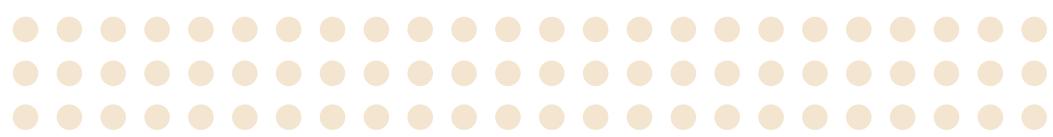


For Sale



**1500 S. UNION AVENUE
BAKERSFIELD, CA 93307**

±84,603 SF of Buildings on ±12.17 AC



CBRE



PROPERTY OVERVIEW

**ASKING SALES PRICE:
\$11,500,000**



This facility has multiple buildings totaling $\pm 84,603$ SF situated on ± 12.17 AC of land in Bakersfield, CA. The office/flex space consists of $\pm 30,824$ SF which was constructed in 2010 and a new roof with solar panels was added in 2018 is in great condition. Additional warehousing, crane served manufacturing, paint booth and sandblasting facilities are located throughout the property to accommodate many different types of users.



The facility has excellent yard space of 328,618 SF (7.5 AC) for outdoor storage of materials, equipment or trailers making it a highly desirable IOS/low coverage site in Bakersfield. There is an additional 24.50 acres of expansion land currently being leased by the Seller through the City of Bakersfield available to accommodate users with larger land or laydown yard requirements. The expansion land is accessible from the subject property along with two (2) private access points from E. Casa Loma Road and Watts Drive.

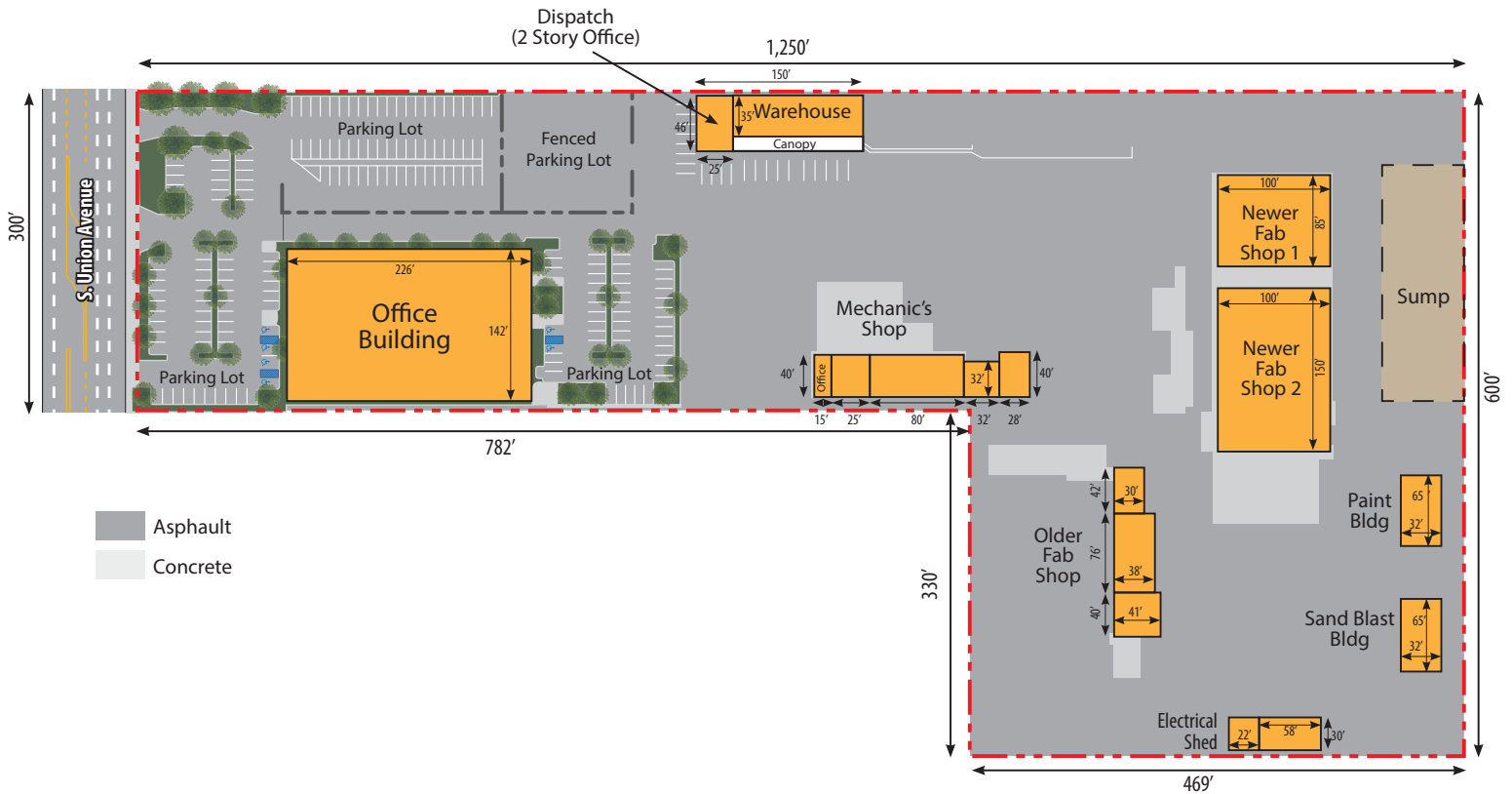


The location of the facility is excellent with easy access to Freeways 58, 99, 178 and Interstate.

BUILDING INFORMATION

Building Name

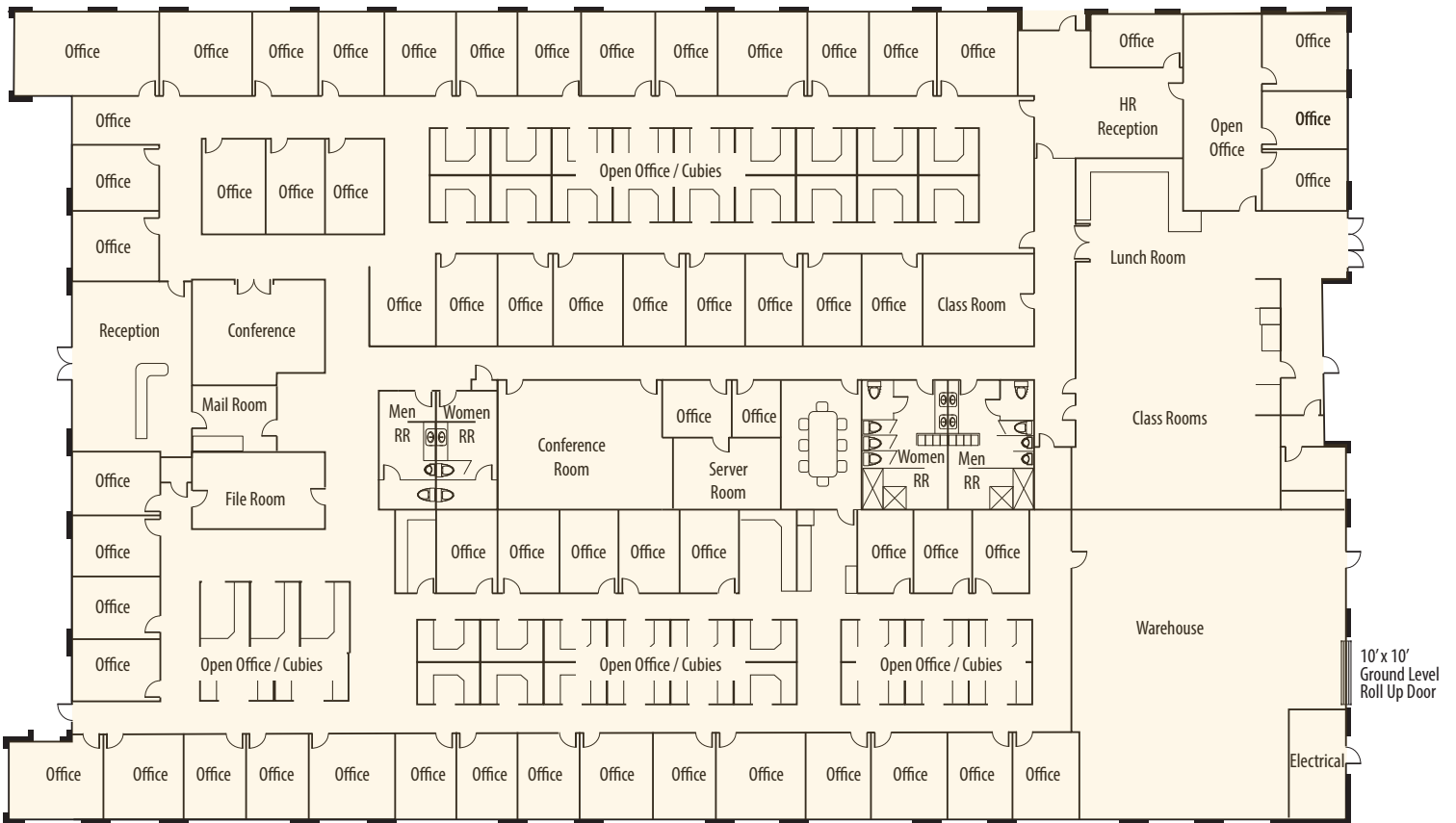
Office Building:	±30,824 SF	Paint Building:	±2,080 SF
Dispatch/ Warehouse:	±6,710 SF	Sand Blast Building:	±2,080 SF
Mechanics Shop:	±7,527 SF	Electrical Shed:	±2,400 SF
Newer Fabrication Shop:	±28,000 SF	TOTAL SF	±84,603 SF
Older Fabrication Shop:	±4,982 SF		



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

OFFICE INFORMATION

- Office: ±30,824 SF
- Conference room
- Two large classrooms
- Lunch Room
- Four finished open offices
- Approximately 60 private offices
- Two sets of men's and women's restrooms
- 174.825 KW solar system, totaling 614 panels with 285 Watts per panel
- Office was originally constructed in 2010 with a CMU exterior and a new roof with solar panels was added in 2018



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.



YARD INFORMATION

- ± 7.5 Acres of excess yard
- Fully fenced and secured
- Gated entry
- Paved
- Parking Stalls: 169
- 13 Cranes
 - (10) 10-ton cranes
 - (3) 1-ton cranes
- Paint & Sand Blast Buildings:
 - 2 detached $\pm 2,080$ SF facilities
- Electrical Shed: $\pm 3,060$ SF
- Fabrication Shops: $\pm 28,000$ SF and $\pm 4,982$ SF
- Electrical capacity to site: 2,000 amp Service to Site (to be verified)
- Mechanic's Shop: $\pm 7,527$ SF



LOCATION MAP



1500 S. UNION AVE

BAKERSFIELD, CA



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