

FOR SALE

**Rare M-2 Zoned Land**  
**7.53 Acres of Industrial Land**  
1660 E CALIFORNIA AVE, BAKERSFIELD CA 93307

**\$1,395,000**



**BUENGER**  
*Commercial Real Estate, Inc.*

3600 South Harbor Blvd. Oxnard, CA 93035. (805) 985-1007, [Info@BuengerInc.com](mailto:Info@BuengerInc.com) CalDRE #01378022



### OVERVIEW

- Price: \$1,395,000
- APN: 017-490-14
- Property Type: Land
- Sale Type: Investment
- Zoned: M-2 Industrial
- Total Lot Size: 7.53 AC

### DESCRIPTION

Great redevelopment opportunity. Property is currently zoned M-2. Could be developed for continued Industrial use, manufacturing, distribution center, fulfillment center, etc. Abandoned rail spur at north end of the property. Sunset RR services the line. Potential multifamily residential development. Buyer to confirm feasibility with Kern County and the city of Bakersfield.



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Washington Street

Rail Road Spur

1660 East California

East California Ave

LOCATION

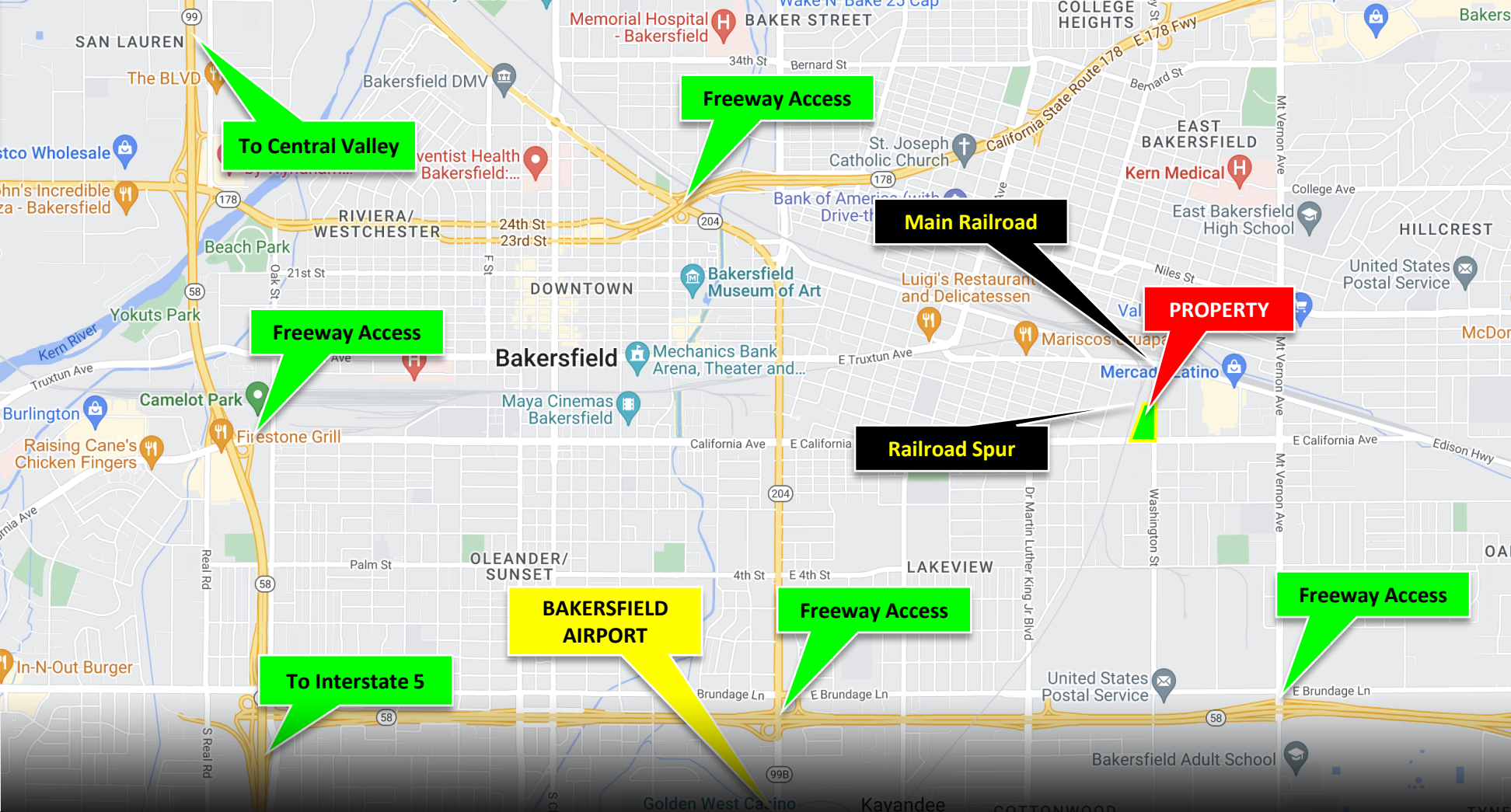
**LOCATION**

7.53 Acres on the corner of California and Washington in Bakersfield. The property is the Former site of a Cotton facility with 75,000 sf of buildings. All buildings have been recently demolished and removed. Some concrete and debris still present on site. Utilities on street. Level on Grade.



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HIGHWAY – RAIL ACCESS

### Excellent Access To Highways

- Interstate 5- Los Angeles, Sacramento, Oregon
- Highway 99- I-5, Fresno, Sacramento
- Highway 178- Lake Isabella, Kernville, Ridgecrest, Hwy 14
- Highway 58 East-Tehachapi, Mojave, Edwards AFB, Las Vegas
- Highway 46- Paso Robles, Central Coast
- Highway 155- Kernville, Upper Kern River
- Highway 166- Santa Maria, Central Coast



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# M-2 GENERAL MANUFACTURING ZONE

A. Any use permitted in the M-1 zone; provided, however, that no building shall be used as a dwelling except accessory buildings which are incidental to the permitted use of the land, and that no building shall have a dwelling unit except when such use as a dwelling unit is incidental to the primary use of the building;

## Any of the following uses:

1. Acetylene gas manufacture or storage.
2. Aircraft and automobile factories.
3. Agricultural packing plants (vegetables and fruits).
4. Alcohol and alcoholic beverages manufacture.
5. Ammonia, chlorine and bleaching powder manufacture.
6. Automobile and truck manufacture.
7. Bag cleaning.
8. Blast furnaces.
9. Boiler or tank works.
10. Breweries or distilleries, large.
11. Brick, tile or terra cotta products manufacture.
12. Building materials manufacture.
13. Carpet and rug manufacture.
14. Cement and lime manufacturing when the manufacturing plant is equipped capable of collecting at least 97% of all particulate matter from kiln gases.
15. Clay product manufacture.
16. Coke ovens.
17. Cotton gins or oil mills.
18. Crematories.
19. Creosote treatment or manufacture.
20. Disinfectant manufacture.
21. Distillation of coal, wood or tar.
22. Dyestuffs manufacture.
23. Exterminator or insect poison manufacture.
24. Feed, flour and grains mills.
25. Firearms manufacture.
26. Forge plants.
27. Freighting and trucking yards and terminals.
28. Freight classification yards.
29. Glass and glass product manufacture.
30. Grain elevator.
31. Iron, steel, brass or copper foundries or fabrication plants, and heavy weight casting.
32. Lamp black manufacture.
33. Linoleum or oiled products manufacture.
34. Machine shops including punch presses and automatic screw machines.
35. Ore reduction.
36. Paint, oil, shellac, turpentine or varnish manufacture.
37. Paper or pulp manufacture.
38. Petroleum refining and reclaiming plants.
39. Planing mills.
40. Plastic manufacture.
41. Potash works.
42. Railroad roundhouses and repair shops.
43. Rolling mills.
44. Rubber processing and manufacture.
45. Sawmills.
46. Soap manufacture.
47. Sodium compounds manufacture.
48. Starch manufacture.
49. Tar roofing or waterproofing or other tar products manufacture.
50. Automobile and truck parts manufacturer.
51. Battery manufacturer.
52. Creameries.
53. Metal container manufacturer.
54. Tire rebuilding, recapping, and retreading plants.
55. Adult entertainment establishments as defined in Section 17.69.020 and subject to the regulations of Chapter 17.69.
56. Food and/or shelter service agencies as defined in Section 17.04.285

## USES PERMITTED ONLY BY CONDITIONAL USE PERMIT.

While any use may be permitted by conditional use permit pursuant to Subsection B of Section 17.64.020, the following uses are not permitted in the M-2 zone except by conditional use permit issued in accordance with the procedures provided in Chapter 17.64 of this title:

- A. Acid manufacture.
- B. Ammunition manufacture.
- C. Cement, lime, gypsum or plaster of Paris manufacture.
- D. Chemical manufacture.
- E. Curing, tanning and storage of rawhide or skins.
- F. Distillation of bones.
- G. Drop forge industries manufacturing forgings with power hammers.
- H. Dumps and refuse disposal areas.
- I. Explosives, manufacture or storage.
- J. Fat rendering.
- K. Feed and fuel yards.
- L. Fertilizer manufacture.
- M. Garbage, offal or dead animal reduction or dumping.
- N. Gas manufacture.
- O. Gelatin or size manufacture.
- P. Glucose or dextrin manufacture.
- Q. Glue manufacture.
- R. Nonmineral oil extraction plants.
- S. Sewer farms or sewage disposal plants.
- T. Smelting of tin, copper, zinc or iron ores.
- U. Slaughterhouse.
- V. Scrap metal yards, junkyards.
- W. Wineries.



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LOCATION

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