# **245,000SF M2 WAREHOUSES ON 16...** 120 Washington St, Bakersfield, CA 93307



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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 245,000 SF

Area

No. Stories: 1

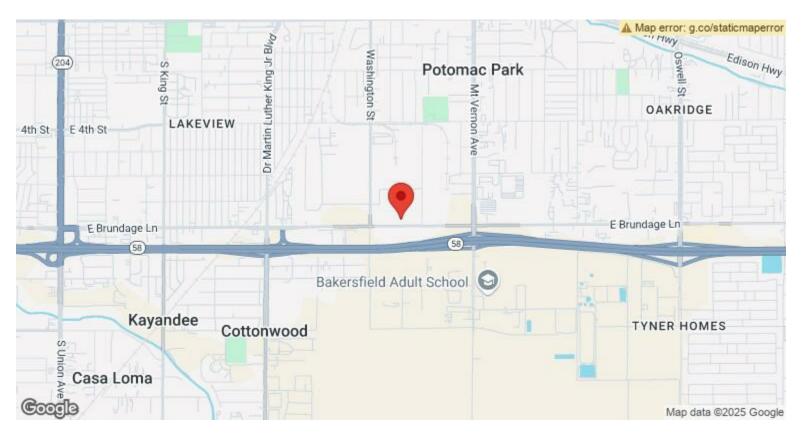
Year Built: 1973
Tenancy: Multiple
Parking Ratio: 0/1,000 SF

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





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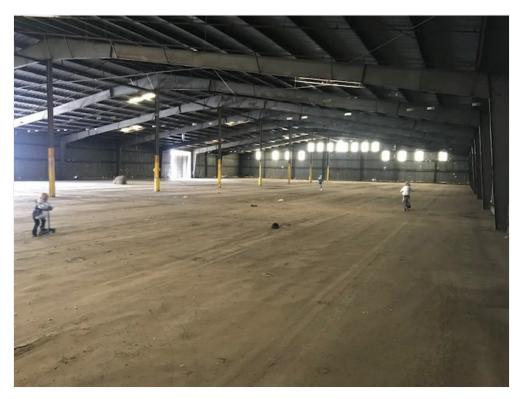
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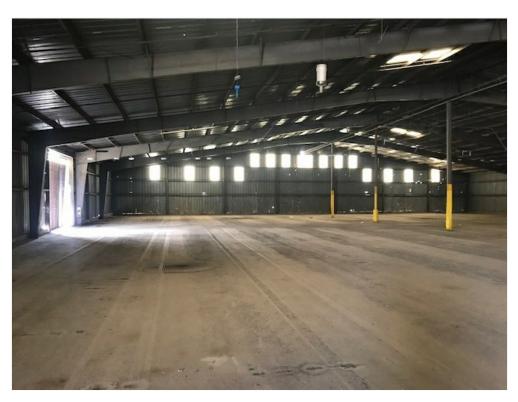


Interior Photo Interior Photo

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Interior Photo Interior Photo

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#### Property Photos



Aerial

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#### **Benjamin Eilenberg**

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### SoCal Industrial Equities

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