

13.14 Acres Finished Industrial Land FOR SALE



7121
Charity Avenue
Bakersfield, CA 93308

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Property Information

7121 Charity Avenue - Bakersfield, CA

7121 Charity Avenue is strategically and conveniently located just south of Rosedale Highway, north of the Westside Parkway and west of Highway 99 with the ability to access either of the three (3) major transportation routes within minutes. The immediate area is heavily populated with a plethora of industrial manufacturing, assembly, and energy companies, which include many prominent and recognizable national, regional, and local business entities. This site is less than ½ mile from the newly constructed Bakersfield Commons Logistics Park, which includes two (2) Class “A” State-of-the-Art logistics and distribution warehouses totaling 300,000 SF on 20.7 acres. This 20-acre Logistics Park is part of the larger and highly anticipated Bakersfield Commons Mixed Use Development. Further enhancing the viability of this site is its proximity (1-mile east) to the Northwest Promenade which is the largest retail power center in Bakersfield. The Promenade includes major tenants highlighted by Best Buy, Wal-Mart, Target, Home Depot, Office Depot, Target, Dick’s Sporting Goods, Petco, Ross Dress for Less & Kohl’s. A new 375,000 SF retail power center is planned immediately south of the Promenade, further solidifying demand for logistics support.

Property Highlights

- This is a rare opportunity to purchase 13.14 acres of infill land in the heart of the affluent westside of Bakersfield
- The Property offers secured and safe access to/from Rosedale Highway, by use of the four-way signalized intersection at Fruitvale Avenue and Rosedale Highway, which is less than ¼-mile from the subject.
- The Property offers easy access to Rosedale Highway, Westside Parkway, and Highway 99
- Zoned M-2 PD (Medium Industrial – Precise Development Overlay), per the County of Kern
- APN 368-050-13

Property Highlights

- Water California Water Service Company
- Sewer County of Kern
- Gas The Gas Company
- Electric Pacific Gas & Electric Company

Sale Price

\$3,500,000 or \$6.11 PSF

