



AVAILABLE FOR SALE

305-309 22ND ST.  
**BAKERSFIELD, CA**

# FOR SALE

# 305-309 22ND STREET



- Flexible industrial facility, with a gated/fenced lot
- Located in Downtown Bakersfield

## PROPERTY HIGHLIGHTS

<b>Total Available:</b>	±7,950 SF	<b>Total Buildings:</b>	2
<b>Total Lot Size:</b>	±0.34 Acres	<b>Zoning:</b>	M-1, City of Bakersfield
<b>APNs:</b>	005-101-06-00-9 & 005-101-05-00-6	<b>Asking Price:</b>	\$792,000

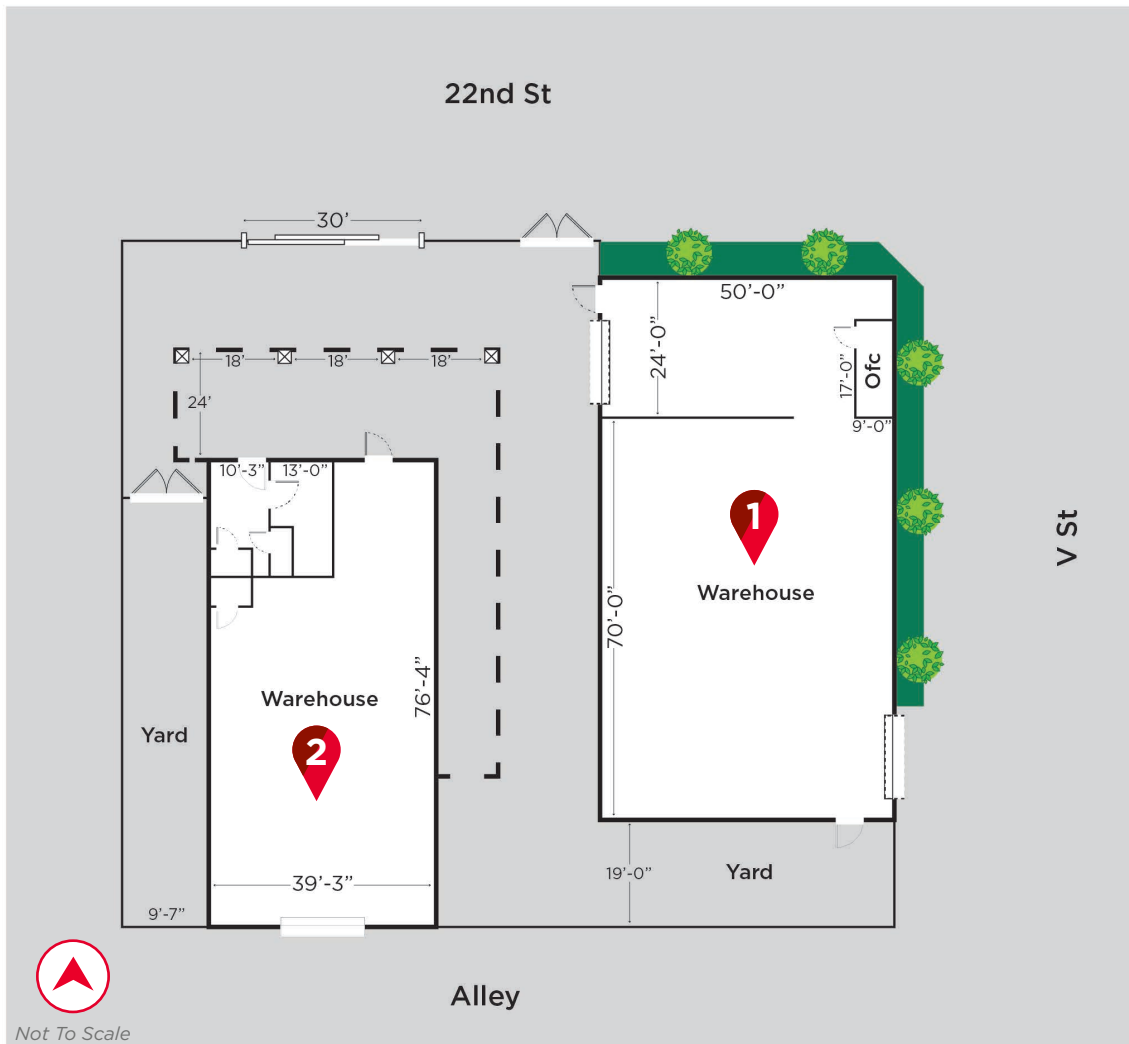


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## 305-309 22ND STREET



### SITE PLAN



#### 305 22nd Street **1**

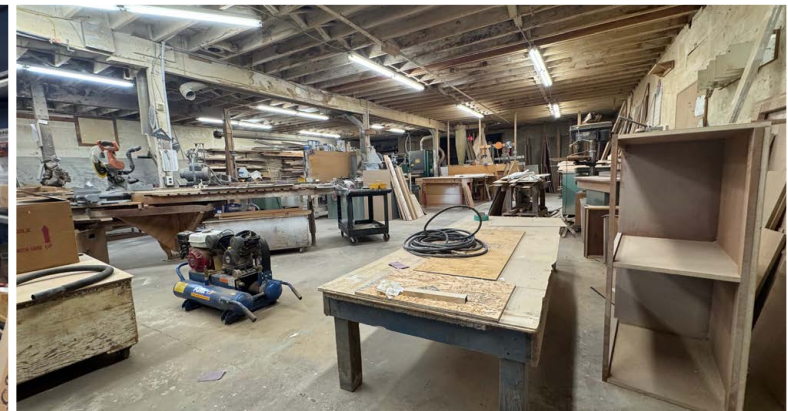
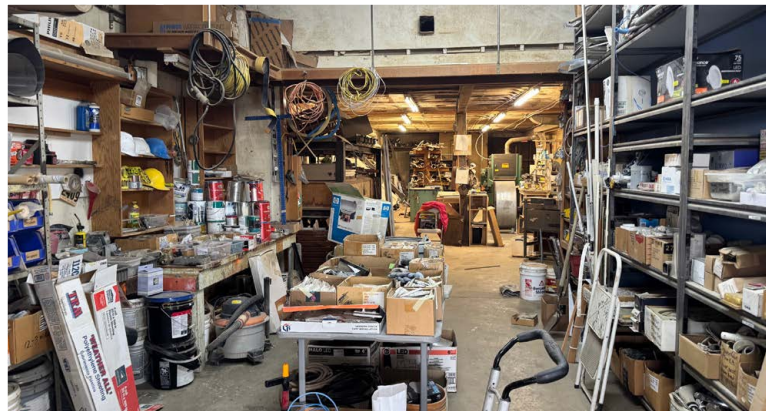
- Total Available:** ±4,750 SF
- Office:** ±153 SF
- Lot Size:** 0.17 Acres
- APN:** 005-101-06-00-9
- Clear Height:** 14' min - 16' max
- Loading:** (2) 10' x 14' Roll-Up Doors
- Power:** 200 Amps, 110/240 V, 3 Ph
- Lighting:** Auto sensor TII Lighting  
Skylights

#### 309 22nd Street **2**

- Total Available:** ±3,200 SF
- Office:** ±450 SF
- Lot Size:** 0.17 Acres
- APN:** 005-101-05-00-6
- Power:** 100 Amps, 110/240 V, 3 Ph
- Clear Height:** 9'-6"
- Loading:** (1) 10' x 9' wood slider door
- Lighting:** Fluorescent tube lighting

# FOR SALE

## 305-309 22ND STREET

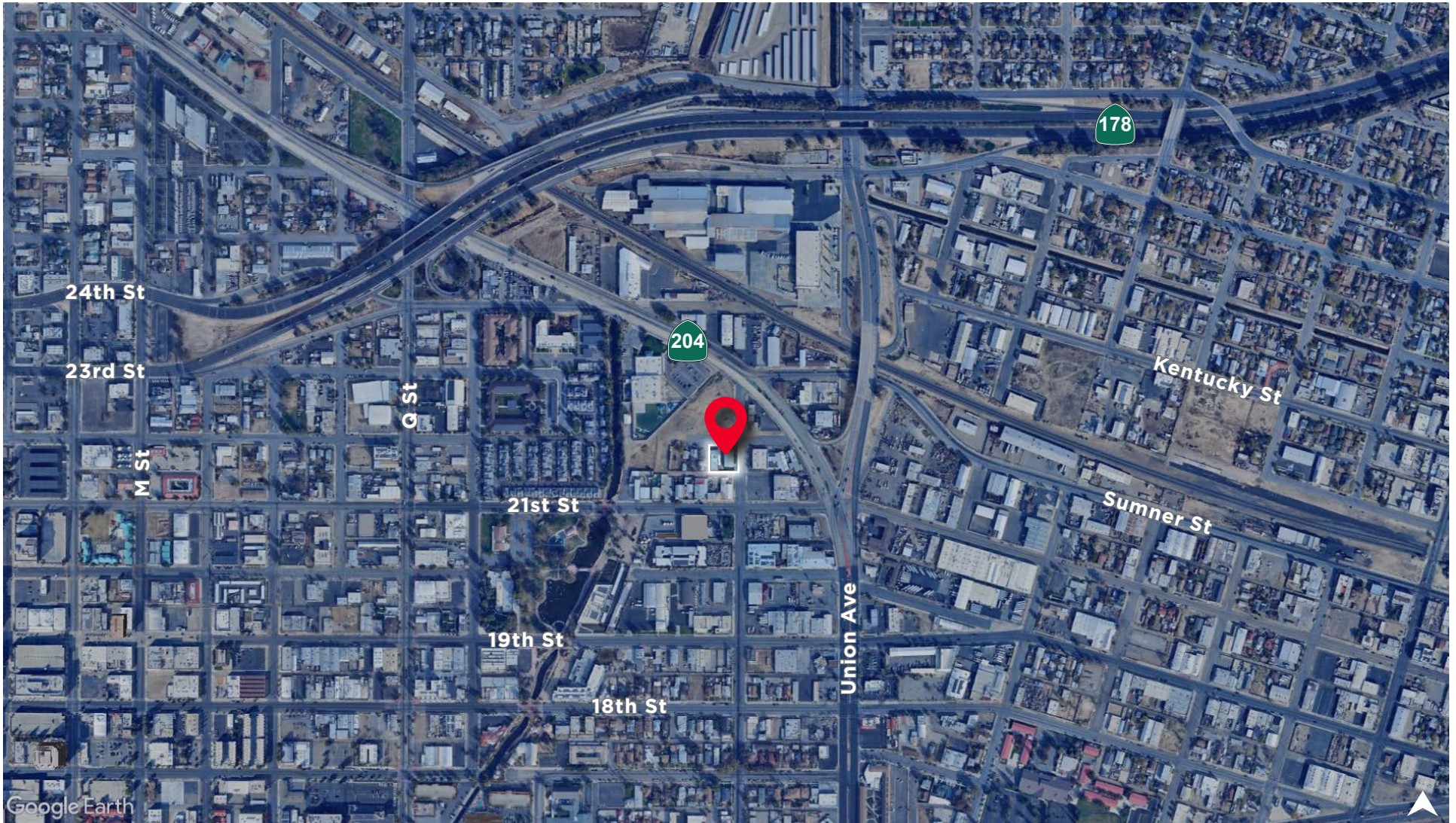


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## 305-309 22ND STREET



AERIAL





**For more information, please contact:**

**Wayne Kress, SIOR**

Executive Director  
wayne.kress@cushwake.com  
+1 661 706 5692  
Lic. #00834680

**Coby Vance**

Senior Director  
coby.vance@cushwake.com  
+1 661 203 4400  
Lic. #01449929

**Scott Reynolds**

Director  
scott.reynolds@cushwake.com  
+1 661 330 7616  
Lic. #01382493

5060 California Ave., Suite 1000  
Bakersfield, CA 93309  
PH: +1 661 327 2263  
FX: +1 661 633 3801  
cushmanwakefield.com

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