

# 245,000SF M2 WAREHOUSES ON 16...

120 Washington St, Bakersfield, CA 93307

Presented By:  
SoCal Industrial Equities



# 245,000SF M2 WAREHOUSES ON 16AC PAVED YARD

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## Property Details

**Price: \$5,995,000**

- 245,000SF OF M2 ZONED INDUSTRIAL WAREHOUSES ON OVER 16 ACRES OF PAVED AND FENCED YARD IN CENTRAL CITY OF BAKERSFIELD
- 7 structural steel 35,000 SF warehouse buildings with 31' clear heights, column spacing: 27'11" x 69'9"
- Situated on 16.14 acres of land zoned M-2 with excess land for parking 53' trailers, cargo containers or external storage
- Each building has sprinklers and multiple ground level loading doors. Fenced and asphalt paved yard with street access on 3 sides
- Over 1200 feet of frontage along Brundage Lane with easy Highway 58 access
- Priced for quick sale to less than \$25/SF. Tremendous value add opportunity in heart of City of Bakersfield!

View the full listing here: <https://www.loopnet.com/Listing/120-Washington-St-Bakersfield-CA/34354696/>

|                         |                          |
|-------------------------|--------------------------|
| Price:                  | \$5,995,000              |
| Property Type:          | Industrial               |
| Property Subtype:       | Warehouse                |
| Building Class:         | C                        |
| Sale Type:              | Investment or Owner User |
| Lot Size:               | 16.00 AC                 |
| Gross Building Area:    | 245,000 SF               |
| Rentable Building Area: | 245,000 SF               |
| :                       |                          |
| No. Stories:            | 1                        |
| Year Built:             | 1973                     |
| Tenancy:                | Multiple                 |
| Parking Ratio:          | 0/1,000 SF               |
| Clear Ceiling Height:   | 31 FT                    |
| Zoning Description:     | M-2                      |
| APN / Parcel ID:        | 140-340-01-00            |

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## Location



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## Property Photos



Building Photo



Building Photo

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Interior Photo



Interior Photo



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Interior Photo



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## Property Photos



Aerial

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