

Subject Property

# For Sale 1.39 Acre Finished Parcel in Gosford Business Park

5202 Young St | Bakersfield, CA

**Oscar Baltazar**  
Senior Vice President | Principal  
License No. 01263421  
+1 661 631 3819  
oscar.baltazar@colliers.com

**Marco Petrini**  
Associate  
License No. 02167974  
+1 661 631 3826  
marco.petrini@colliers.com

**Colliers International**  
10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
+1 661 631 3800  
www.colliers.com/bakersfield

# Property Overview

## Sales Price:

\$846,412 (\$14/sf)

## Available:

Land: +/- 1.39 acres

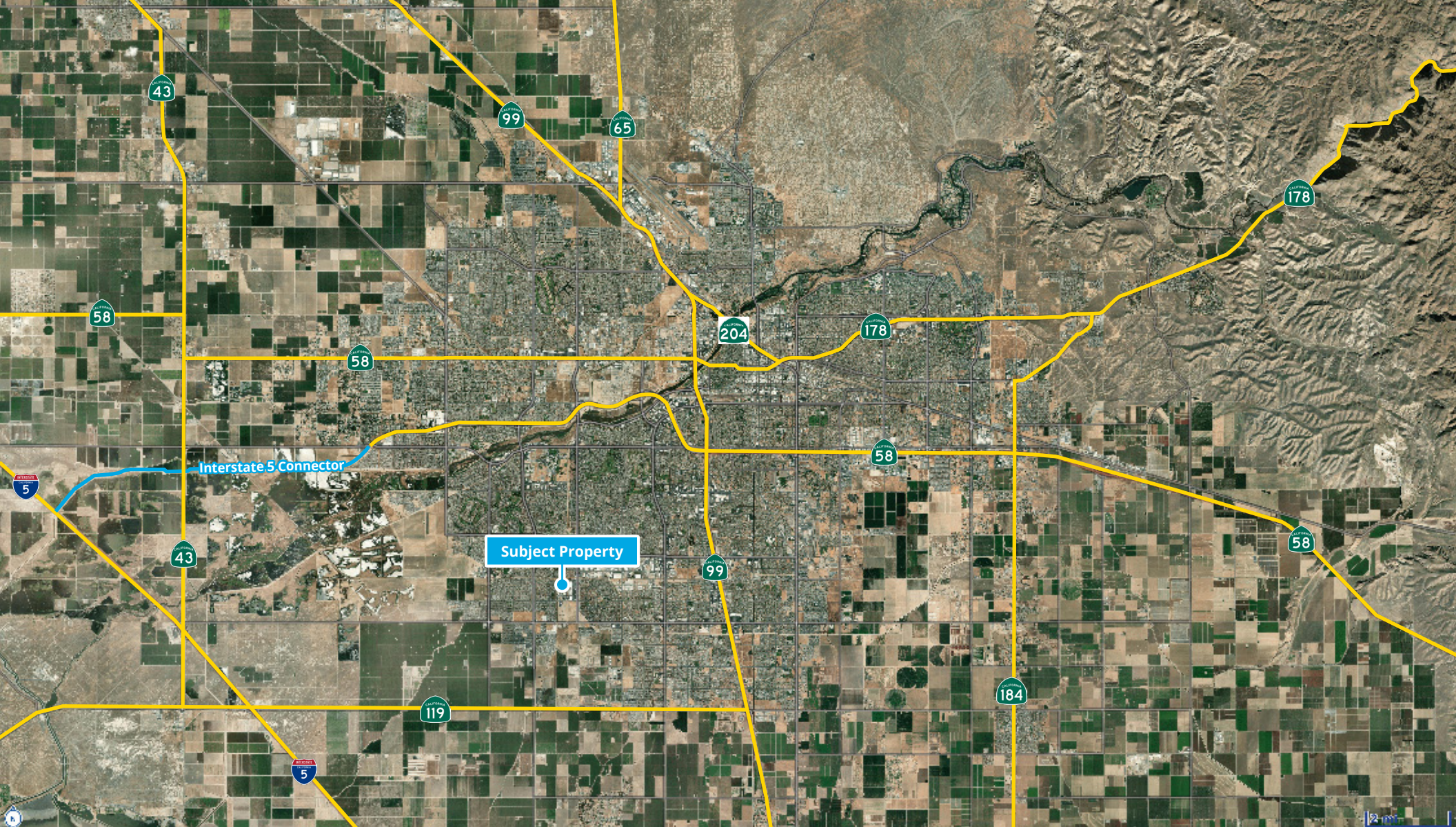
APN: 545-030-16

## Property Highlights:

- Approximately 1.39 Acres (60,548 SF)
- Zoned - M2 Medium Manufacturing, City of Bakersfield
- Fully finished parcel with all utilities stubbed to site with conduit for power
- Located approximately 2 miles west of Hwy 99 with two (2) truck routes available on White Ln & Panama Ln
- Parcel can be combined with parcel 17 for a total of 3.34 acres
- Utilities:
  - Water: California Water Service
  - Gas: PG&E
  - Sewer: City of Bakersfield
  - Electric: PG&E







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# KERN COUNTY ATA GLANCE

**LARGEST ECONOMY**  
IN THE SAN JOAQUIN VALLEY

**#1** IN AGRICULTURAL  
PRODUCTION NATIONWIDE



**#3** IN ECONOMIC  
DIVERSITY  
NATIONWIDE



**#4** IN STEM  
JOBS  
NATIONWIDE



**OVER 50** MAJOR DISTRIBUTION CENTERS



## THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

**70%**



**60%**



**#1** LARGEST WIND  
FARM IN THE U.S.



**2<sup>ND</sup>** LARGEST SOLAR  
FARM IN THE U.S.



**#7** OIL-PRODUCING COUNTY  
IN THE NATION



**OVER 50** WORLD TECH "FIRSTS"  
NAVAL AIR WEAPONS  
STATION CHINA LAKE



**1<sup>ST</sup>** COMMERCIAL SPACE  
PORT IN U.S.  
MOJAVE AIR &  
SPACE PORT AT  
RUTAN FIELD



**1<sup>ST</sup>** SPACE SHUTTLE  
LANDING  
EDWARDS AIR  
FORCE BASE



### Population

1 Mile: 14,407  
3 Mile: 104,052  
5 Mile: 223,424



### Daytime Population

1 Mile: 11,870  
3 Mile: 84,968  
5 Mile: 194,203



### Average HH Income

1 Mile: \$110,632  
3 Mile: \$119,100  
5 Mile: \$107,839



### Median Age

1 Mile: 31.3  
3 Mile: 32.9  
5 Mile: 32.7



### Households

1 Mile: 4,135  
3 Mile: 32,549  
5 Mile: 71,007



### Businesses

1 Mile: 267  
3 Mile: 2,447  
5 Mile: 6,286



Source: kenedc.com

— Roads — Drive time



Source: kenedc.com

— BSN Railroad — Uno Pacific Railroad — Roads — Drive Time

**Stephen J. Haupt, SIOR**  
 Senior Vice President | Principal  
 License No. 00838505  
 +1 661 631 3812  
 stephen.haupt@colliers.com

**Oscar Baltazar**  
 Senior Vice President | Principal  
 License No. 01263421  
 +1 661 631 3819  
 oscar.baltazar@colliers.com

**Marco Petrini**  
 Associate  
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