

# SHOP & OFFICE ON HEAVY INDUSTRIAL (3104) PROPERTY

*Available For Sale*  
**210 E. CENTER ST**  
**TAFT, CA 93268**

## PROPERTY HIGHLIGHTS

- Incredibly rare opportunity
- First time on the market in over 60 years
- Close proximity to 33 and 119 Freeways
- Over 8,000 SF of office space including 15 potential offices, conference rooms, 4 bathrooms
- 11,000+ SF shop with 2 bays
- On-site parking with massive yard space



**THE BELTER GROUP**  
CONCIERGE REAL ESTATE SERVICES



**COLDWELL BANKER  
COMMERCIAL**

**ADAM BELTER** • Realtor • DRE #01896162

661 205 7078 • adam@thebeltergroup.com

Coldwell Banker Preferred, Realtors®

CALDRE #01100927 MING • CALDRE #01443837 COFFEE

9100 Ming Avenue #100 • Bakersfield, CA 93311 • 661 404 7253



# AVAILABLE FOR SALE

## PROPERTY INFORMATION 210 E. Center St

### SUMMARY

Discover an unparalleled opportunity with this 4.48-acre heavy industrial property, ideally located between Highways 33 and 119 in Taft. On the market for the first time in over 55 years, this property boasts a rich history, once home to Taft's Chevrolet dealership and later serving various oilfield education services. The property includes over 8,000 square feet of office space, featuring conference rooms, a meeting room, break rooms, and four restrooms. Additionally, there is over 11,000 square feet of shop space with two large pass-through roll-up doors – one on the larger shop and one on the smaller shop. With more than 1,000 feet of frontage on Highway 119, this location benefits from an Annual Average Daily Traffic (AADT) count of 7,400, based on a 2017 Kern County traffic study. This exceptional exposure offers significant potential for a range of industrial uses. Don't miss this unique opportunity to secure a versatile property with a rich legacy. Contact your preferred realtor to schedule your private showing today!

### OFFERING

- **Size** Office 8,000+ SF, Shop 11,000+ SF per seller
- **Price** \$1,000,000
- **Terms** Fee simple - All Cash

### IMPROVEMENTS

- Reception/waiting room
- Break room
- 15 potential offices, 4 bathrooms
- Conference rooms

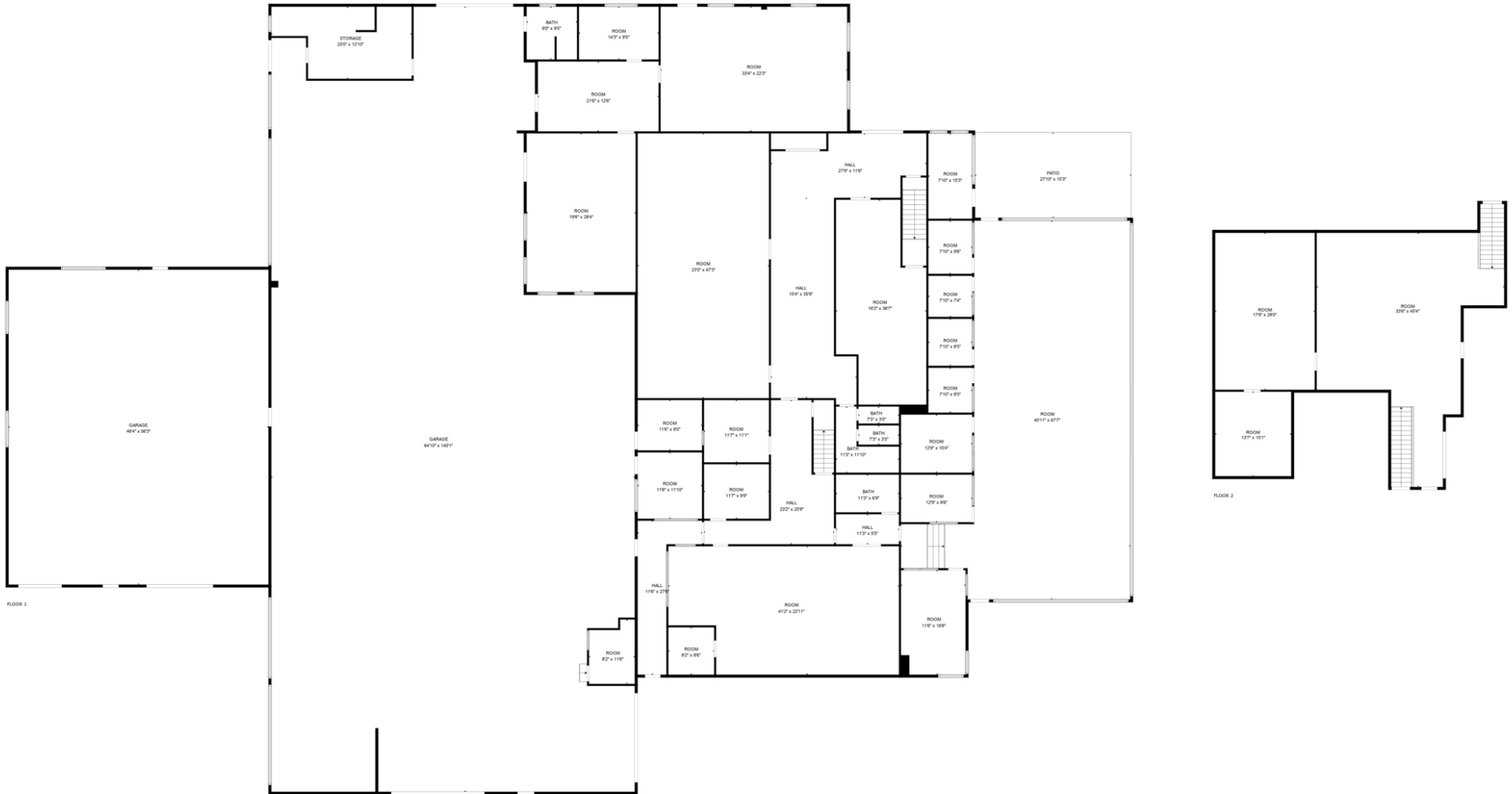
### PROPERTY DETAILS

- **Size** Office 8,000+ SF, Shop 11,000+ SF
- **Lot Size** 4.48 Acres
- **APN** 032-050-11
- **Zoning** 3104 - Heavy Industrial
- **Year Built** 1964



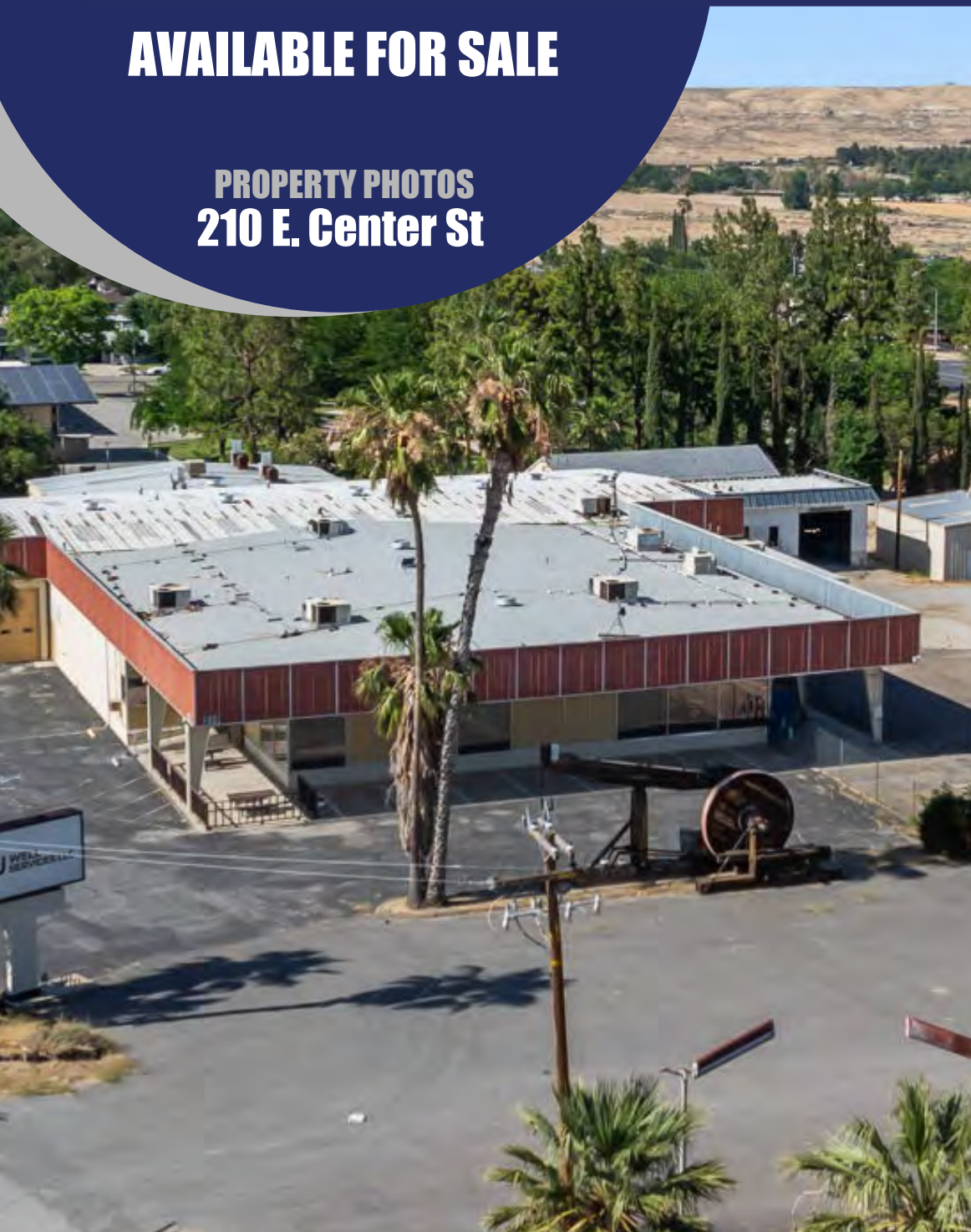
# AVAILABLE FOR SALE

## PROPERTY INFORMATION 210 E. Center St



**AVAILABLE FOR SALE**

**PROPERTY PHOTOS  
210 E. Center St**



# AVAILABLE FOR SALE

## INTERIOR PROPERTY PHOTOS 210 E. Center St



**AVAILABLE FOR SALE**

**EXTERIOR PROPERTY PHOTOS  
210 E. Center St**

*Eastern View*



*Western View*



**AVAILABLE FOR SALE**

**AERIAL LOCATION MAP  
210 E. Center St**



**210 E. Center Street**