

Industrial Property

FOR SALE

4011-4013
Rosedale Highway
Bakersfield, CA



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Property Information

4011-4013 Rosedale Hwy - Bakersfield, CA

Property Details

- **Total Building SF** 7,550 SF
- **Canopy/Shop** 3,880 SF
- **Residential** Three (3) structures
House 1 - 1,500 SF
House 2 - 1,560 SF
House 3 - 750 SF
- **Land** 3.14 Acres
- **Zoning** M-2
- **APNs** 332-230-09 & 332-230-10
- **Sale Price** \$1,700,000

Property Highlights

- ±3.14 acres of usable industrial land
- M-2 Medium Industrial Zoning – allows a wide range of industrial uses
- On-site water well – reduces utility dependency and operating costs
- Billboard income provides additional revenue stream
- Positioned along the high-traffic Rosedale Highway corridor
- Convenient access to:
 - Highway 99
 - Highway 58
 - Westside industrial and commercial districts



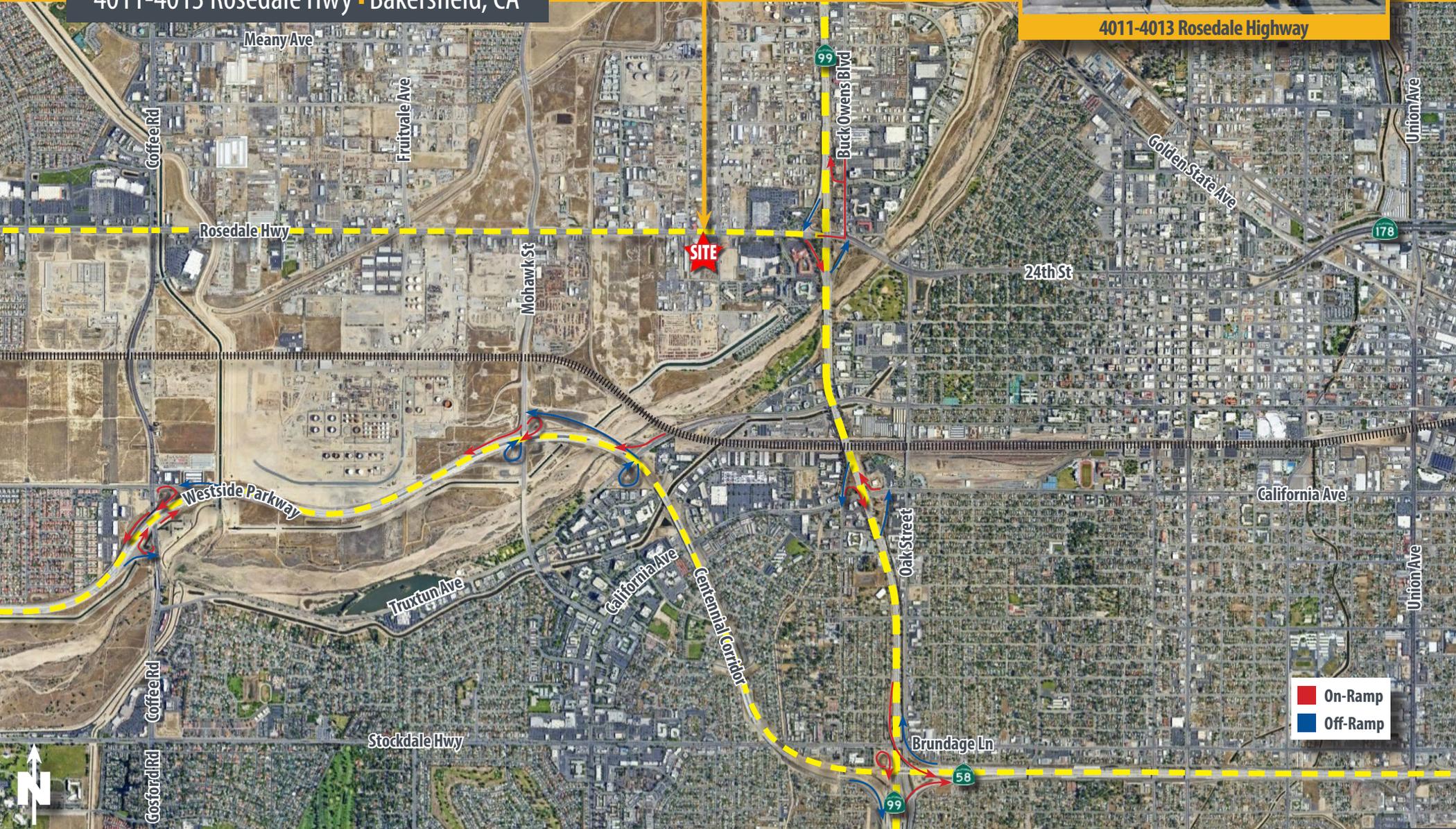
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Aerial Location Map

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