

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

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

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Property Overview

Sales Price:

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

Parcels can be sold individually or combined with different acreage combinations

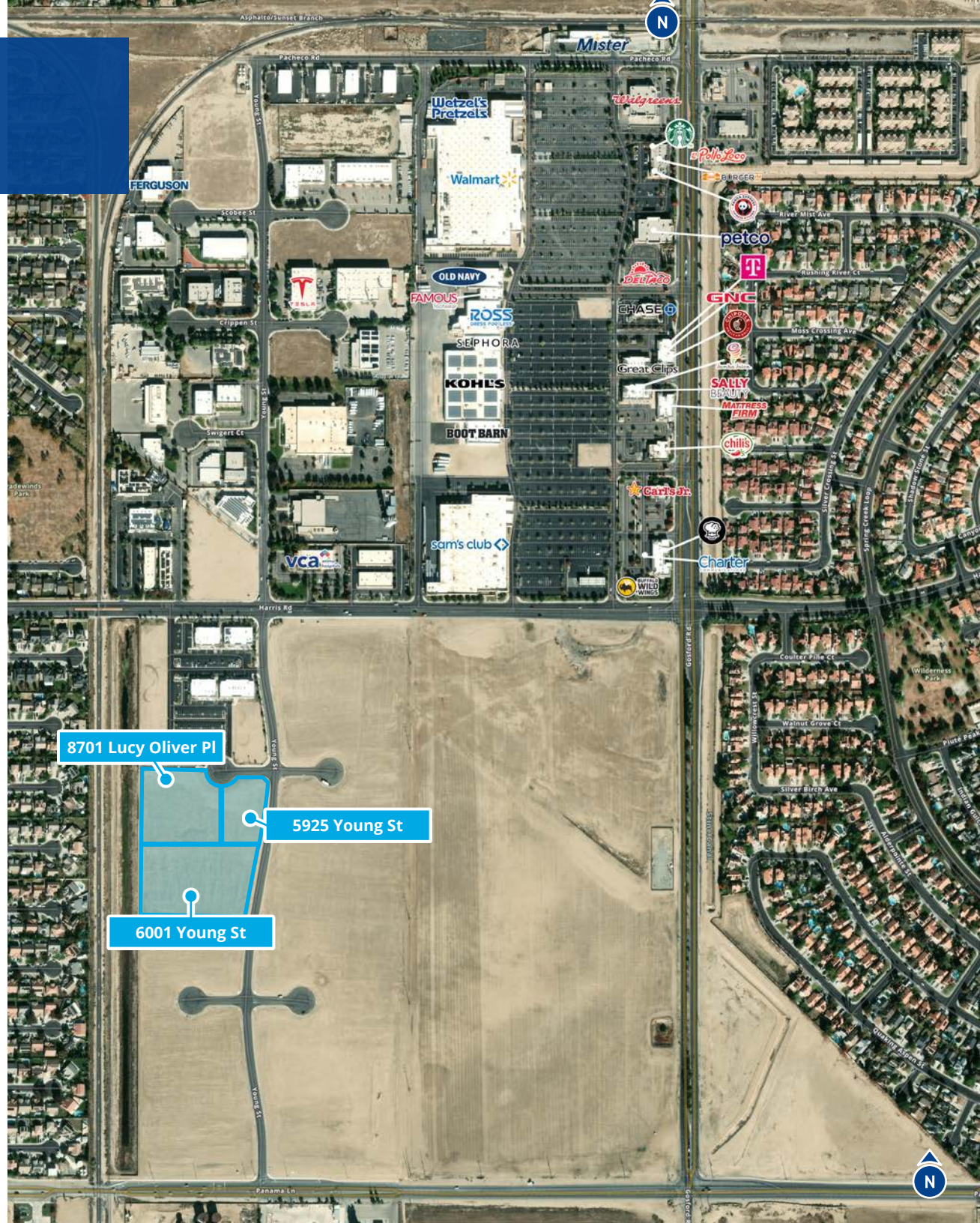
Available:

5925 Young St	\$821,106 +/- 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:

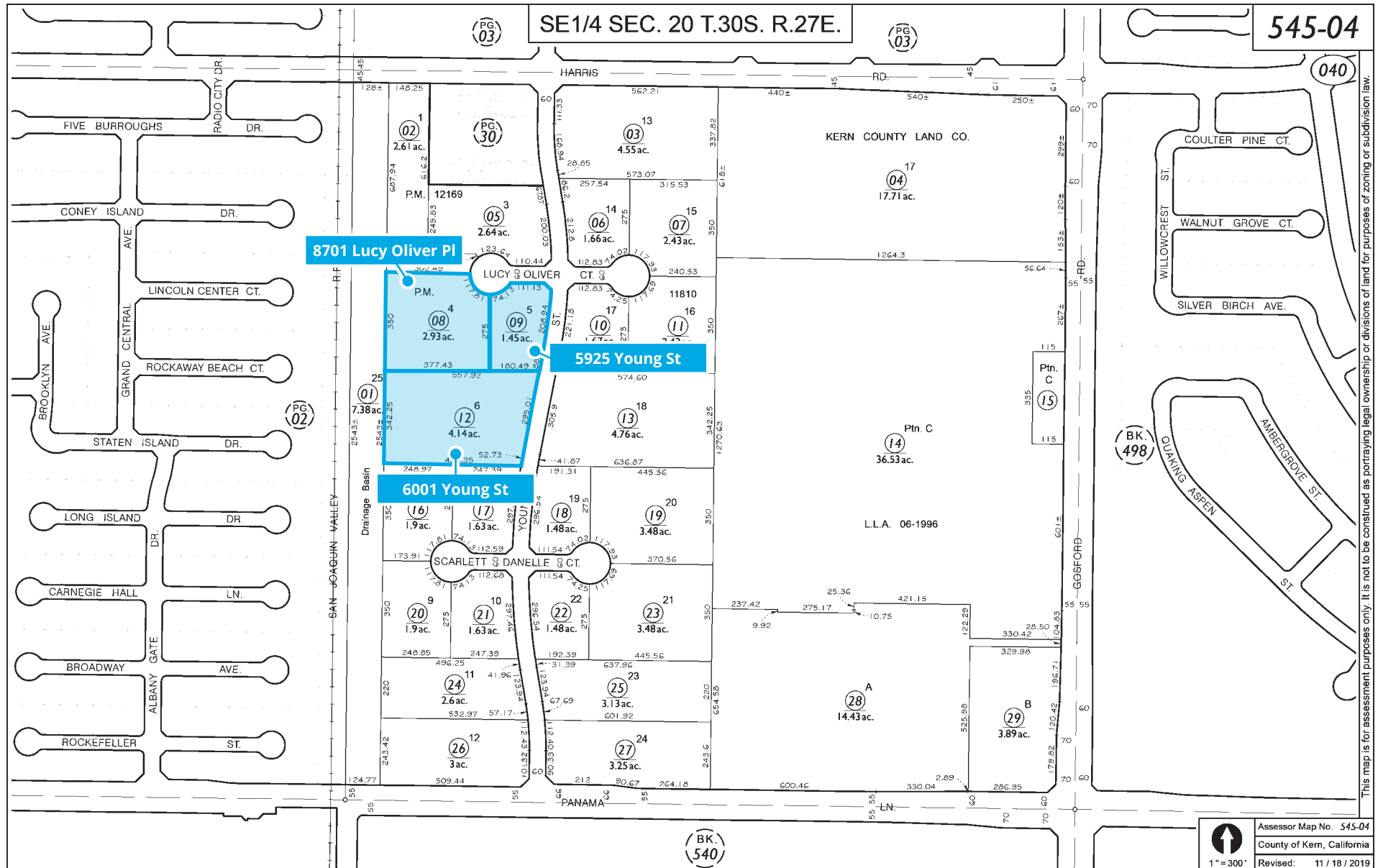
- Master planned development
- Approximately 1.45 - 8.52 Acres
- Zoned - M2 Medium Manufacturing, City of Bakersfield
- Fully finished parcel with all utilities stubbed to site with conduit for power
- Located approximately 2 miles west of Hwy 99 with two (2) truck routes available on White Ln & Panama 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

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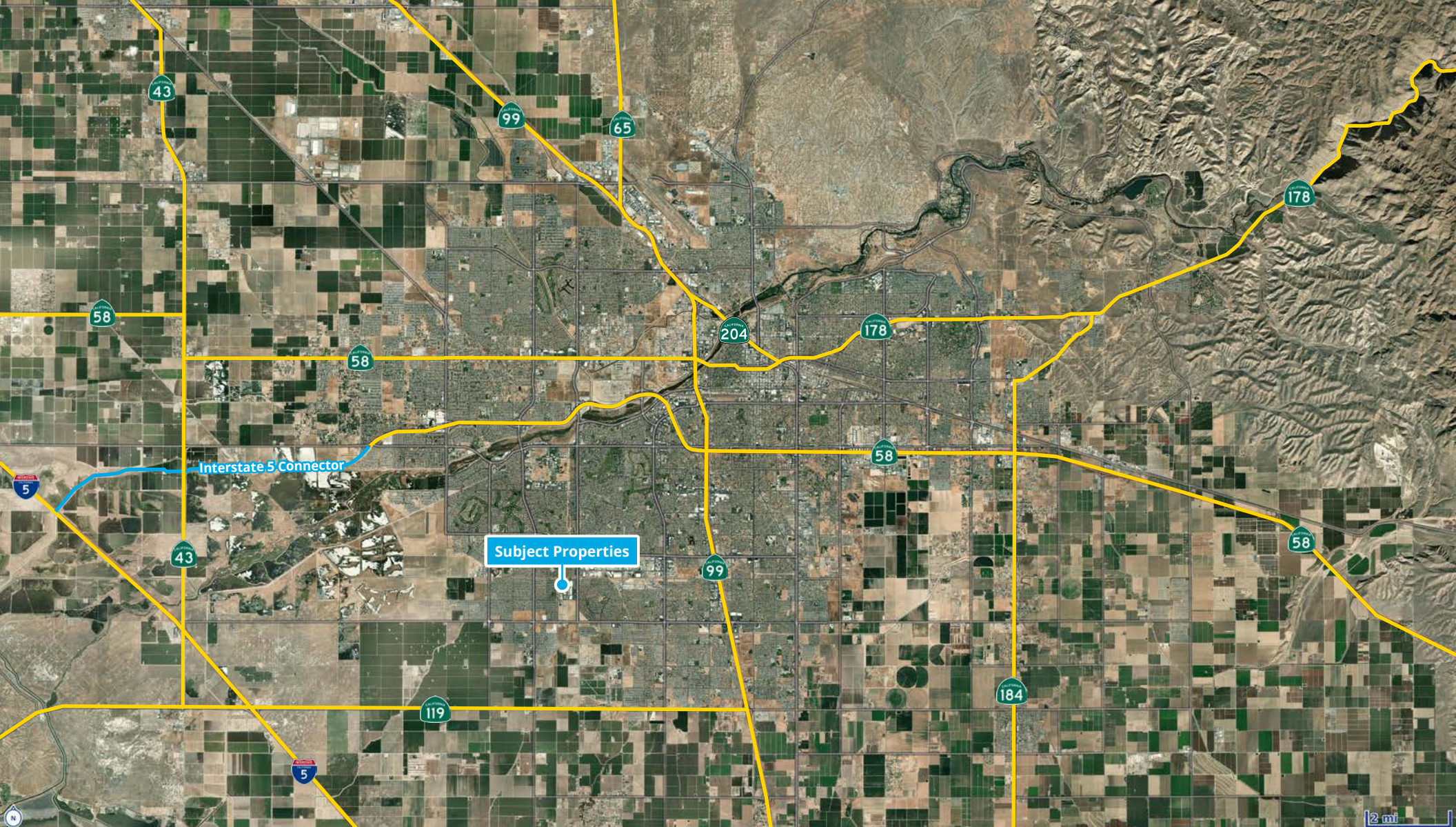


APN Map

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This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



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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



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



Source: kenedc.com

— Roads — Drive Time



Source: kenedc.com

— BSNF Railroad — Union Pacific Railroad — Roads — Drive Time

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