

Office ▪ Warehouse  
Building on  
Large Yard

**AVAILABLE**

**FOR SALE**

**8921  
De Swan Court**  
Bakersfield, CA

**Property Highlights**

- Single-tenant 2,400 square foot industrial office/warehouse building
- 4.77 acres of land zoned NR(5)
- Two (2) 12' x 14' GL Doors
- Yard has a concrete pad of 100' x 150'
- One (1) point of ingress/egress to yard area with concrete & asphalt paving
- Subject has frontage along 7th Standard Road and access from a private cul-de-sac



**Wesley M. McDonald** ▪ Senior Vice President ▪ 661 885 6950 ▪ [wesley.mcdonald@asuassociates.com](mailto:wesley.mcdonald@asuassociates.com) ▪ CA RE #01511739  
**Parker Reynolds** ▪ Associate ▪ 661 885 6925 ▪ [parker@asuassociates.com](mailto:parker@asuassociates.com) ▪ CA RE #02156913

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**Seller Financing Available**



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## Property Details | Floor Plan

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### Property Details

- **Total Available Space** 2,400 SF
- **Warehouse Space** 2,200 SF
- **Office Space** 200 SF
- **Ground Level Doors** (2) 12' x 14'
- **Clear Height** 14' – 15'
- **Lighting** Fluorescent and LED
- Building has insulated roof
- Parcel Size – 4.77 acres zoned Natural Resource (NR) per the County of Kern
- Rolling gate entrance into the yard
- Direct access to Northbound and Southbound Freeway 99 / Interstate 5/ Highway 43
- Majority of yard paved with crushed rock or asphalt grindings
- One (1) point of ingress/egress to property
- Six-foot-tall chain link fence surrounding property
- Yard area has a 100' x 150' concrete pad

### Property Description

- Subject property is located on approximately 4.3 Gross Acres of land in Bakersfield, CA. This property is centrally located between Highway 99 and Interstate 5 at the Highway 43 and 7th Standard intersection. This property is at the middle point between Elk Hills, Kern River and Belridge Oilfields.

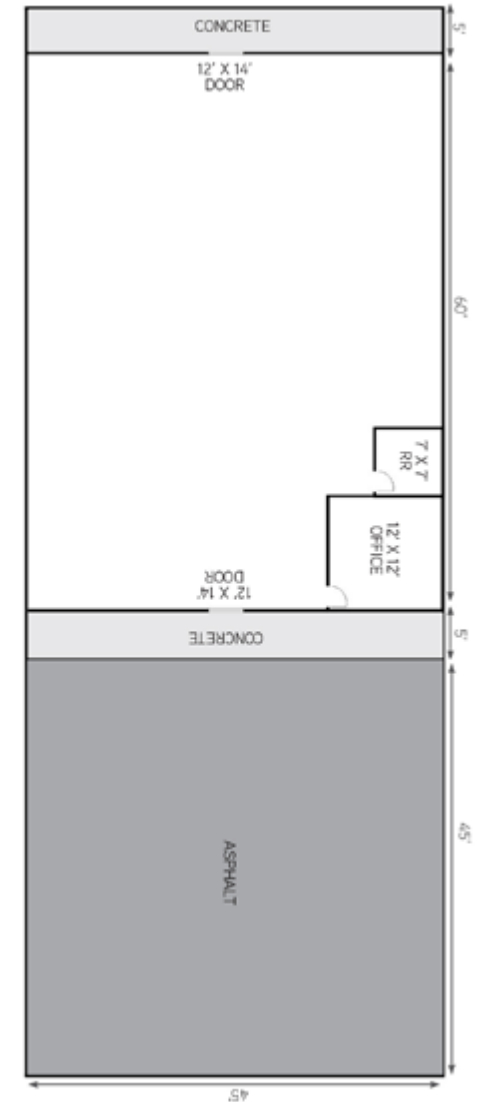
### Utilities

- **Electric** PG&E - 100 amps of 480/277 and/or 125 amps of 120/240 volt
- **Water** Private water well
- **Septic** Septic

### Sale Price

- \$1,175,000

### Floor Plan



\*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

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## Site Plan

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11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

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**Aerial Map**

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