

6648
MEANY AVE

BAKERSFIELD, CA



FOR SALE
8,400 SF
\$1,750,000





// PROPERTY FEATURES

TOTAL BUILDING

±8,400 SF

OFFICE

±3,132 SF

LOT SIZE

±0.92 ACRES

ZONING

M-2 PD, COUNTY OF KERN

LOADING

(4) 12' X 14' ROLL-UP DOORS

AVAILABLE OCCUPANCY

JANUARY 2025

APN

452-010-14

ASKING PRICE

\$1,750,000

POWER

120/480 V

CONSTRUCTION

METAL

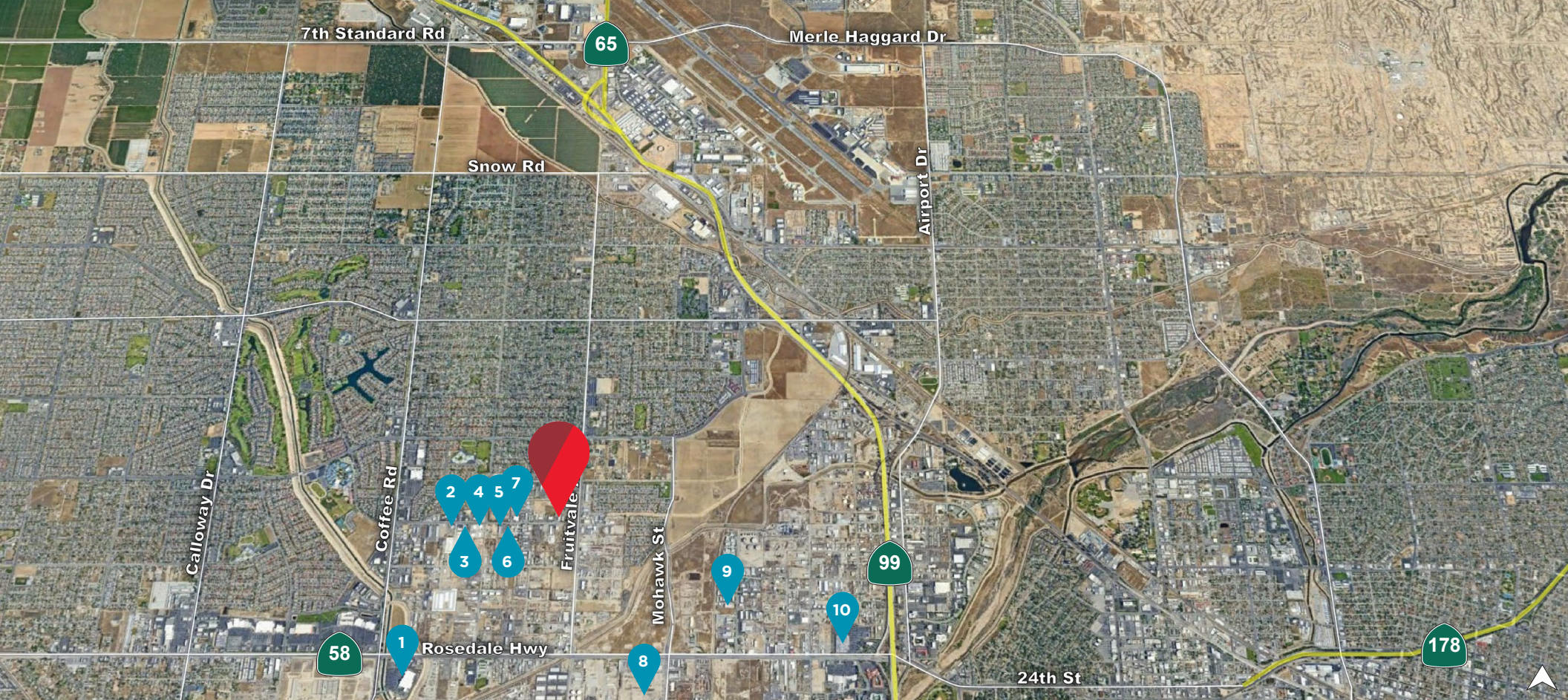
UTILITIES

WATER: CAL WATER

ELECTRIC: PG&E

GAS: SOCAL GAS

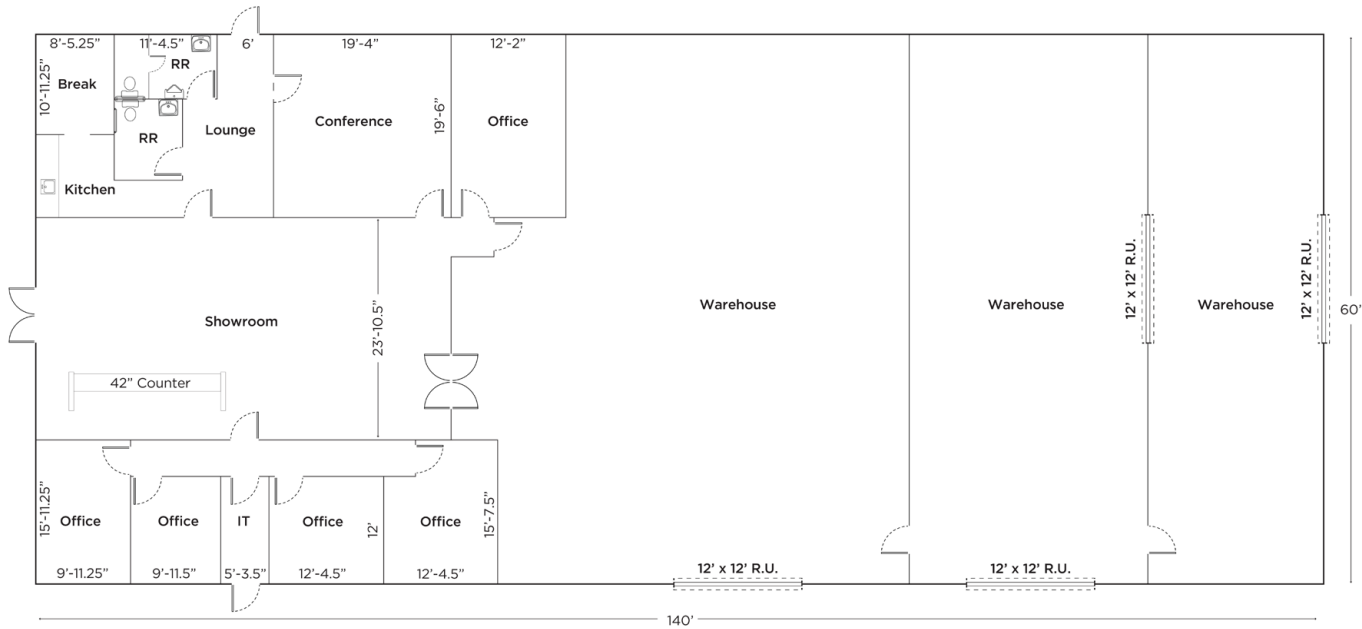
SEWER: COUNTY OF KERN



// NEIGHBORS



// AERIAL / FLOOR PLAN



// KERN COUNTY



SOURCE: KERNEDC.COM

KERN COUNTY At A GLANCE

LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

#1 in Agricultural Production Nationwide

#3 in Economic Diversity Nationwide

OVER 50 MAJOR DISTRIBUTION CENTERS

KERN COUNTY, California. WHERE BUSINESS IS BOUNDLESS

THE ENERGY CAPITAL OF CALIFORNIA Largest Provider of Oil & Renewable Energy in the State

70% **60%**

#1 Largest Wind Farm in the U.S.

3RD Largest Solar Farm in the U.S.

#7 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



2700 M Street, Suite 200 | Bakersfield, CA 93301
661-862-5150 | kernedc.com

YOU'LL BE IN GOOD COMPANY IN KERN COUNTY

These Well-Known Names Call Kern County Home

FOOD PROCESSING

- Pilotay
- The Wonderful Company
- Bohrers
- Dreyer's

AEROSPACE

- BOEING
- BOEING
- BOEING
- BOEING

NATURAL RESOURCES & MATERIALS

- Nestlé PURINA
- 20 MILE TEAM
- NATIONAL CEMENT
- GAF
- CALPORTLAND

PLASTICS & PACKAGING

- pactiv® evergreen
- NuSil
- CORTeva

Keep Making it with "MAK"

KernEDC launched the Manufacturing Alliance of Kern (MAK) in 2022. The industry-led initiative advances the state of the region's manufacturing ecosystem and jobs. MAK will be providing manufacturers the opportunity to engage in B2B conversations and share industry experiences. The advanced manufacturing sector was identified as a key opportunity industry by SEMIPOWER.

HELENA BROWN | 441-862-5058 | hbrown@kernedc.com

[LinkedIn](https://www.linkedin.com/company/ma-kern/)

ECONOMIC IMPACT FACT SHEET ADVANCED MANUFACTURING IN KERN COUNTY

KERNEDC

IF YOU BUILD IT, THEY WILL COME!

There's a Reason Your Business Should be in Kern County!

- Largest economy in the San Joaquin Valley
- Favorable infrastructure and land use policies
- California's population center and close proximity to Los Angeles Basin
- Talent synergies between existing oil/gas workforce and skills required by the manufacturing sector
- #4 in STEM jobs in the U.S.
- Significant logistics assets

Number of Manufacturing Companies: **476**

Number of Employees: **13,100**

Average Wage: **\$71,350**

TOP 5 CALIFORNIA METRO FOR:

- Employment Growth: **#2**
- Age Pipeline: **#3**
- Employer Turnover: **#4**
- Training Pipeline: **#5**

KERN WORKER PRODUCTIVITY

\$836K (per year)

12,900 Indirect and Induced Employment Jobs



// 31149 COBERLY ROAD
Bakersfield, CA

6648

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