



Subject Property

For Sale  
**1.39 Acre Finished Parcel  
in Gosford Business Park**  
5202 Young St | Bakersfield, CA

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# Property Overview

## Sales Price:

\$846,412 (\$14/sf)

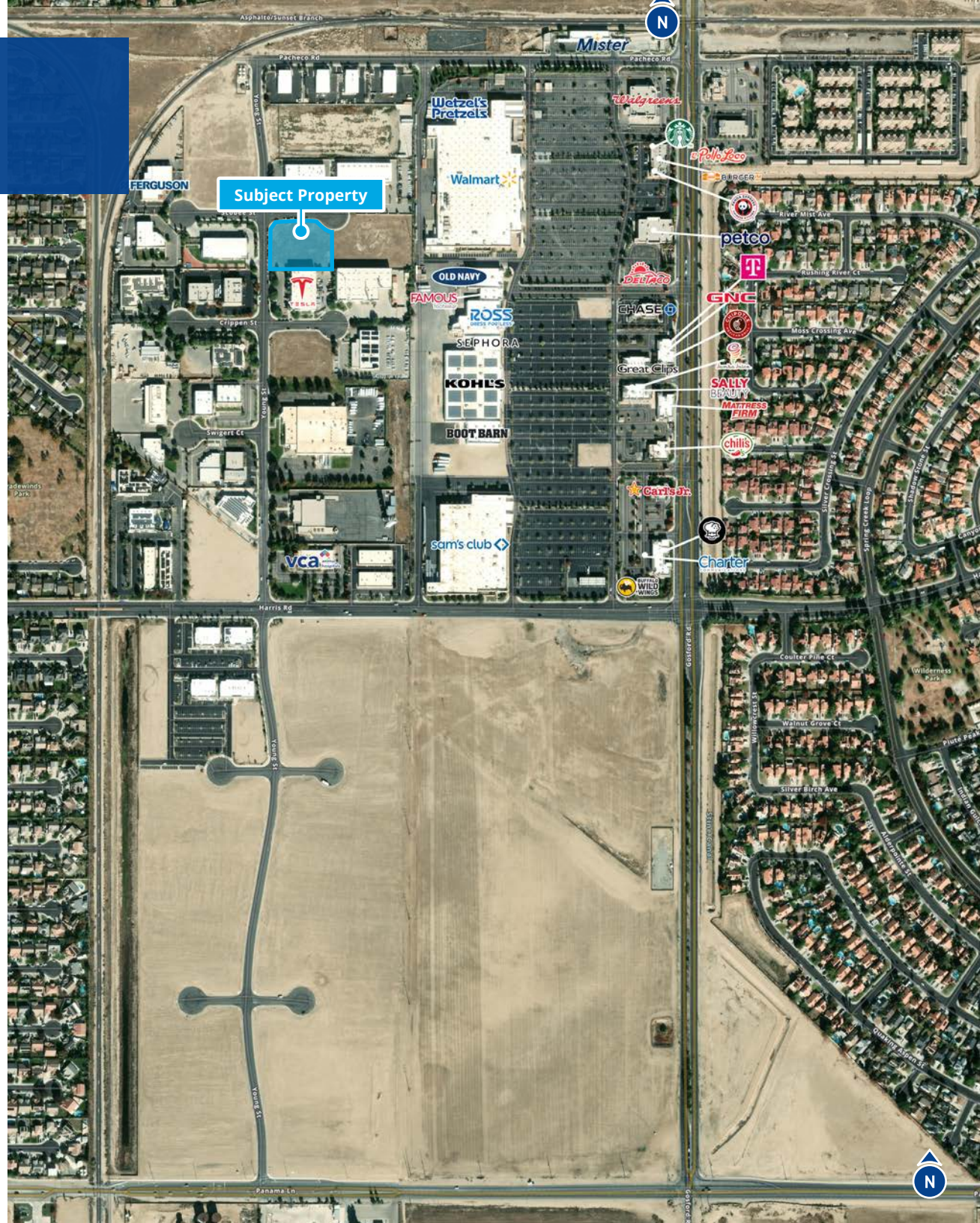
## Available:

Land: +/- 1.39 acres

APN: 545-030-16

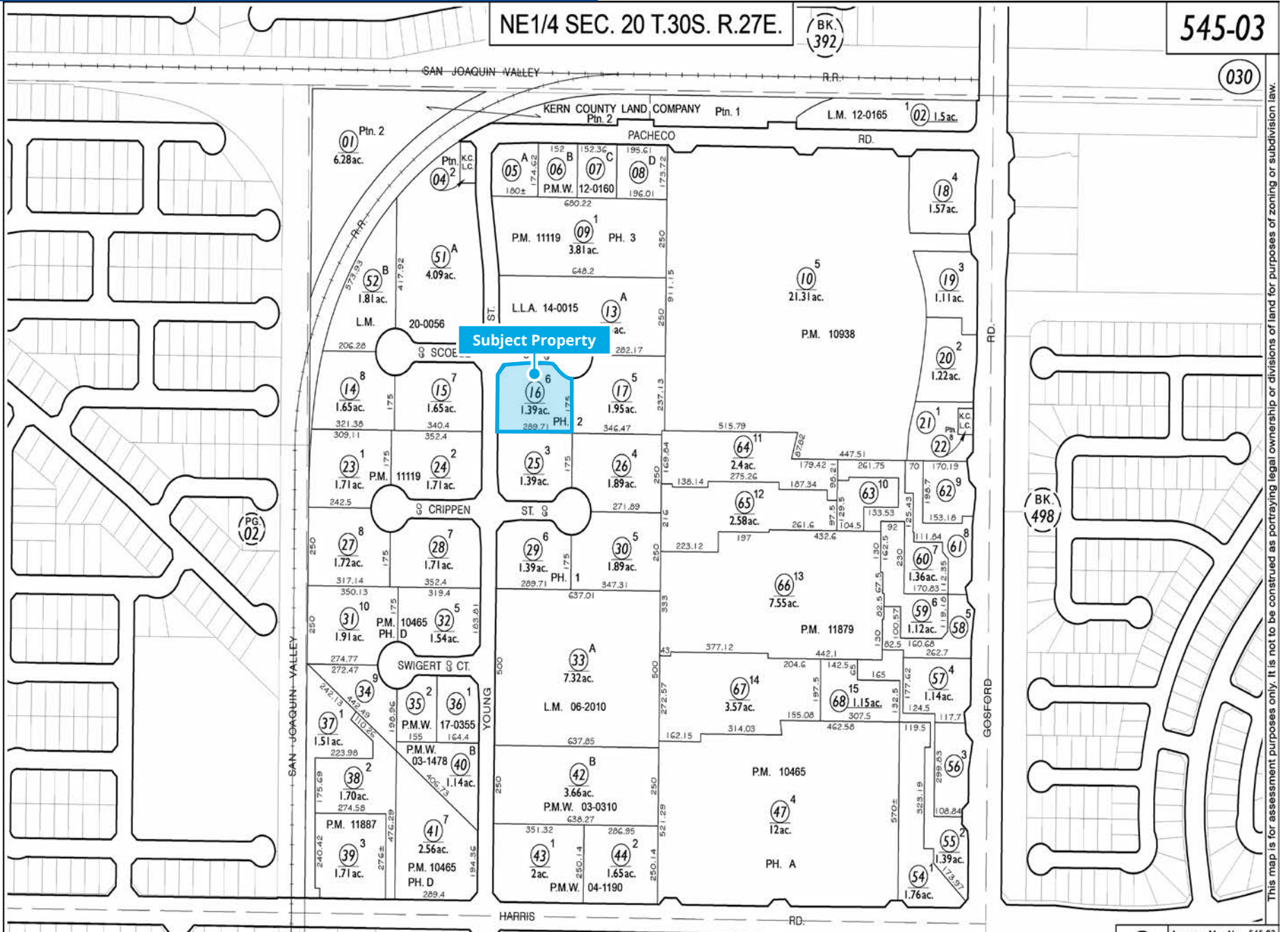
## Property Highlights:

- Approximately 1.39 Acres (60,548 SF)
- Zoned - M2 Medium Manufacturing, City of Bakersfield
- Fully finished parcel with all utilities stubbed to site with conduit for power
- Located approximately 2 miles west of Hwy 99 with two (2) truck routes available on White Ln & Panama Ln
- Parcel can be combined with parcel 16 for a total of 3.34 acres
- Seller financing available with approved credit
- Seller will also consider build to suit options
- Utilities:
  - Water: California Water Service
  - Gas: PG&E
  - Sewer: City of Bakersfield
  - Electric: PG&E

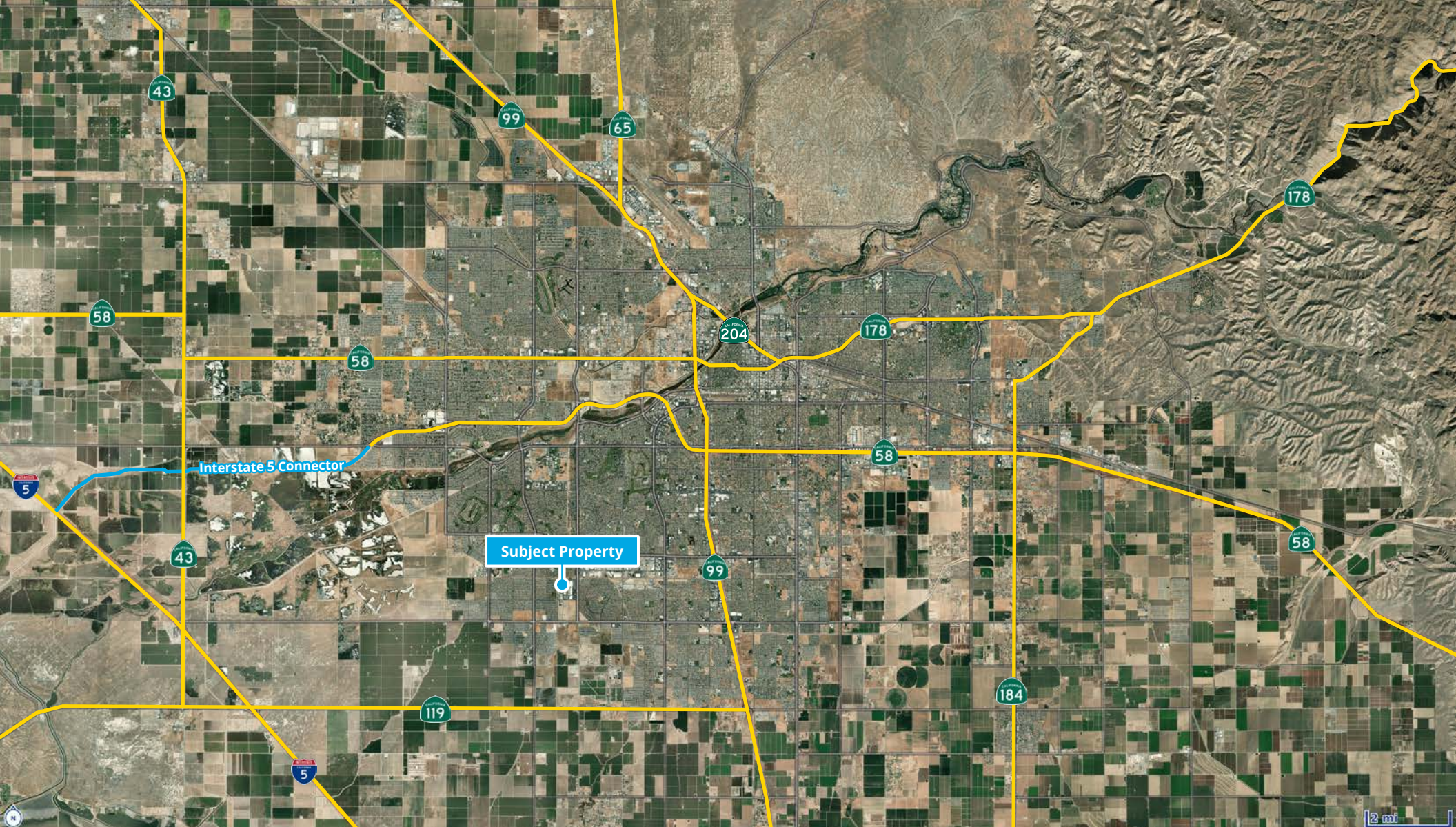


# APN Map

5202 Young St | Bakersfield, CA



This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



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# KERN COUNTY AT A GLANCE

**LARGEST ECONOMY**  
IN THE SAN JOAQUIN VALLEY

**#1** 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.



**2<sup>ND</sup>** 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



**1<sup>ST</sup>** COMMERCIAL SPACE  
PORT IN U.S.  
MOJAVE AIR &  
SPACE PORT AT  
RUTAN FIELD



**1<sup>ST</sup>** SPACE SHUTTLE  
LANDING  
EDWARDS AIR  
FORCE BASE



**Population**  
1 Mile: 14,407  
3 Mile: 104,052  
5 Mile: 223,424



**Daytime Population**  
1 Mile: 11,870  
3 Mile: 84,968  
5 Mile: 194,203



**Average HH Income**  
1 Mile: \$110,632  
3 Mile: \$119,100  
5 Mile: \$107,839



**Median Age**  
1 Mile: 31.3  
3 Mile: 32.9  
5 Mile: 32.7



**Households**  
1 Mile: 4,135  
3 Mile: 32,549  
5 Mile: 71,007



**Businesses**  
1 Mile: 267  
3 Mile: 2,447  
5 Mile: 6,286



Source: kenedc.com

— Roads — Drive Time



Source: kenedc.com

— BSNF Railroad — Union Pacific Railroad — Roads — Drive Time

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