



For Sale or Lease | +/- 2,400 SF on +/- 4.77 Acres  
**Office/Warehouse Building  
with Large Yard**

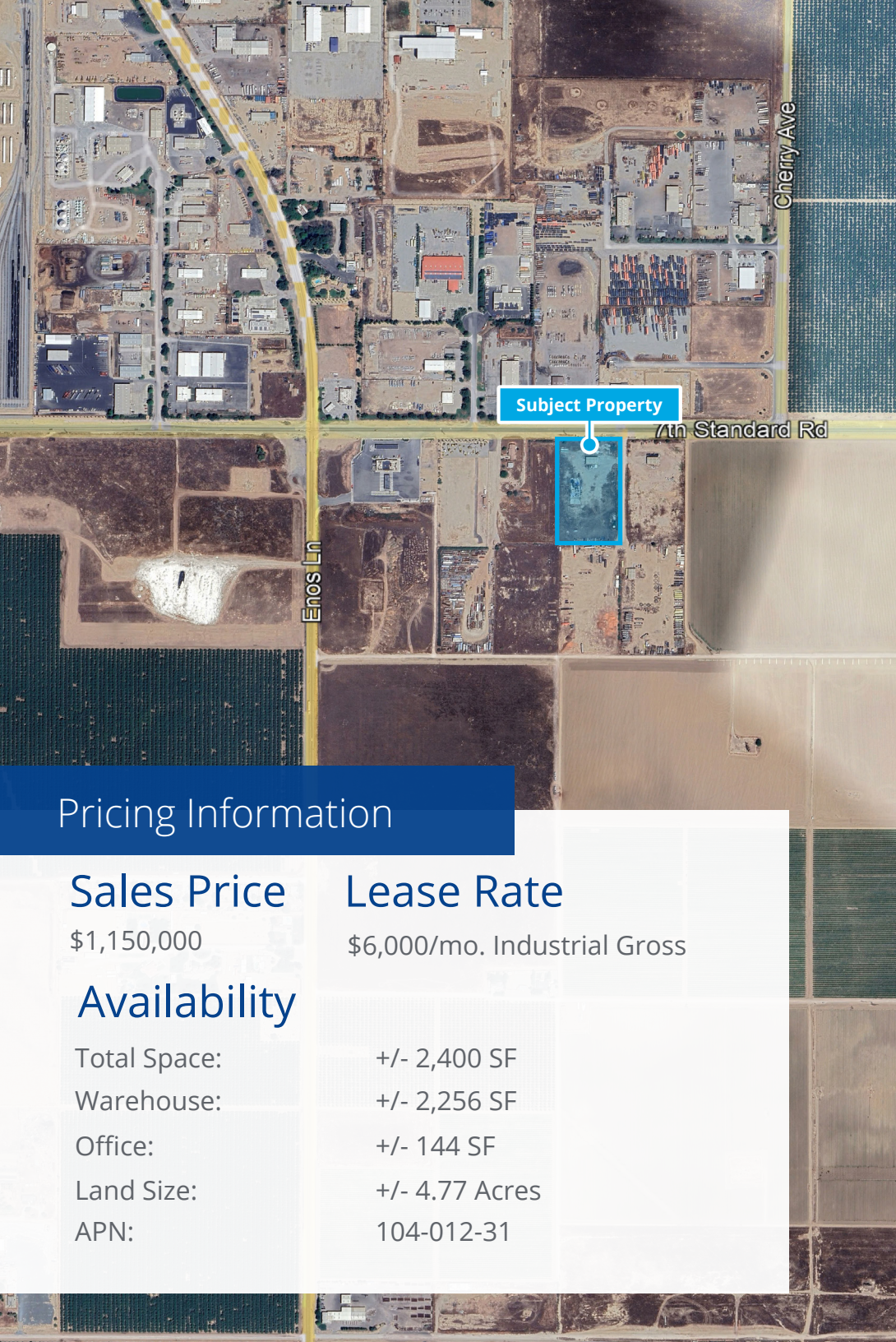
8921 De Swan Ct | Shafter, CA 93314

**Jason Alexander**  
Senior Vice President | Principal  
License No. 01360995  
+1 661 631 3818  
jason.alexander@colliers.com

**David Williams, SIOR**  
Senior Vice President | Principal  
License No. 00855489  
+1 661 631 3816  
david.a.williams@colliers.com

**Colliers International**  
10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
+1 661 631 3800  
www.colliers.com/bakersfield





Subject Property

7th Standard Rd

Enos Ln

Cherry Ave

## Pricing Information

### Sales Price

\$1,150,000

### Lease Rate

\$6,000/mo. Industrial Gross

### Availability

Total Space:	+/- 2,400 SF
Warehouse:	+/- 2,256 SF
Office:	+/- 144 SF
Land Size:	+/- 4.77 Acres
APN:	104-012-31

## Property Information

**8921 De Swan Court** is located in Shafter, California, close to northwest Bakersfield. This property is centrally located between Highway 99 and Interstate 5 at the intersection of Highway 43 (Enos Lane) and 7th Standard. This location is at the middle point between Elk Hills, Kern River, and Belridge Oilfields. The property consists of one (1) 2,400 square foot metal building with one office and one restroom. All situated on 4.77 acres of NR (Natural Resources) zoned land. Frontage along 7th Standard Road offers the opportunity for signage on a main thoroughfare. The yard area has a large 50' x 150' concrete pad for staging or any other industrial use. The building has two (2) 12' x 14' Ground level doors which allows for pull-through access.

- Zoned NR (Natural Resource) County of Kern
- Yard is fully fenced
- Clear Height: 14'-16' warehouse
- Doors: Two (2) 12'x14' ground level roll-up doors
- Utilities:



**Sewer**  
Septic



**Water**  
Private Well



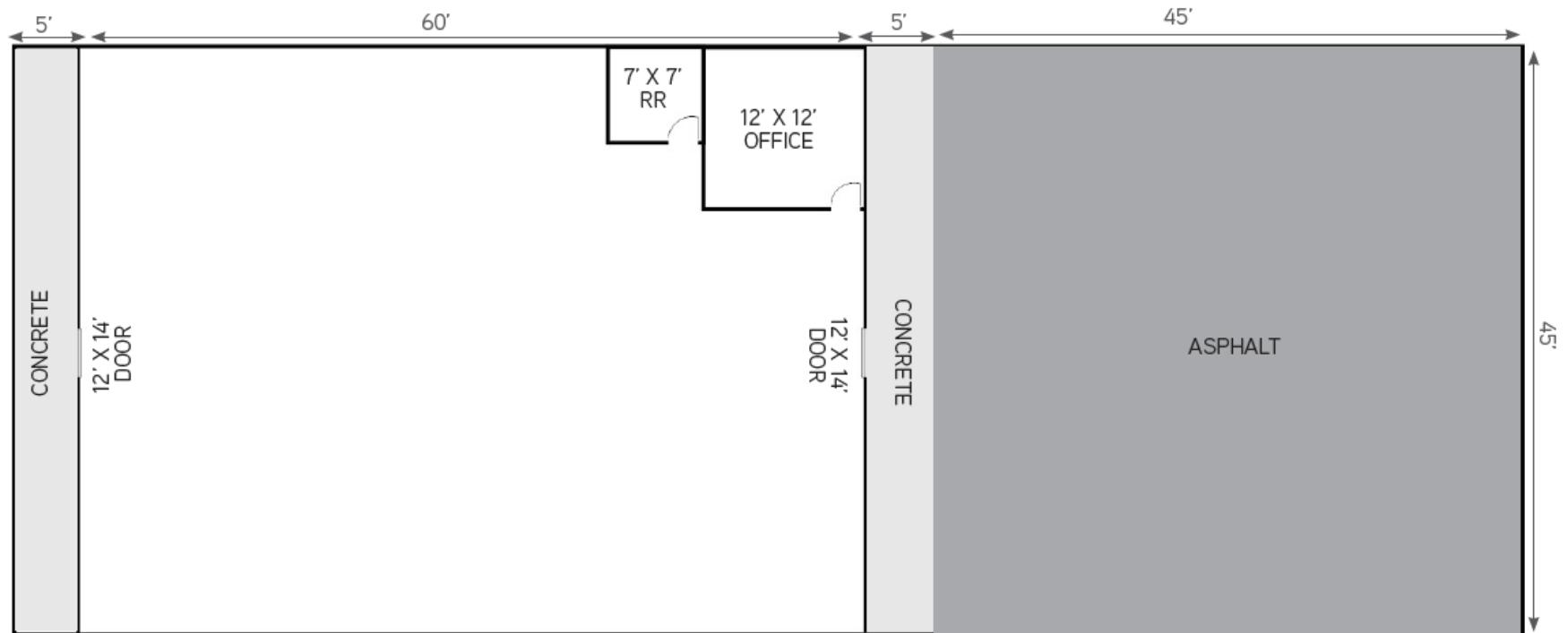
**Electric**  
PG&E (120/208  
Volt, 200 Amps, 3  
Phase, 4 Wire)



**Gas**  
PG&E

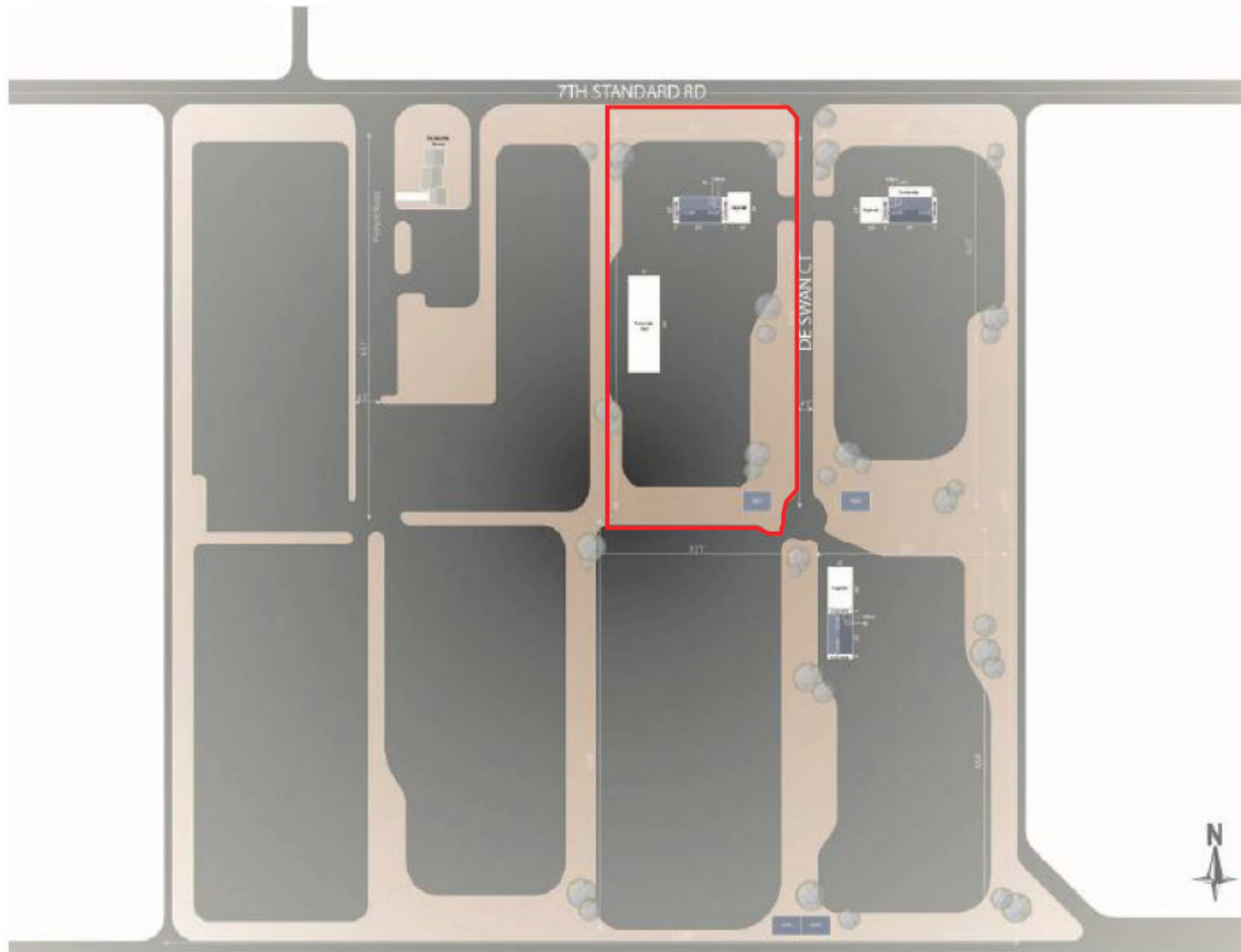
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement

# Floor Plan



NOT TO SCALE

# Site Plan



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement

# Aerial

