



AVAILABLE FOR SALE

305-309 22ND ST.
BAKERSFIELD, CA

FOR SALE

305-309 22ND STREET



- Flexible industrial facility, with a gated/fenced lot
- Located in Downtown Bakersfield

PROPERTY HIGHLIGHTS

Total Available:	±7,950 SF	Total Buildings:	2
Total Lot Size:	±0.34 Acres	Zoning:	M-1, City of Bakersfield
APNs:	005-101-06-00-9 & 005-101-05-00-6	Asking Price:	\$792,000

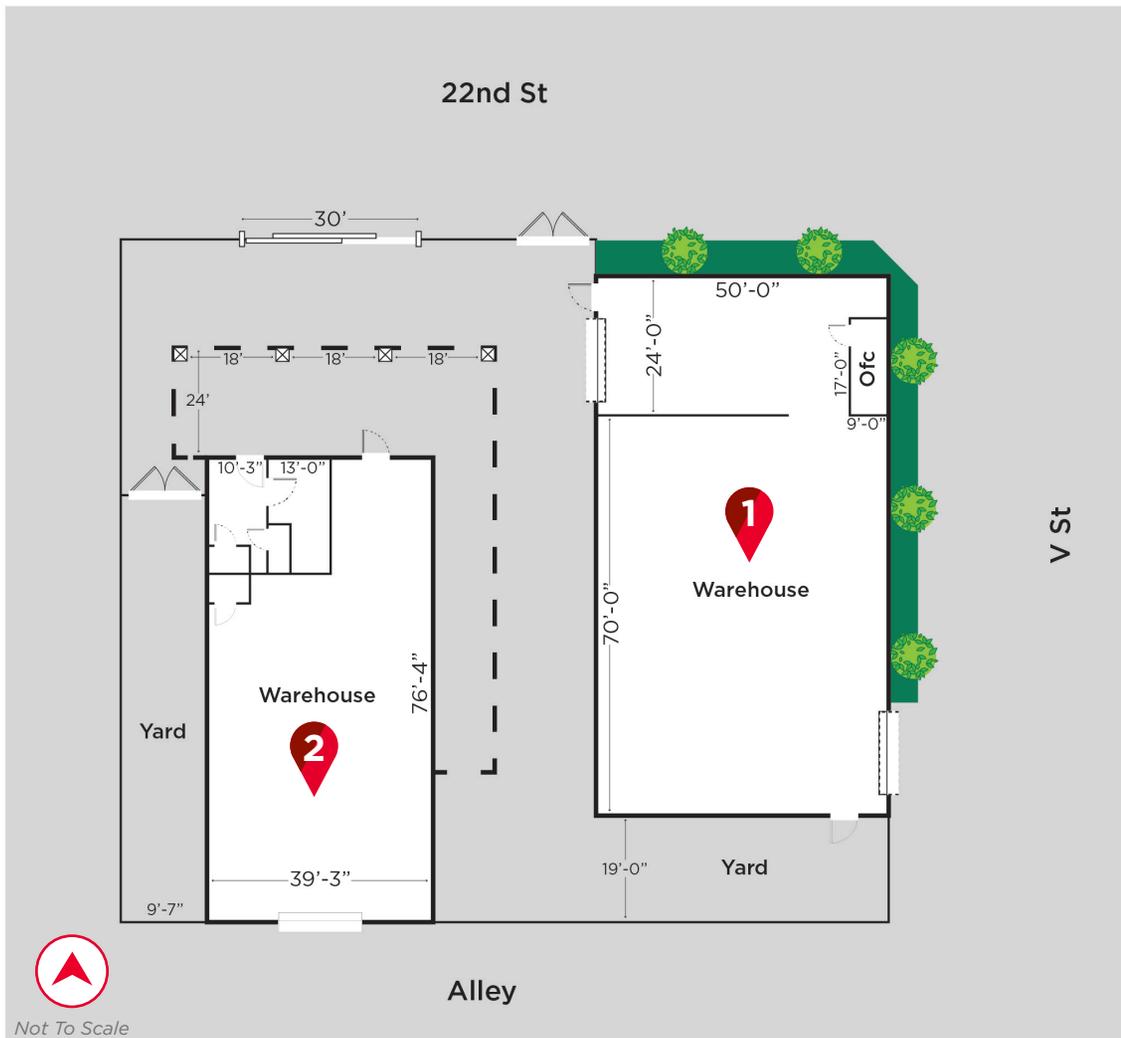


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SITE PLAN



305 22nd Street **1**

- Total Available:** ±4,750 SF
- Office:** ±153 SF
- Lot Size:** 0.17 Acres
- APN:** 005-101-06-00-9
- Clear Height:** 14' min - 16' max
- Loading:** (2) 10' x 14' Roll-Up Doors
- Power:** 200 Amps, 110/240 V, 3 Ph
- Lighting:** Auto sensor TII Lighting
Skylights

309 22nd Street **2**

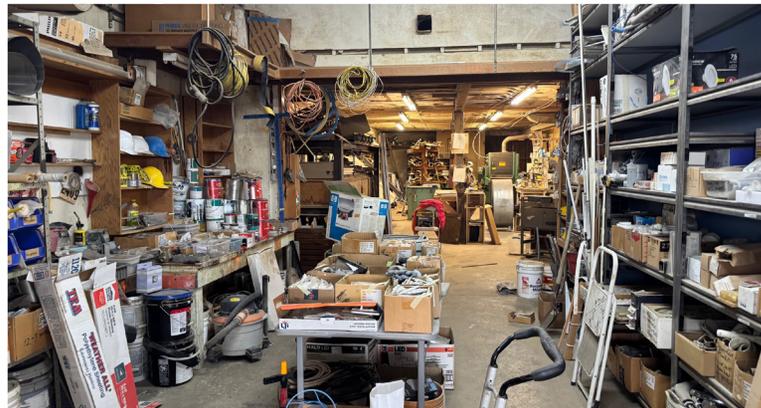
- Total Available:** ±3,200 SF
- Office:** 170-300-13-00-5
- Lot Size:** 0.17 Acres
- APN:** 005-101-05-00-6
- Power:** 100 Amps, 110/240 V, 3 Ph
- Clear Height:** 9'-6"
- Loading:** (1) 10' x 9' wood slider door
- Lighting:** Fluorescent tube lighting



Not To Scale

FOR SALE

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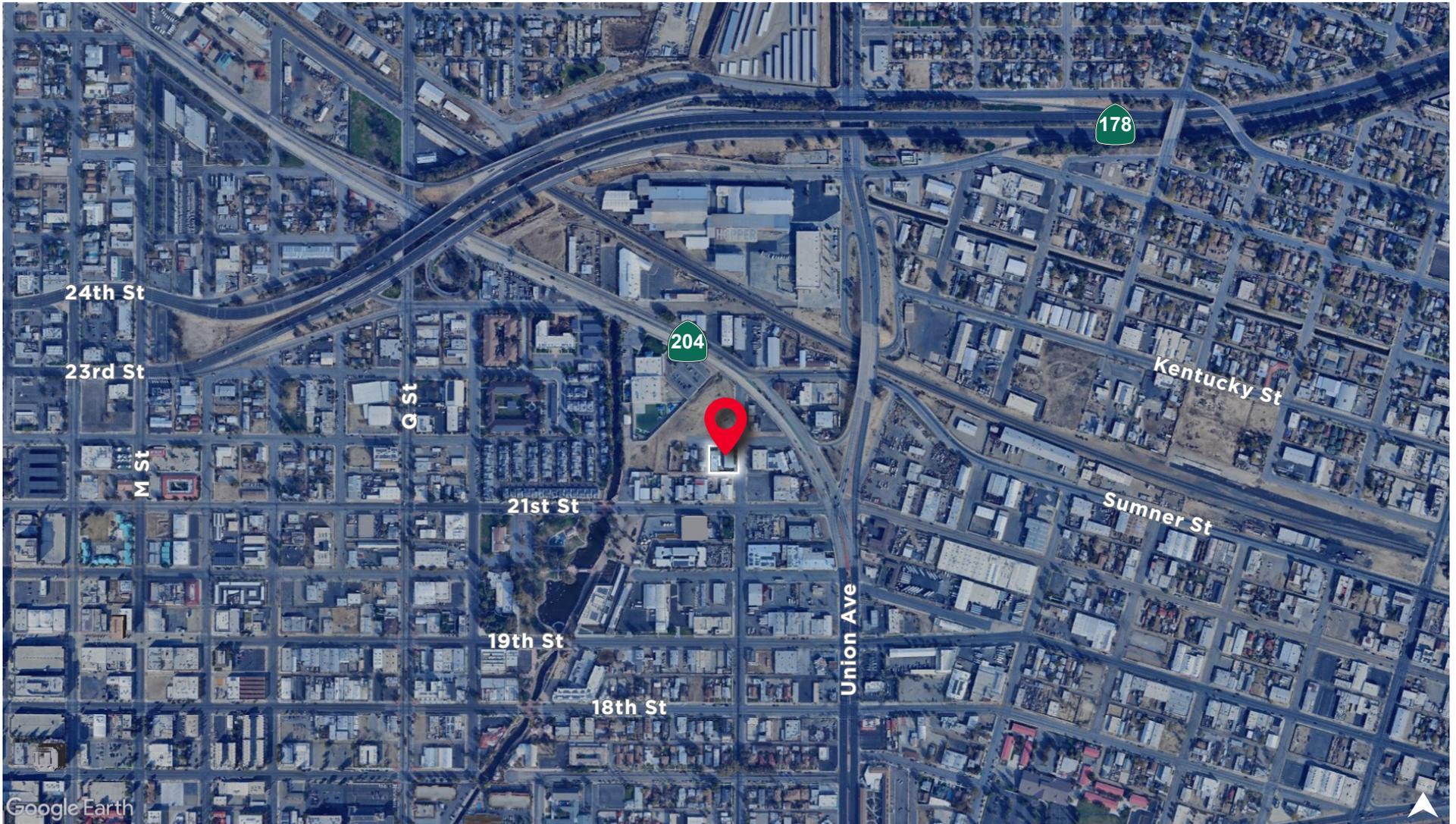


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AERIAL





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