

**MULTI TENANT or
OWNER USER**
Investment Opportunity
For Sale

6950
District Boulevard
Bakersfield, CA 93313

Property Highlights

- 10,000 SF building
- 2,500 SF Available for Owner User
- Zoned M-2 per City of Bakersfield
- 0.82 acre lot size
- APN: 385-412-15
- Ceiling Height 18'-20'



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949 202 6600

Multi Tenant or Owner User Investment Opportunity For Sale

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6950 District Boulevard ▪ Bakersfield, CA 93313

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Disclosures & Confidentiality

6950 District Boulevard ▪ Bakersfield, CA 93313

The enclosed Offering Memorandum package has been prepared solely for informational purposes to assist a prospective purchaser in determining whether it wishes to proceed with an in-depth investigation of the property described herein. It is intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of herein the "Property".

Prospective purchasers are expected to review independently all documents related to the Property as to the accuracy and completeness of the information contained herein. All financial projections are provided for general reference purposes only. These projections have been based upon various assumptions relating to the general economy, competition and other factors beyond the reasonable control of ASU Commercial & WCB Commercial Real Estate Inc., and, therefore, are subject to material variation.

ASU Commercial & WCB Commercial Real Estate Inc., and its respective officers, employees or agent representatives do not make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum package or any of its contents. In this Offering Memorandum package, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete, nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently such documents.

By receipt of this Offering Memorandum package, you agree that its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose directly or indirectly this Offering Memorandum package or any of its contents to any other entity (except affiliates or prospective purchasers) without the prior written authorization of the owner and ASU Commercial & WCB Commercial Real Estate Inc.. You also agree that you will not use this Offering Memorandum package or any of its contents in any manner detrimental to the interest of the owner and ASU Commercial & WCB Commercial Real Estate Inc.. You also agree not to contact any of the tenants named in the enclosed lease summaries or rent rolls. Photocopying or other mass duplication of this Offering Memorandum package without the permission of ASU Commercial & WCB Commercial Real Estate Inc. is prohibited.

The information contained in this Offering Memorandum package was obtained from third parties and/or directly from the owner, and it has not been independently verified by ASU Commercial & WCB Commercial Real Estate Inc. or its agents. Prospective purchasers should have the experts of their choice inspect the Property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Additional information and an opportunity to inspect the property will be made available to any interested and qualified prospective purchasers.

If prior to or upon your review of this Offering Memorandum package you no longer have any further interest or you do not wish to pursue negotiations leading to this acquisition, please return this Offering Memorandum package in its original form to this submitting agent at:

ASU Commercial ▪ 11601 Bolthouse Drive, Suite 110 ▪ Bakersfield, California 93311
WCB Commercial Real Estate Inc. ▪ 2447 Pacific Coast Hwy, 2nd Floor ▪ Hermosa Beach, California 90254

The Property described in this Offering Memorandum package may be subject to prior sale, modification and/or withdrawal from the market by the owner at any time without prior notice. Owner, ASU Commercial & WCB Commercial Real Estate Inc. each expressly reserves the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the Property owner's obligations thereunder have been satisfied or waived. The terms and conditions stated in this "Confidentiality and Disclaimer" page will relate to all of the sections contained in this Offering Memorandum package as if stated independently therein.



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Investment Summary

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Investment Highlights:

- Two (2) buildings totaling 10,000 SF
- Fully Insulated metal buildings
- Warehouse building: 4,000 SF
- Office building: 6,000 SF
- Professional office with recent renovations
- Situated on .81 acres
- Zoned M-2, City of Bakersfield
- APN: 385-412-15
- Two (2) points of ingress/egress
- Clear Height: 18'-20'
- Lighting: Fluorescent and skylights in warehouse
- Four (4) 12' x 16' ground level doors in warehouse
- Fully paved and fenced yard
- Monument signage on District Blvd



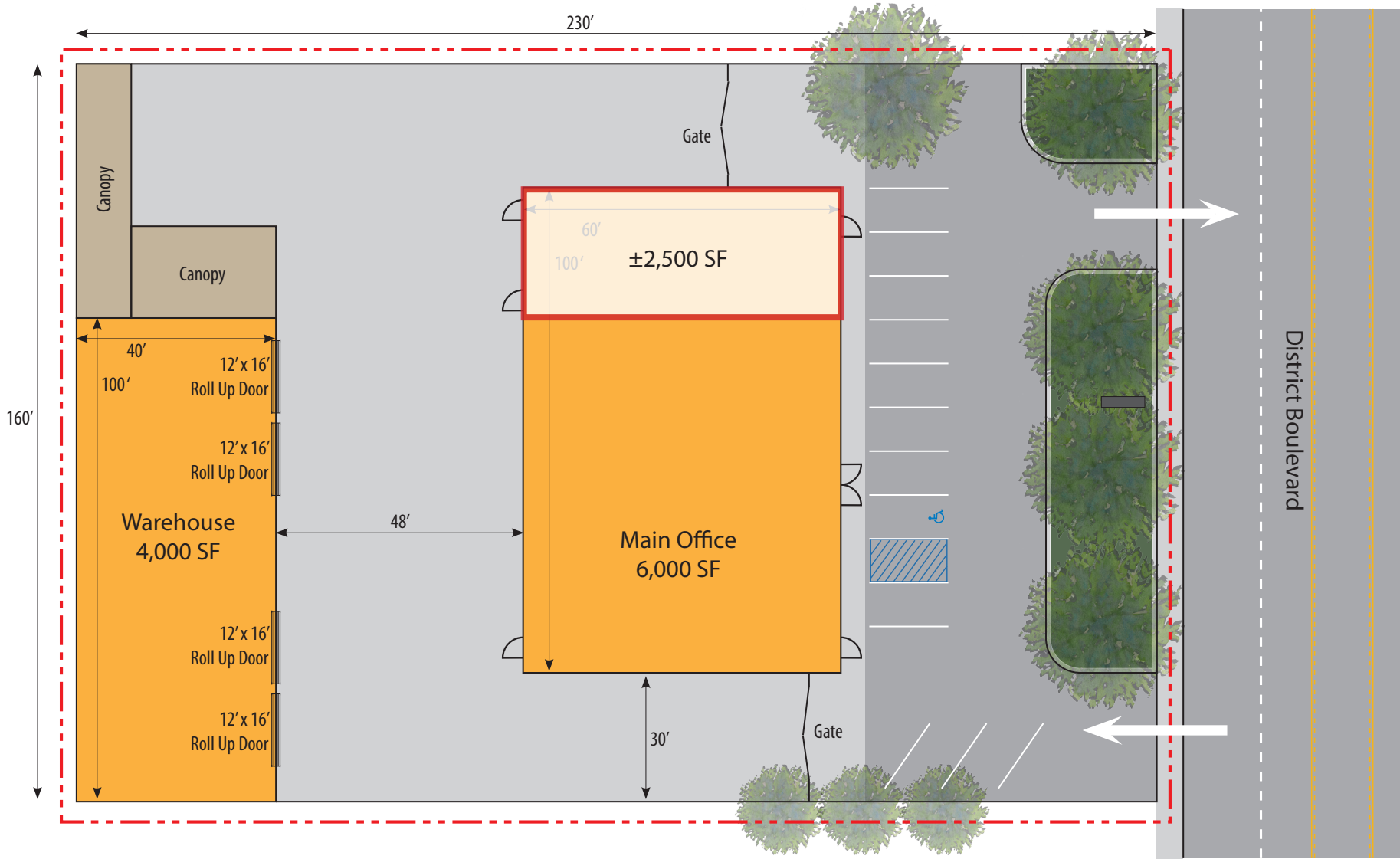
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Multi Tenant or Owner User Investment Opportunity For Sale

Site Plan

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Plans deemed to be accurate, but not guaranteed. Plans not to scale.



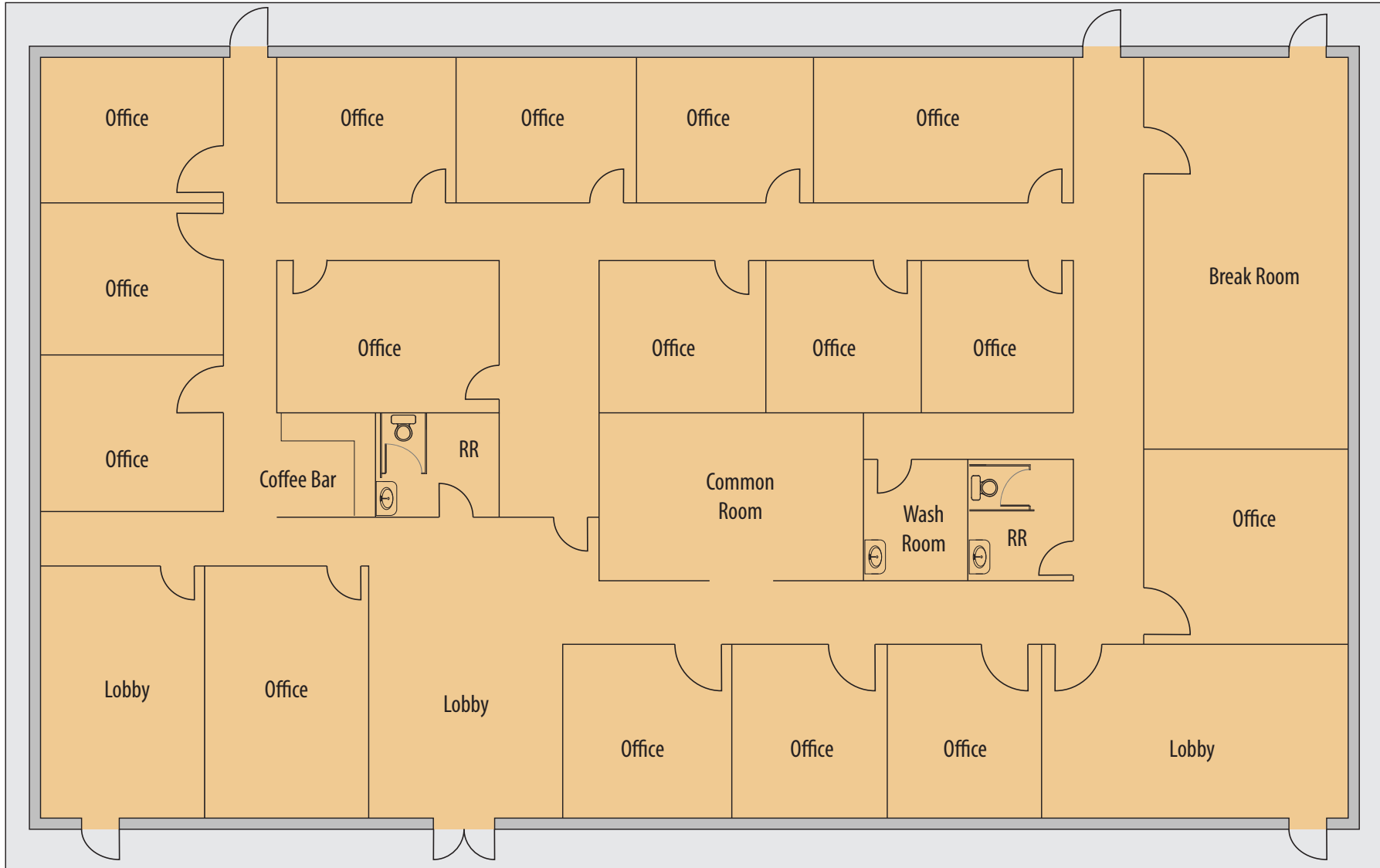
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Multi Tenant or Owner User Investment Opportunity For Sale

Floor Plan

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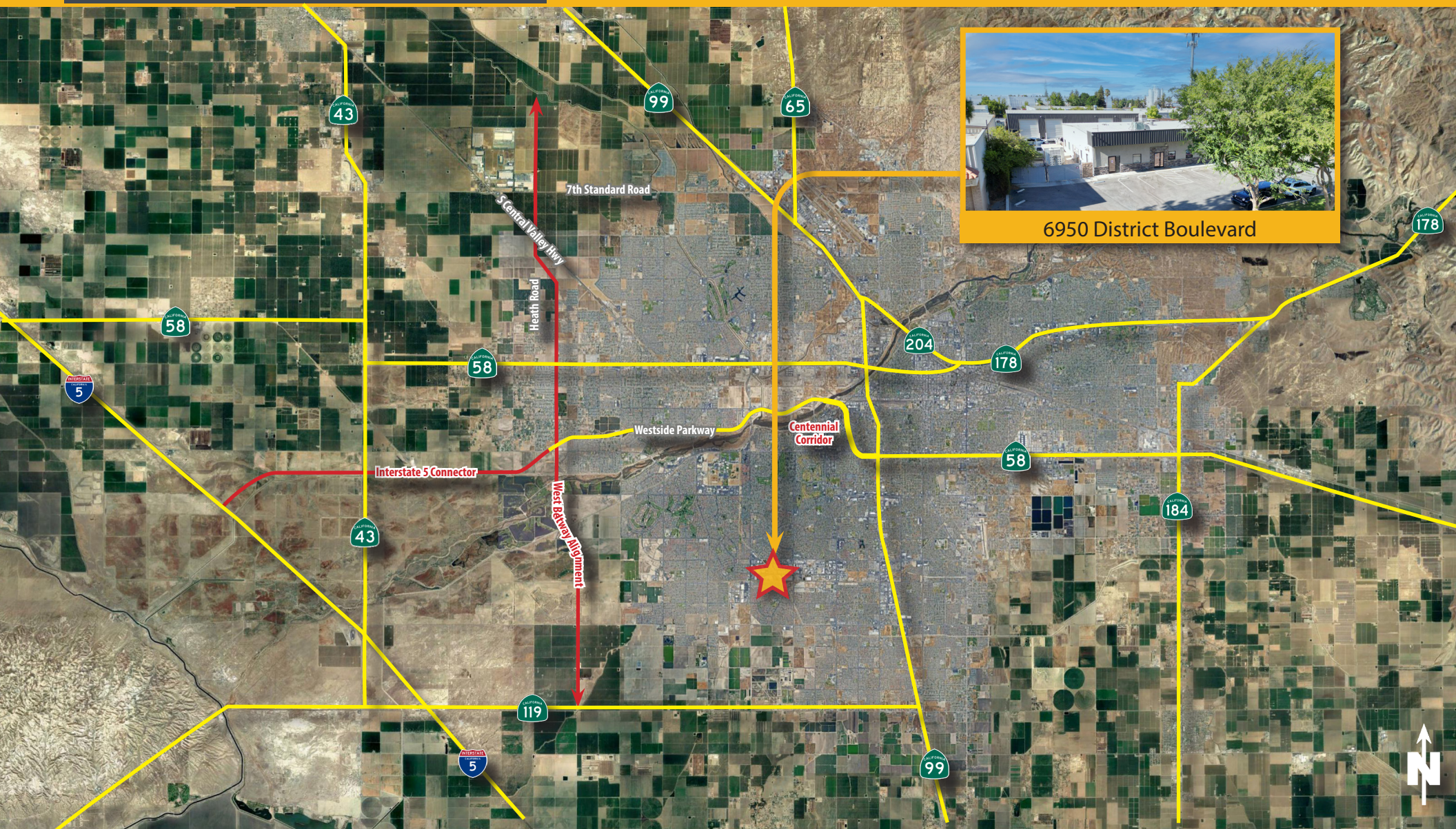
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Multi Tenant or Owner User Investment Opportunity For Sale

Bakersfield Area Roadway Aerial

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Multi Tenant or Owner User Investment Opportunity For Sale

Kern County At A Glance

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KERN COUNTY At A GLANCE

LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

#2 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.

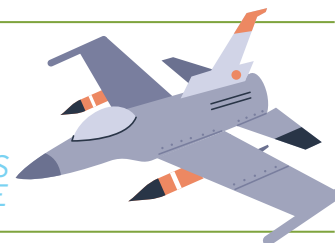


2ND Largest
Solar Farm
in the U.S.



#7 Oil-Producing
County in
the Nation

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



1ST COMMERCIAL SPACE
PORT IN U.S.
MOJAVE AIR &
SPACE PORT



1ST SPACE SHUTTLE
LANDING
EDWARDS AIR
FORCE BASE



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS



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