



**REDUCED PRICE!**

**1587**

KERN ST., HWY 33  
TAFT, CA

**FOR SALE**

**PROPERTY FEATURES:**

- Located on State Hwy 33 at the entrance of California's largest-producing oil field.
- 277/480 three-phase electricity.
- Excellent visibility for oil service companies.
- Truck Storage
- Ample customer parking.
- Road signage.
- Enclosed wash basin for trucks and oil pipes.
- Secured fencing.

ROSS PUSKARICH  
rpuskarich@lee-associates.com  
D 661.889.6580  
CalDRE: #02175945

CHAD BROCK  
cbrock@lee-associates.com  
D 661.205.8011  
CalDRE: #01454454

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

5401 Business Park South Suite 122 & 123 | Bakersfield, CA 93309 | 661.864.1000

## PROPERTY OVERVIEW

This versatile 10,860 SF industrial warehouse/office property is located at the entrance to the largest oil field in the world, the Taft Field. Situated on a 2.01 acre lot and zoned M-1 (Light Manufacturing), this property offers an ideal space for businesses seeking a strategic location with easy access to major transportation routes. The fully insulated warehouse boasts five (5) 12' X 16' roll-up doors.

## OFFERING PRICE

\$1,200,000 *Reduced to \$999,000*

## AVAILABLE SF

10,860 SF | 6500± SF warehouse; 4360± SF office

## LOT SIZE

2.01± Acres

## ZONING

M-1

## APN

198-330-02

## FEATURES

5 Roll up doors



### WATER

West Kern Water District



### ELECTRIC

PG&E



### GAS

SoCal Gas



### SEWER

Septic



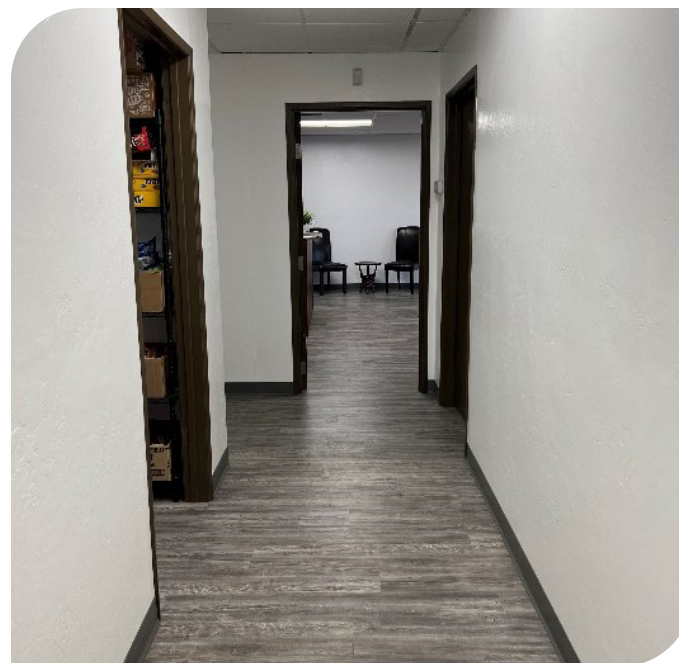
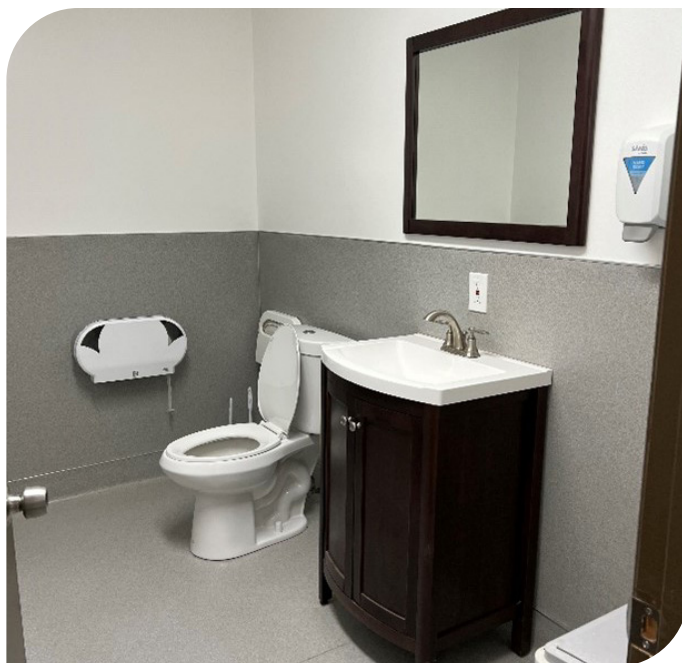
ROSS PUSKARICH  
rpuskarich@lee-associates.com  
D 661.889.6580  
CalDRE: #02175945

CHAD BROCK  
cbrock@lee-associates.com  
D 661.205.8011  
CalDRE: #01454454

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

## PROPERTY IMAGES



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



COMMERCIAL REAL ESTATE SERVICES

**LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.**

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

**ROSS PUSKARICH**

661.889.6580

[rpuskarich@lee-associates.com](mailto:rpuskarich@lee-associates.com)

CalDRE: #02175945

**CHAD BROCK**

661.205.8011

[cbrock@lee-associates.com](mailto:cbrock@lee-associates.com)

License ID# 01454494

Central California, Inc. -  
Lee & Associates  
Corporate ID #02215506  
A Member of the Lee & Associates  
Group of Companies  
5401 Business Park South, Suite 122 & 123  
Bakersfield, CA 93309

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

5401 Business Park South Suite 122 & 123 | Bakersfield, CA 93309 | 661.864.1000

