltazar
 Senior Vice President | Principal
 License No. 01263421
 +1 661 631 3819
 oscar.baltazar@colliers.com

Marco Petrini
 Vice President
 License No. 02167974
 +1 661 631 3826
 marco.petrini@colliers.com

Colliers International
 10000 Stockdale Hwy, Suite 102
 Bakersfield, CA 93311
 +1 661 631 3800
 www.colliers.com/bakersfield

Property Overview

Sales Price:

\$4,824,706 (\$13/sf) combined three (3) parcels

Parcels can be sold individually or combined with different acreage combinations

Available:

5925 Young St

In Escrow

+/- 1.45 Acres

APN: 545-040-09

6001 Young St

\$2,344,399

+/- 4.14 Acres

APN: 545-040-12

8701 Lucy Oliver Pl

\$1,659,200

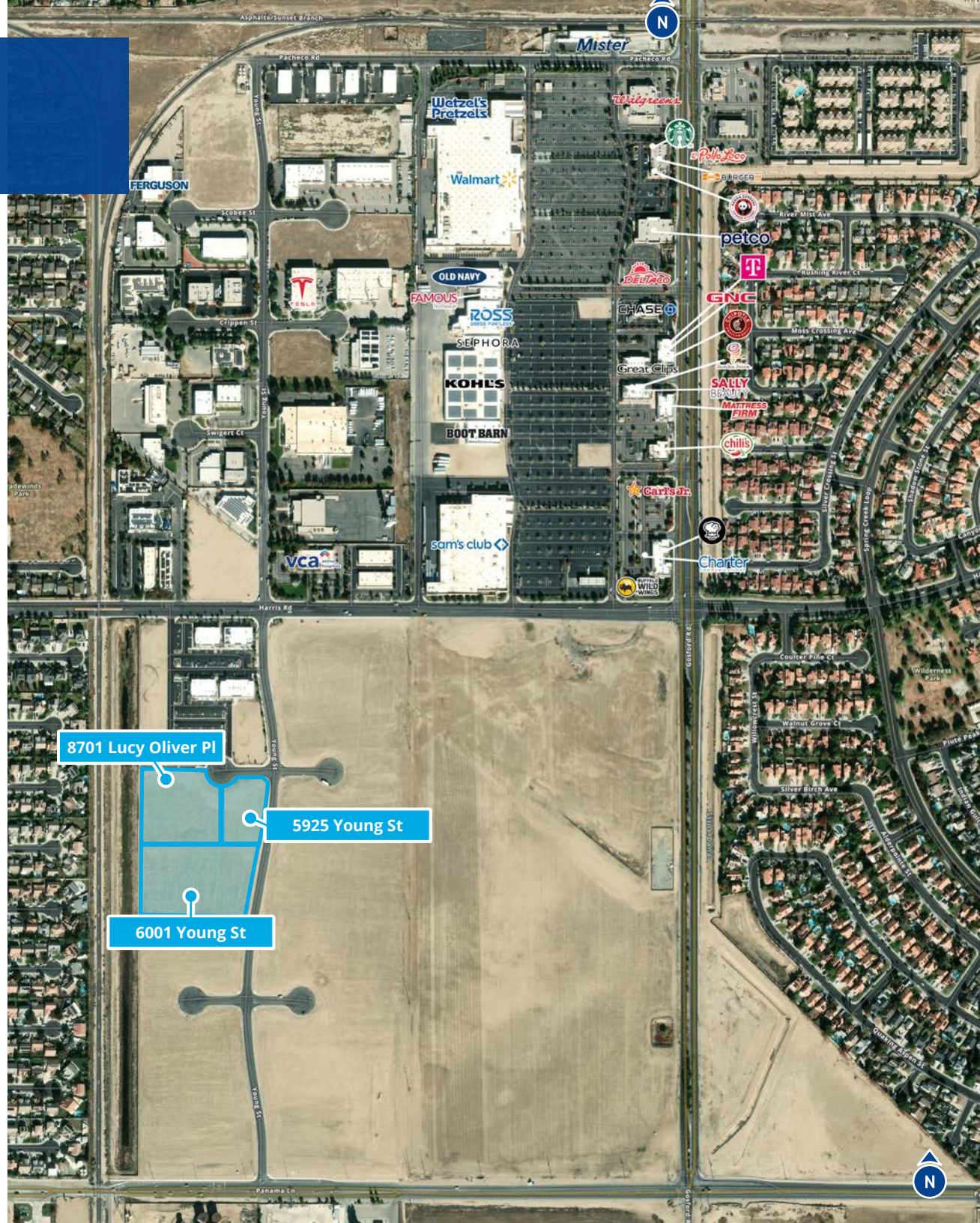
+/- 2.93 Acres

APN: 545-040-08

Property Highlights:

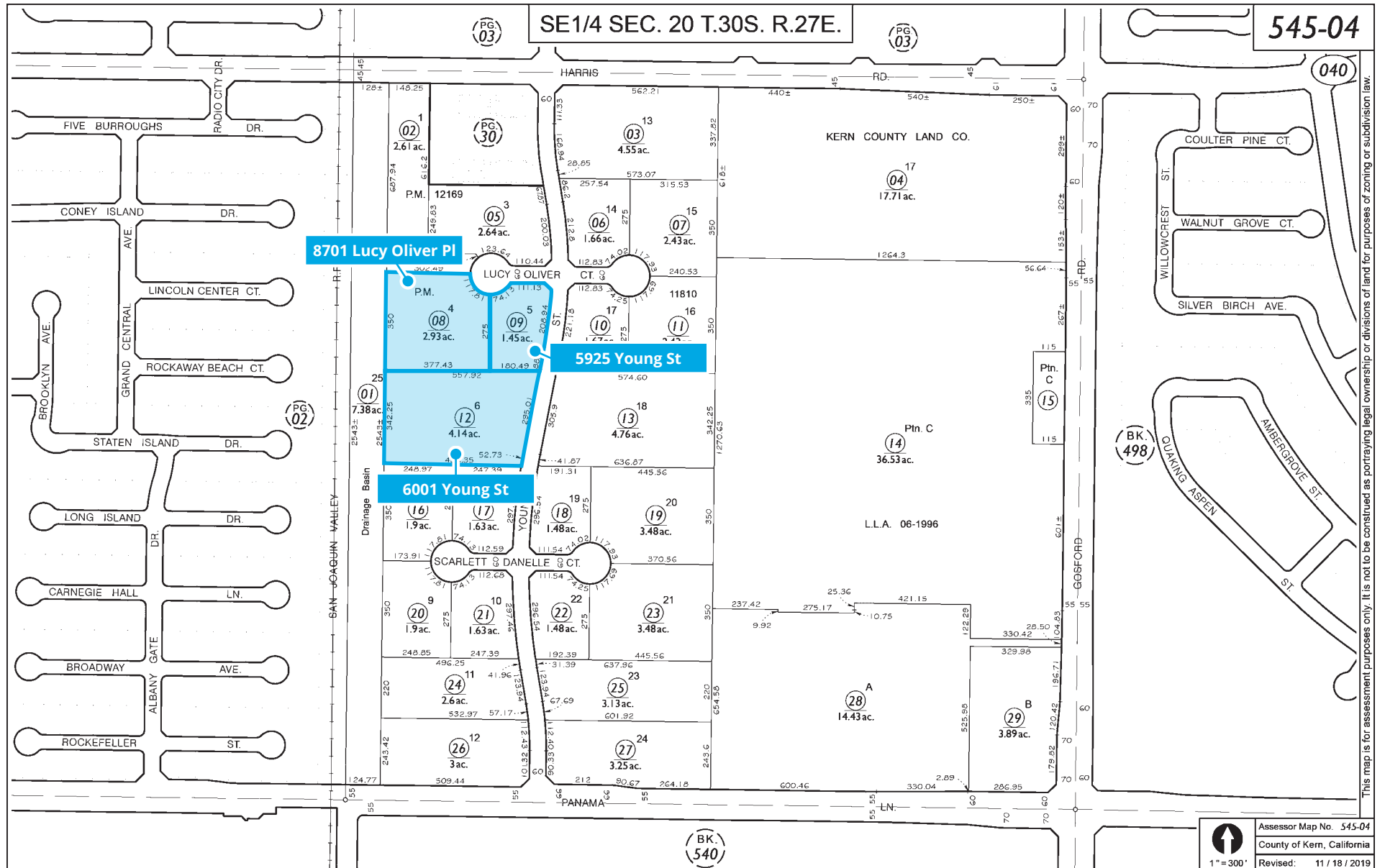
- Master planned development
- Approximately 1.45 - 8.52 Acres
- Zoned - M2 Medium Manufacturing, City of Bakersfield
- Fully finished parcel with all utilities stubbed to site with conduit for power
- Located approximately 2 miles west of Hwy 99 with two (2) truck routes available on White Ln & Panama Ln
- Seller financing available with approved credit
- Seller will also consider build to suit options
- Utilities:
 - Water: City of Bakersfield
 - Gas: PG&E
 - Sewer: City of Bakersfield
 - Electric: PG&E

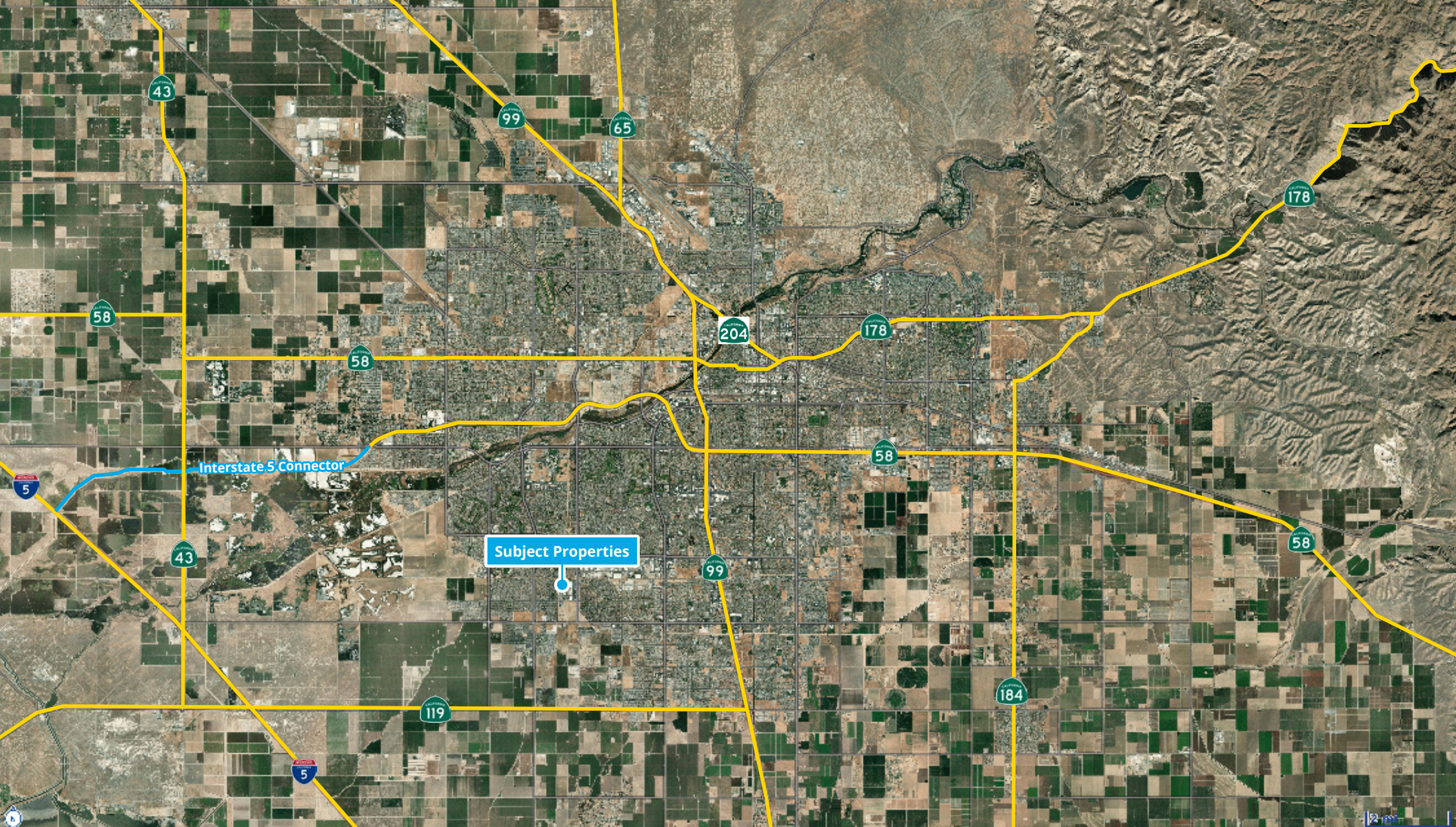
Copyright © 2026 Colliers. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



APN Map

5925, 6001 Young St & 8701 Lucy Oliver Pl | Bakersfield, CA





Stephen J. Haupt, SIOR

Senior Vice President | Principal
License No. 00838505
+1 661 631 3812
stephen.haupt@colliers.com

Oscar Baltazar

Senior Vice President | Principal
License No. 01263421
+1 661 631 3819
oscar.baltazar@colliers.com

Marco Petrini

Vice President
License No. 02167974
+1 661 631 3826
marco.petrini@colliers.com

Colliers International

10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

KERN COUNTY

At A

GLANCE

#2 LARGEST ECONOMY

IN THE SAN JOAQUIN VALLEY

#1 in Agricultural Production Nationwide



#3 in Economic Diversity Nationwide



#4 in STEM Jobs Nationwide



OVER 50 MAJOR DISTRIBUTION CENTERS



THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

75%



60%



#1 Largest Wind Farm in the U.S.



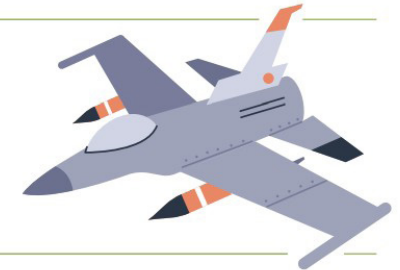
#1 Largest Battery Energy Storage System in the World



#14 Oil-Producing County in the Nation

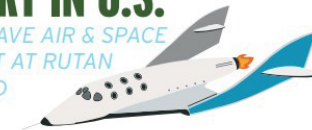
OVER 50 WORLD TECH "FIRSTS"

NAVAL AIR WEAPONS STATION CHINA LAKE



1ST COMMERCIAL SPACE PORT IN U.S.

MOJAVE AIR & SPACE PORT AT RUTAN FIELD



1ST SPACE SHUTTLE LANDING

EDWARDS AIR FORCE BASE



Population

1 Mile: 14,407
3 Mile: 104,052
5 Mile: 223,424



Daytime Population

1 Mile: 11,870
3 Mile: 84,968
5 Mile: 194,203



Average HH Income

1 Mile: \$110,632
3 Mile: \$119,100
5 Mile: \$107,839



Median Age

1 Mile: 31.3
3 Mile: 32.9
5 Mile: 32.7



Households

1 Mile: 4,135
3 Mile: 32,549
5 Mile: 71,007



Businesses

1 Mile: 267
3 Mile: 2,447
5 Mile: 6,286



Stephen J. Haupt, SIOR
 Senior Vice President | Principal
 License No. 00838505
 +1 661 631 3812
stephen.haupt@colliers.com

Oscar Baltazar
 Senior Vice President | Principal
 License No. 01263421
 +1 661 631 3819
oscar.baltazar@colliers.com

Marco Petrini
 Vice President
 License No. 02167974
 +1 661 631 3826
marco.petrini@colliers.com

Colliers International
 10000 Stockdale Hwy, Suite 102
 Bakersfield, CA 93311
 +1 661 631 3800
www.colliers.com/bakersfield

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information included, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.