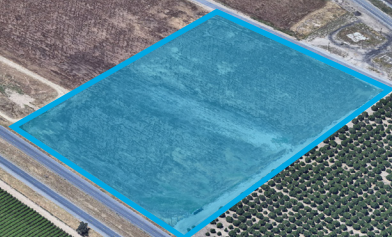




Hwy 184 - 21,000 AADT

E Brundage Ln - 1,644 AADT

Highway 58 - 44,500 AADT



For Sale | Price Reduction!
14.32 Acres of M-2 PD Land
with Highway Frontage
Build-To-Suit Lease

E Brundage Ln | Bakersfield, CA

Contact Us:

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Property Overview

The subject site is located directly adjacent between Highway 58 and East Brundage Lane. The property provides excellent freeway visibility and convenient access to Highway 99 and soon to be connected to Interstate 5.

Sales Price:

\$3,742,675 (\$6.00/sf) \$3,200,00 (\$5.13/sf)

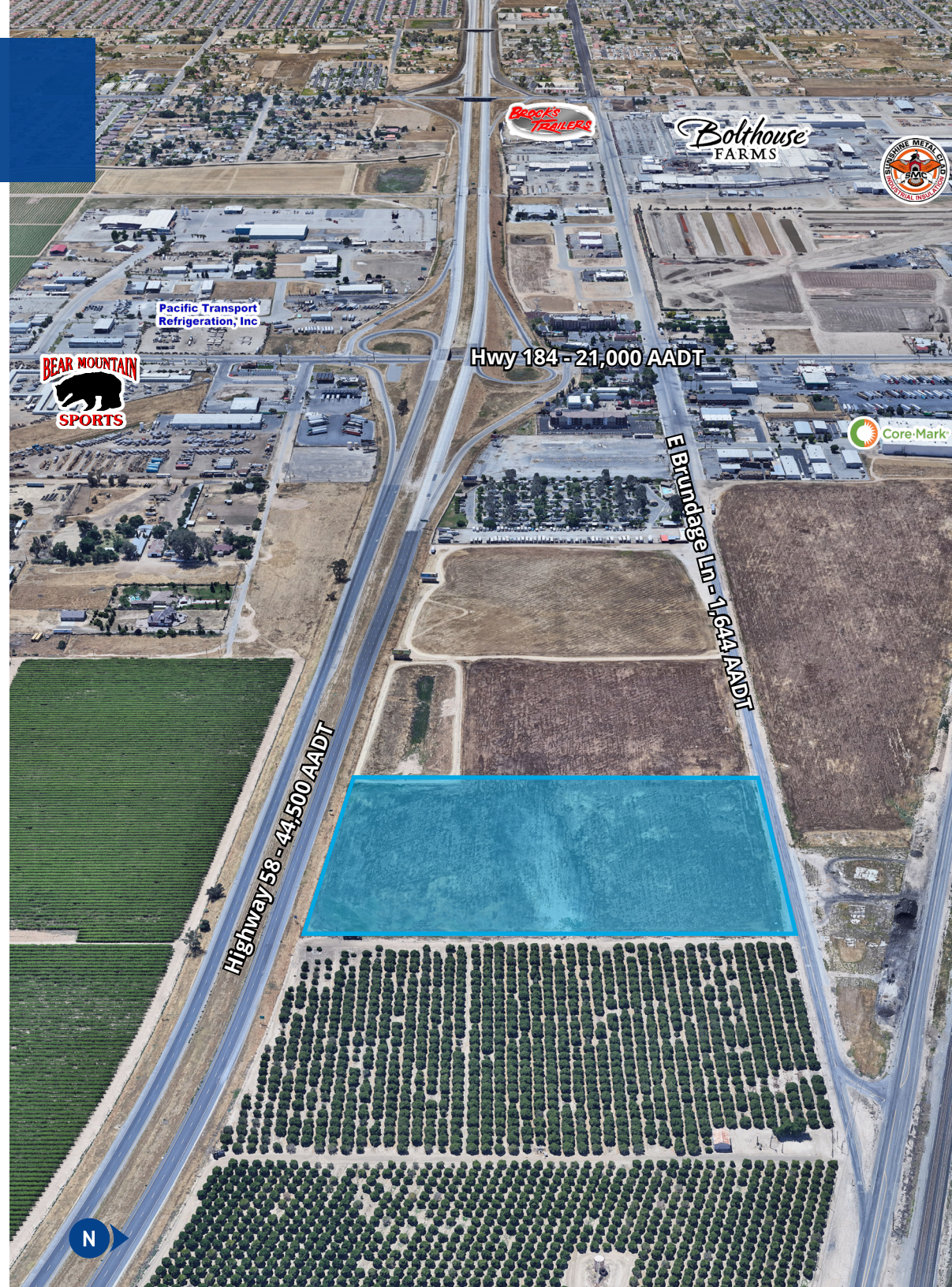
Available:

+/- 86,130 SF

+/- 14.32 acres of M-2 PD industrial land

Property Highlights:

- Highway 58 visibility
- High traffic counts
- M-2 PD zoning
- Surrounding new commercial and residential developments
- APN: 177-130-03
- Freeway signs: not included
- Utilities:
 - Water: East Niles Water District - 10"
 - Electric: PG&E
 - Gas: PG&E
 - Sewer: East Niles Water District - 18"



Demographics



Population
 1 Mile: 3,659
 3 Mile: 44,568
 5 Mile: 116,966



Median Age
 1 Mile: 29.4
 3 Mile: 29.3
 5 Mile: 30.1



Households
 1 Mile: 1,015
 3 Mile: 12,076
 5 Mile: 34,279



Average HH Income
 1 Mile: \$88,558
 3 Mile: \$72,586
 5 Mile: \$78,582



Employees
 1 Mile: 2,106
 3 Mile: 9,982
 5 Mile: 26,185



Businesses
 1 Mile: 96
 3 Mile: 641
 5 Mile: 2,095



KERN COUNTY AT A GLANCE

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

70%



60%



#1 LARGEST WIND FARM IN THE U.S.



2ND 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



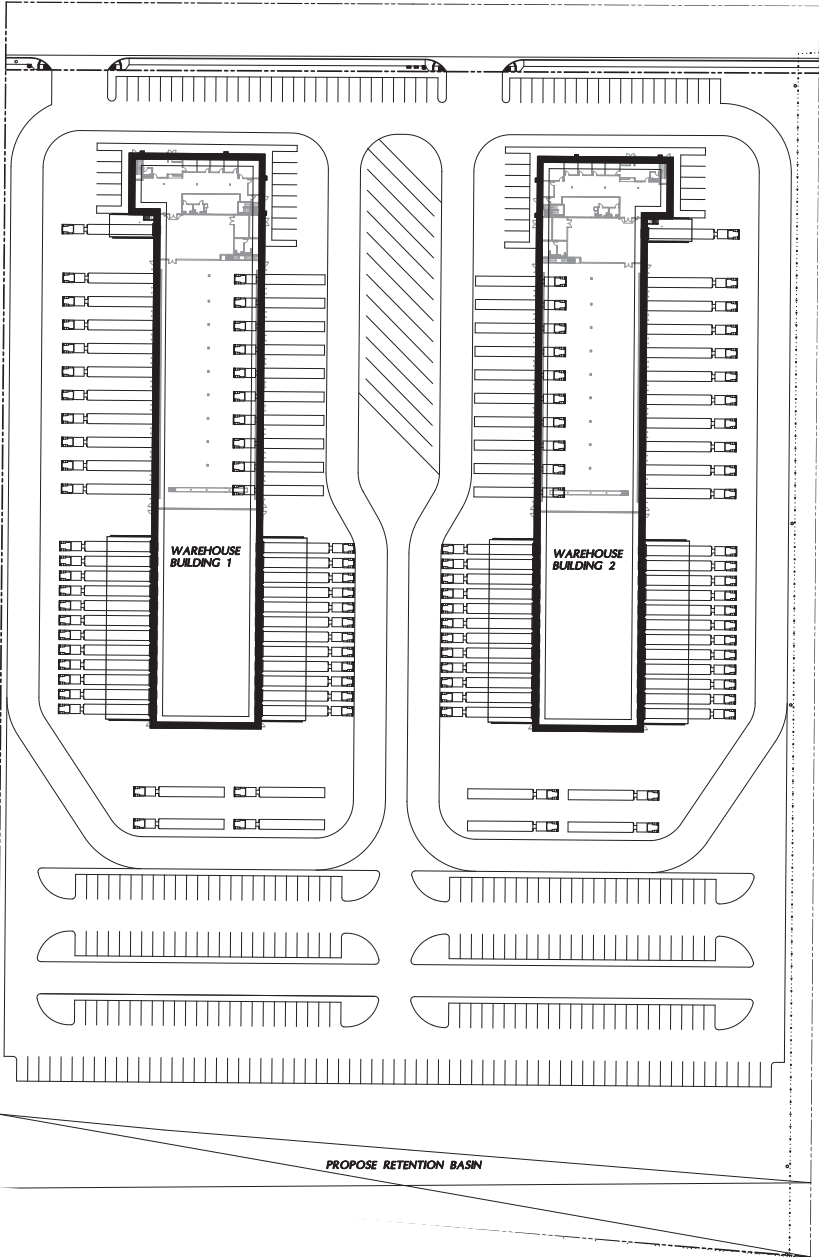
1ST COMMERCIAL SPACE PORT IN U.S.
 MOJAVE AIR & SPACE PORT AT RUTAN FIELD



1ST SPACE SHUTTLE LANDING
 EDWARDS AIR FORCE BASE



Site Plan



Aerial



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