

# Industrial Property Available **FOR SALE**

**16125 Widmere Road ■ Arvin, CA**

## Property Highlights

- Manufacturing facility with heavy power supply in Arvin, CA
- Low coverage ratio (24.2%) with excess land for yard storage or additional building area
- Conditioned warehouse space
- Fully fenced, partially paved
- Truck well and rail spur
- Limited availability of similar product available
- Priced significantly below replacement cost
- Current lease expires June of 2023

**Sale Price \$3,950,000**



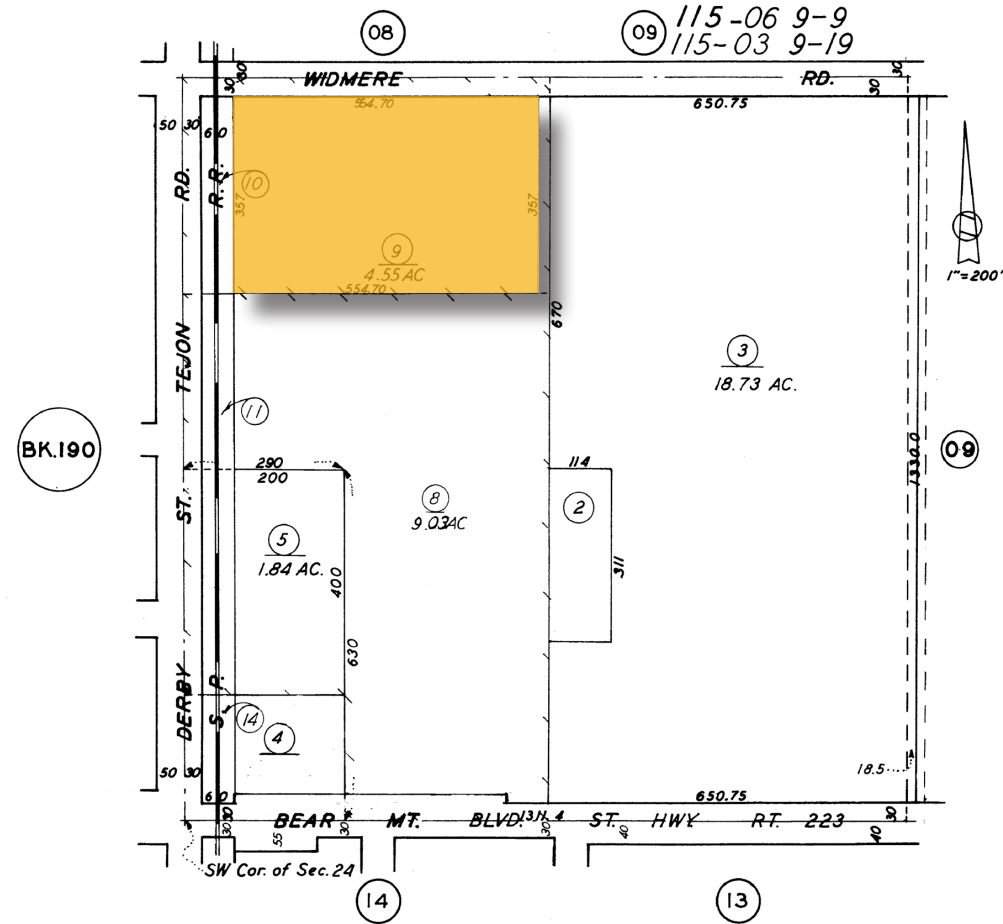
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## Property Information



### Property Details

- **Building Size** 48,000 SF
- **Parcel Size** 4.55 Acres
- **Zoning** M-2, Medium Industrial, County of Kern
- **Construction** Metal, built in 1972
- **APN** 198-100-09

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## Aerial Location Map



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