

VALLEY VALVE

AVAILABLE FOR SALE

2310 SHORT STREET  
**BAKERSFIELD, CA**



# FOR SALE

## 2310 SHORT ST. & 301 OLD YARD DR.

- 2310 Short Street — Two (2) pre-fab metal industrial buildings totaling approx. 11,375 SF on 0.81 Acres
- 301 Old Yard Drive — Approx. 0.46 acres of M-1 zoned land
- Properties available for sale together or separately

### PROPERTY FEATURES

#### 2310 Short Street

<b>Building 1:</b>	±7,000 SF
<b>Buiding 1 Office:</b>	±870 SF
<b>Mezzanine*:</b>	±870 SF (*not a part of total SF)
<b>Loading:</b>	(2) 12' x 14' Roll-Up Doors
<b>Power:</b>	600 Amps, 277/480 V, 3 Ph
<b>Building 2:</b>	±4,375 SF
<b>Canopy:</b>	±288 SF
<b>Loading:</b>	(1) 12' x 12' Roll-Up Door (1) 12' x 14' Roll-Up Door
<b>APN:</b>	170-300-09-00-4
<b>Zoning:</b>	M-1, City of Bakersfield
<b>Asking Price:</b>	<b>\$1,250,000</b>

#### 301 Old Yard Drive

<b>Lot Size:</b>	±0.46 Acres
<b>APN:</b>	170-300-13-00-5
<b>Zoning:</b>	M-1, City of Bakersfield
<b>Asking Price:</b>	<b>\$140,000</b>



# FOR SALE

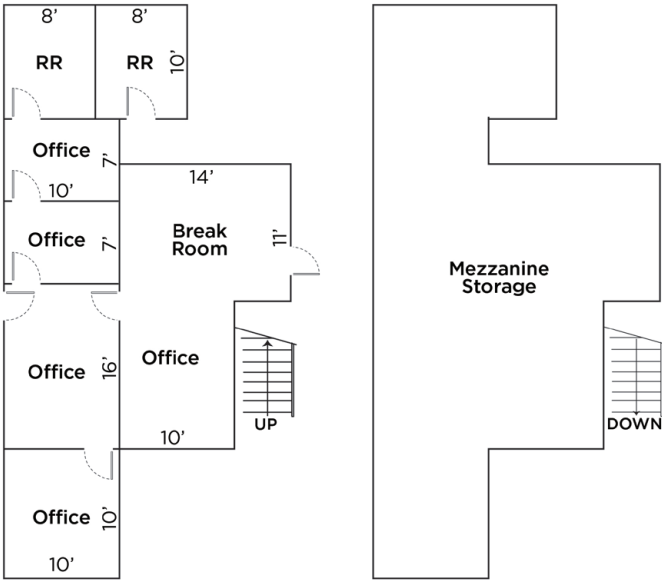
# 2310 SHORT ST.



## SITE PLAN



## OFFICE FLOOR PLAN



Not To Scale



# 2310 SHORT STREET & 301 OLD YARD DRIVE



AERIAL







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