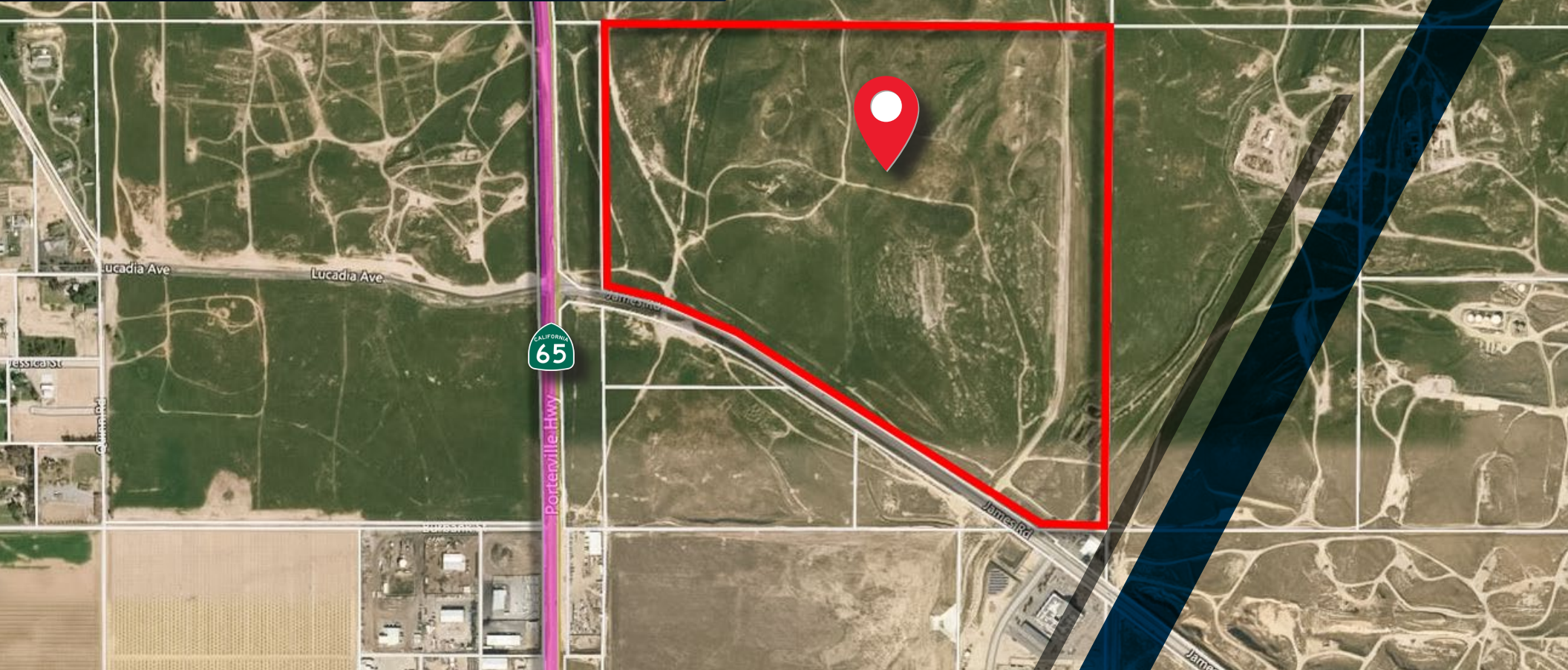


FOR SALE

Future Industrial Land/±129.85 Acres

James Road, Bakersfield, CA



Jeff Andrew

Executive Vice President/Principal
+1 661 633 3827
jeff.andrew@paccra.com
Lic.# 00941323

PACCOM Realty Advisors, Inc.

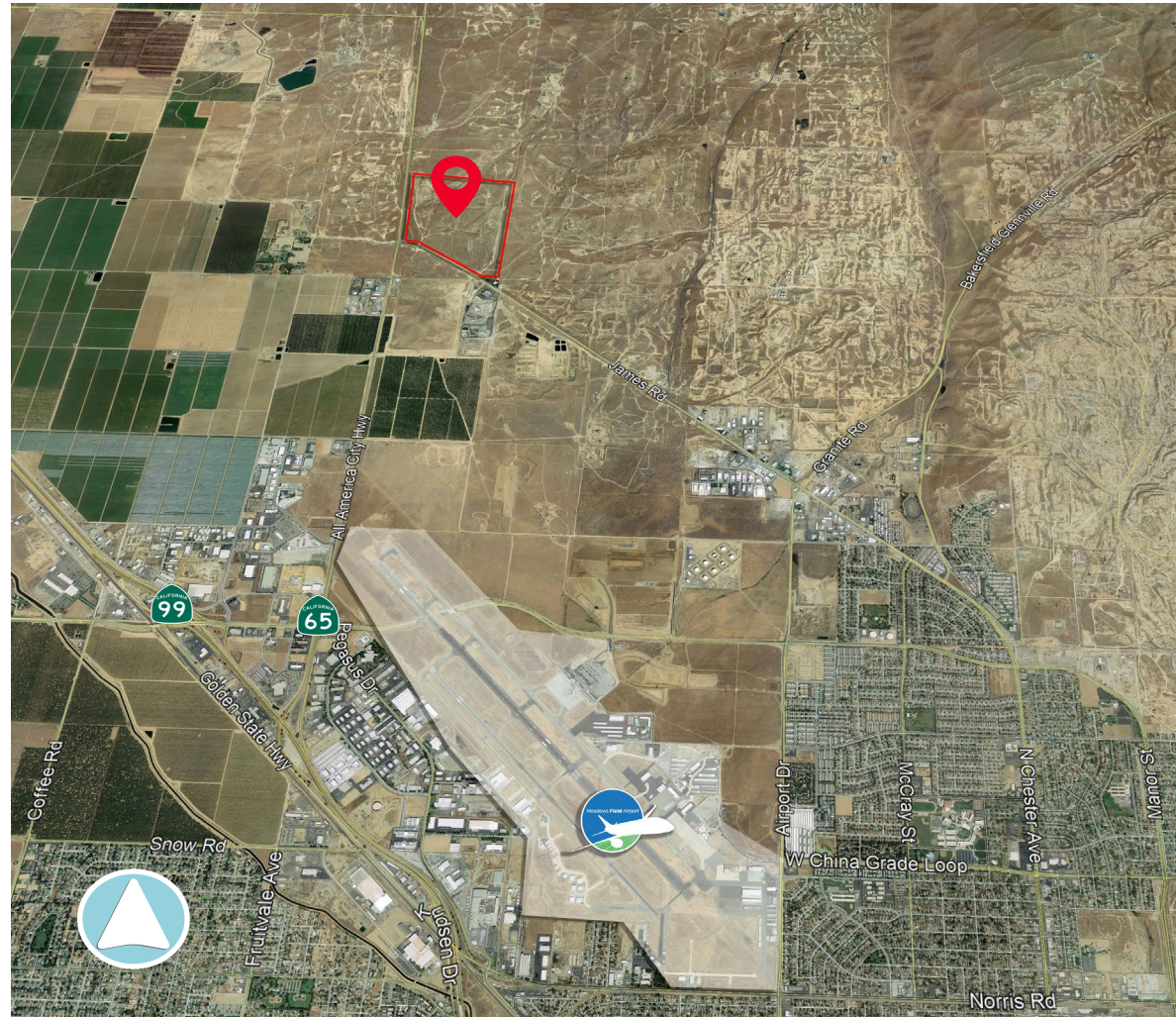
5060 California Avenue
Suite 1000
Bakersfield, CA 93309
+1 661 327 2263
www.paccra.com

PROPERTY HIGHLIGHTS

129 Acres of raw land zoned AG with a future general plan for Industrial. Located off the corner of Hwy. 65 & James Road. This property is just 4 miles from Meadows Field Airport, and 3.1 Miles from the new 2.8 Million square foot Amazon Distribution Center. Perfect for large user or smaller master planned development.

Location:	Hwy. 65 & James Road
Price:	\$3,570,875
Price Per Acre:	\$27,500
Price Per SF:	\$0.63
APN:	481-060-38-006
Land:	±5,656,266 SF / 129.85 Acres
Zoning:	Vacant Land - Agricultural
Opportunity Zone:	No

\$3,570,875
Asking Price



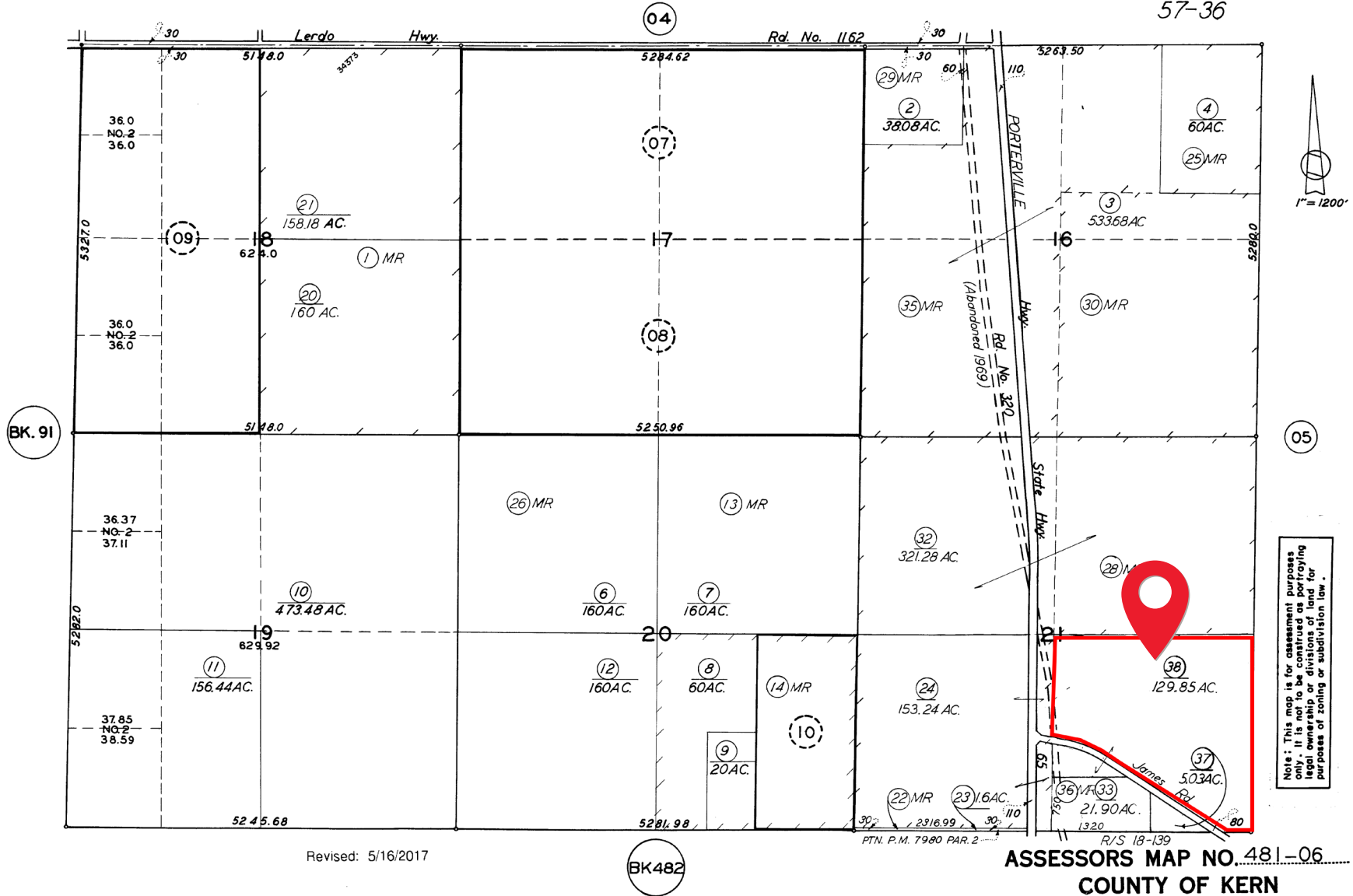
PROPERTY PARCEL MAP



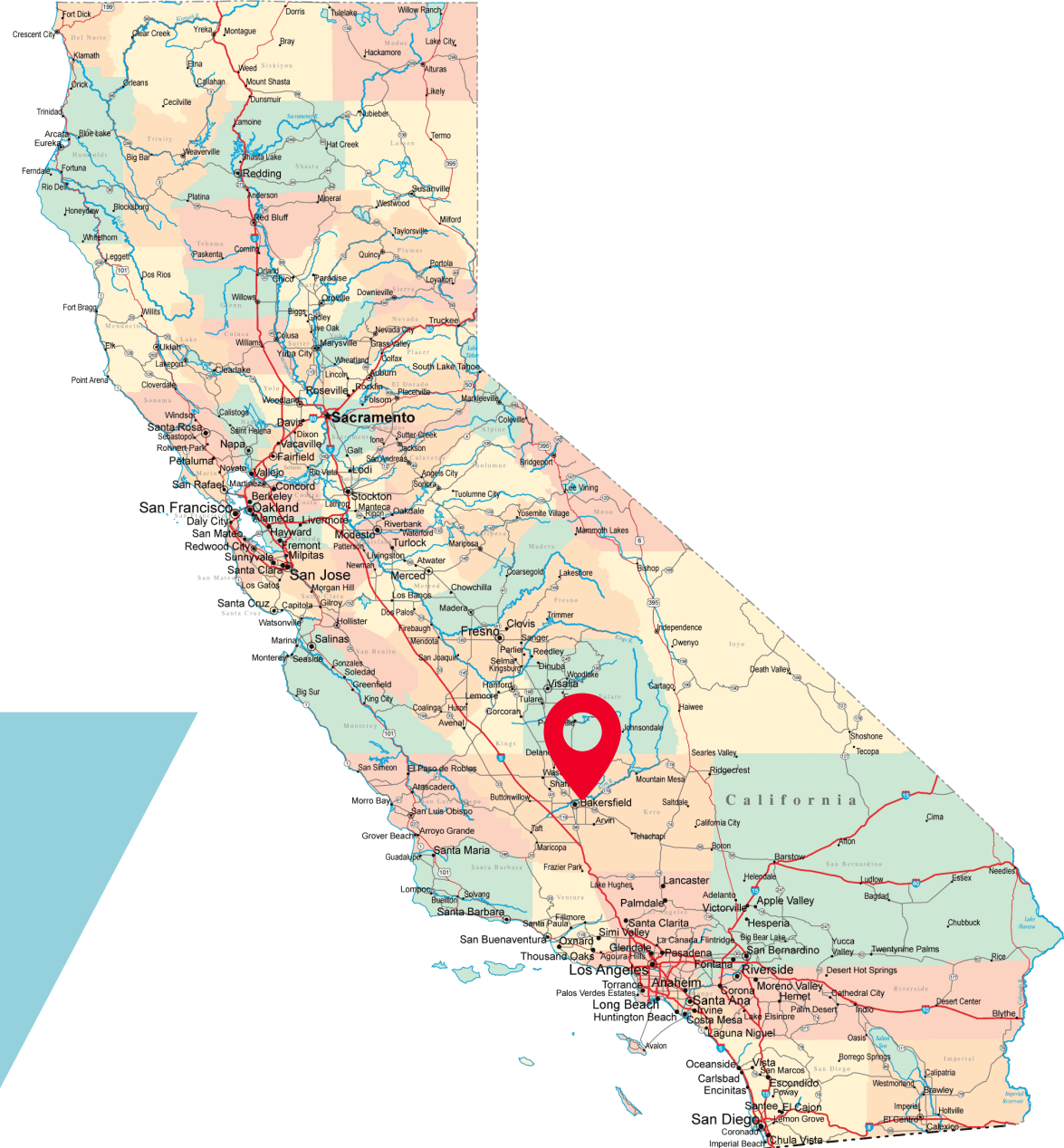
481-06

T. 28 S. R. 27 E.

SCHOOL DIST. 57-3
85-1 481-06
57-36



REGIONAL MAP



5 HOURS
TO SAN FRANCISCO

1.5 HOURS
TO LOS ANGELES

4 HOURS
TO LAS VEGAS

PROPERTY AERIAL MAP

