



For Sale or Lease | +/- 5 AC  
**Cold Storage Facility**

13649 Weedpatch Hwy | Bakersfield, CA

**Contact Us:**

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# Property Overview

The subject property located at 13649 Weedpatch Hwy, Bakersfield, CA 93307 which is approximately 1.5 miles south of Lamont, CA and approximately 15 miles southeast of the city of Bakersfield.

**Sales Price:**

\$2,000,000

**Lease Rate:**

Contact Broker for details.

## Property Highlights:

- Improvements:
  - ± 11,300 SF of Cold Storage
  - ± 8,400 SF Canopy
  - ±1,200 SF Office
  - ± 1,600 SF Mechanical Room

**Total ± 22,500 SF**

- ± 5 Acres
- The site is partially paved & fully fenced.
- Zoned A Exclusive Agriculture
- APN: 189-180-34
- Additional improvements include a modular home, truck scale, hydro cooler, and industrial ice machine.



**Sewer**  
Septic



**Water**  
Lamont Public  
Utility District



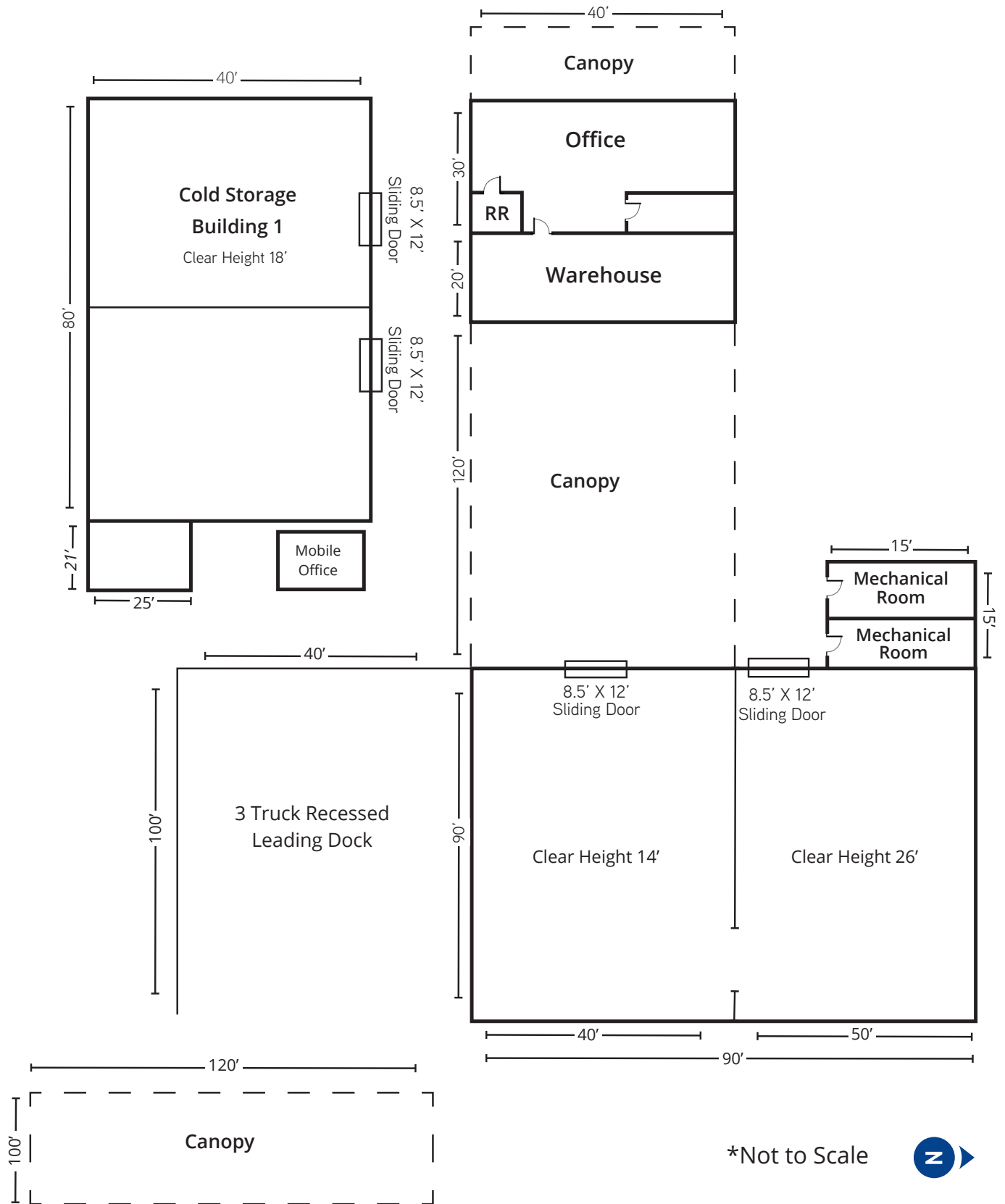
**Electric**  
480 Volt, 1600 amp  
3-phase, 3-wire



**Gas**  
Pacific Gas &  
Electric Company



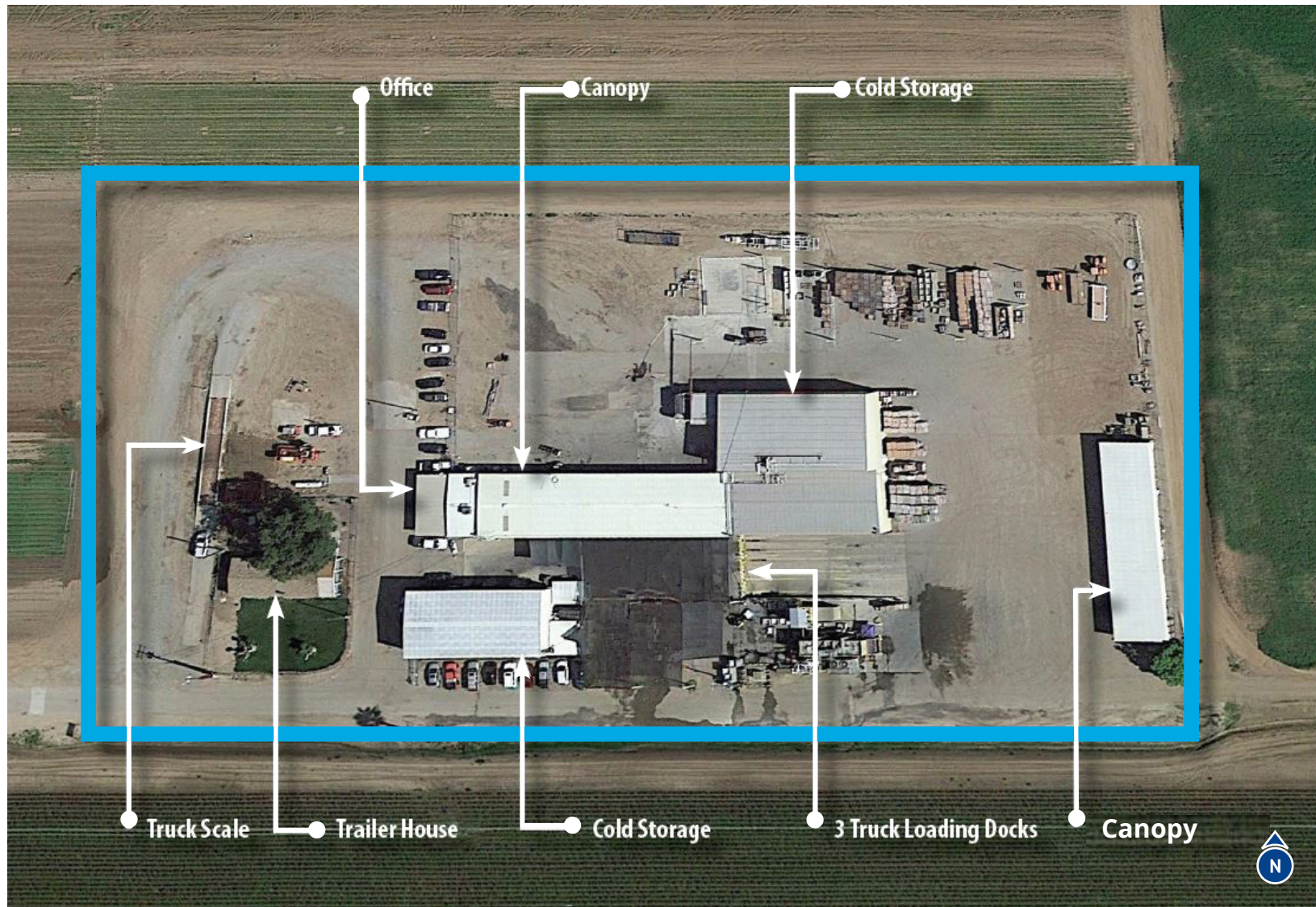
# Site Plan



\*Not to Scale

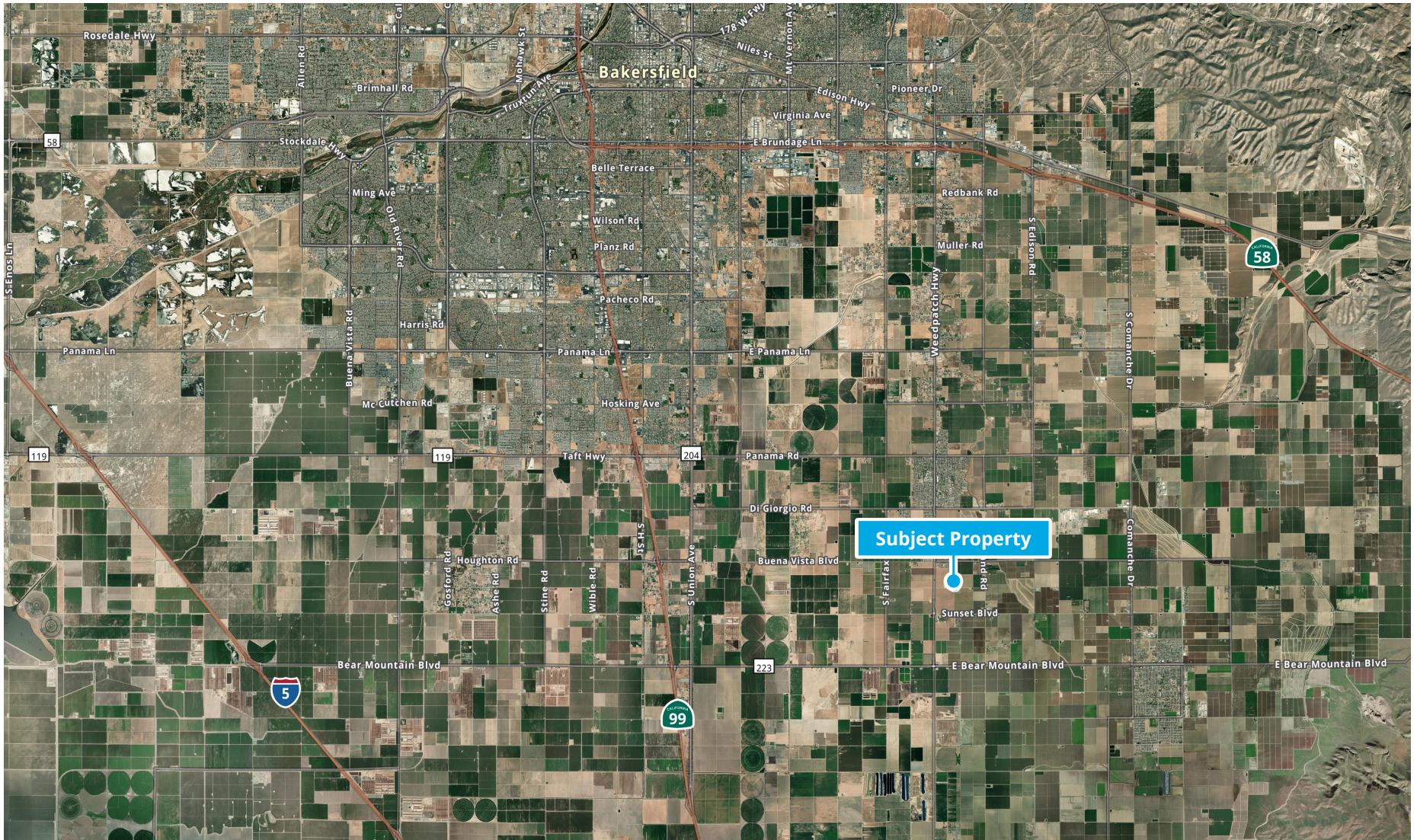


# Aerial



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# Location Map



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# Photos



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