

FOR SALE

1.04 ACRES — M-1 PD INDUSTRIAL LAND
NEC - Hwy 184 @ Kernnita Rd. Bakersfield, CA



PRIME
RETAIL GROUP

PROPERTY HIGHLIGHTS:

- 1.04 Acres
- M-1 PD, Industrial Zoned Land
- COUNTY OF KERN
- APN# 177-140-80-3
- HIGH VISIBILITY CORNER
- HIGH TRAFFIC CORRIDOR - HWY 184
- POSSIBLE LEFT-IN ACCESS, DI MILLER DR
- +/- 454 SF OF HWY 184 FRONTAGE
- IMMEDIATE ACCESS TO FUEL, HOTELS, & FAST FOOD QSR'S
- KERN COUNTY ZONING ORDINANCES:

<https://psbweb.kerncounty.com/planning/pdfs/KCZOJuly2025.pdf>

PRICE: \$750,000 (\$16.55psf)

HWY 184 / WEEDPATCH HWY

KERRNITA RD

\$750,000

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HWY 184 @ KERRNITA RD

M-1 PD ZONED LAND



NEC - Hwy 184 @ Kernita Rd Bakersfield, CA

Positioned on a high-visibility corner with strong traffic counts, this property offers outstanding exposure and accessibility for a wide range of industrial uses. Zoned M-1 PD (Industrial) in the County of Kern, it is well-suited for flexibility in development/business operations. The site benefits from immediate freeway access for convenient logistics, distribution, or service operations, making it an ideal hub for local and regional connectivity. The site's prime location/visibility ensures excellent branding and signage opportunities, drawing attention from consistent daily traffic. Whether for manufacturing, warehousing, or service-oriented industrial use, this site combines visibility, access, and zoning versatility to meet the needs of your creativity.

DRIVE TIMES:

Los Angeles – approx. 1 hr 45 min
 Sacramento – approx. 4 hr 30 min
 Las Vegas – approx. 4 hr 15 min



Trade Area Overview



E. BRUNDAGE LN

E. BRUNDAGE LN



44,705 CPD 



HWY 184 / WEEDPATCH HWY

HWY 184 / WEEDPATCH HWY

KERRNITA RD



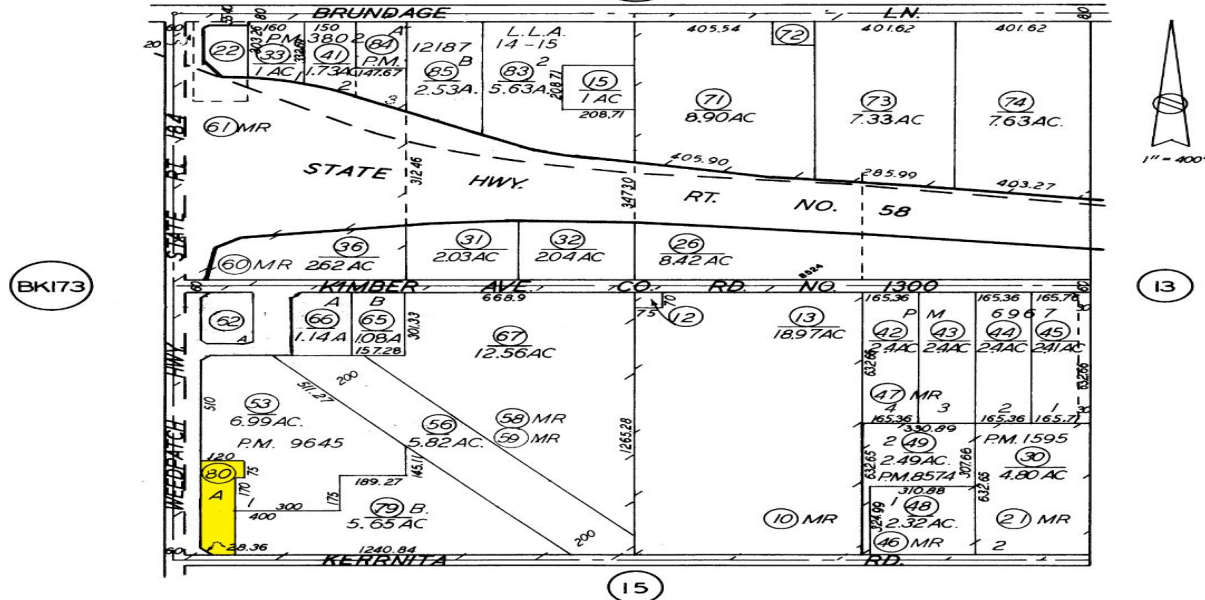
SUBJECT SITE



APN# 177-140-80-3

NW.1/4 SEC. 6 T.30 S. R.29 E.

SCHOOL DIST. *68-10* 177-14
68-12
68-26
68-40
 (BK388)



Note: 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.

ASSESSORS MAP NO. 177-14
COUNTY OF KERN



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