

For Sale

Office / Warehouse
Assembly / Yard

9400 Di Giorgio Road
Lamont, CA 93241



Scott A. Underhill, CRX, SCLS
Principal
661 706 9312
scott@asuassociates.com
CA RE #00785728

Wesley M. McDonald
Principal
661 599 2134
wesley.mcdonald@asuassociates.com
CA RE #01511739

11601 Bolthouse Drive Suite 110
Bakersfield, CA 93311
661 862 5454 main ▪ 661 862 5444 fax



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Property Aerial

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Property Details

- Total Building Improvements – 45,861 SF
- Office Space – 1,521 SF
- Warehouse Space – 27,423 SF
- Canopy Space – 14,041 SF
- Rail Dock: - 2,876 SF
- Sliding Door – One (1) 18' x 12'
- Ground-Level Doors – Two (2) 12' x 12' and two (2) 10' x 10'
- Clear Height – 13' – 19'

Building #1

- Total Space – 15,070 SF
- Warehouse Space – 4,906 SF
- Canopy Space – 10,164 SF
- Clear Height - 16'6" – 19'

Building #2

- Total Space – 12,100 SF
- Warehouse Space – 12,100 SF
- Ground-Level Doors – One (1) 12' x 12'
- Sliding Door – One (1) 18' x 12'
- Clear Height – 13' – 14' 6"

Building #3

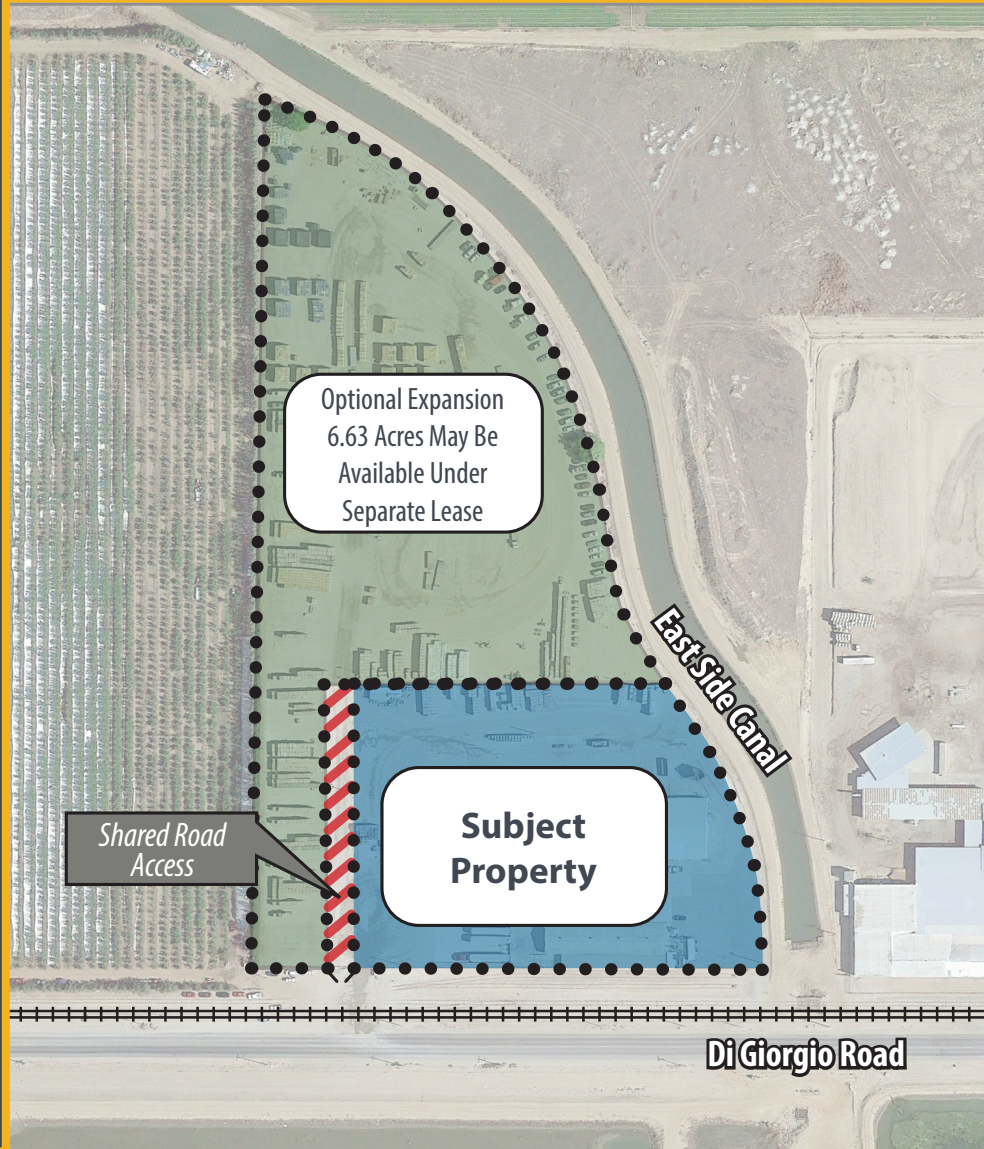
- Total Space – 4,581 SF
- Office Space – 497 SF
- Warehouse Space – 4,084 SF
- Ground-Level Doors – One (1) 12' x 12'
- Clear Height – 14' – 16'

Building #4

- Total Space – 6,333 SF
- Warehouse Space – 6,333 SF
- Ground-Level Doors – Two (2) 10' x 10'
- Clear Height – 14' – 18'

Building #5

- Office Space – 1,024 SF
- Furniture not included



Property Highlights

- Parcel Size – 4.80 acres
- Rolling gate entrances into the yard with one (1) point of ingress/egress to property
- Building #1 has water lines plumbed on interior column lines
- Six-foot-tall chain link fence surrounding property
- Perimeter Yard Lighting along Exterior Fence
- Property has two (2) recessed dock wells with nine (9) total dock positions
- Property is adjacent to San Joaquin Valley Railroad
- Expansion ability to incorporate additional 6.63 acres of land for parking or storage
- Zoning: Agriculture (A1) - County of Kern
- Stormwater runoff | detention basin to be discussed with Buyer

SALE PRICE: \$995,000.00

- Optional Expansion Land (6.63 Acres)

UTILITIES:

- Electric: PG&E 400 amps of 480/277 volt, 3 Phase, 4 Wire
- Gas: Gas is available through SoCal Gas but there is no meter set
- Water: Private Water Well - 75 PSI with 1,500 gallon storage tank
- Sanitary: Septic Tank

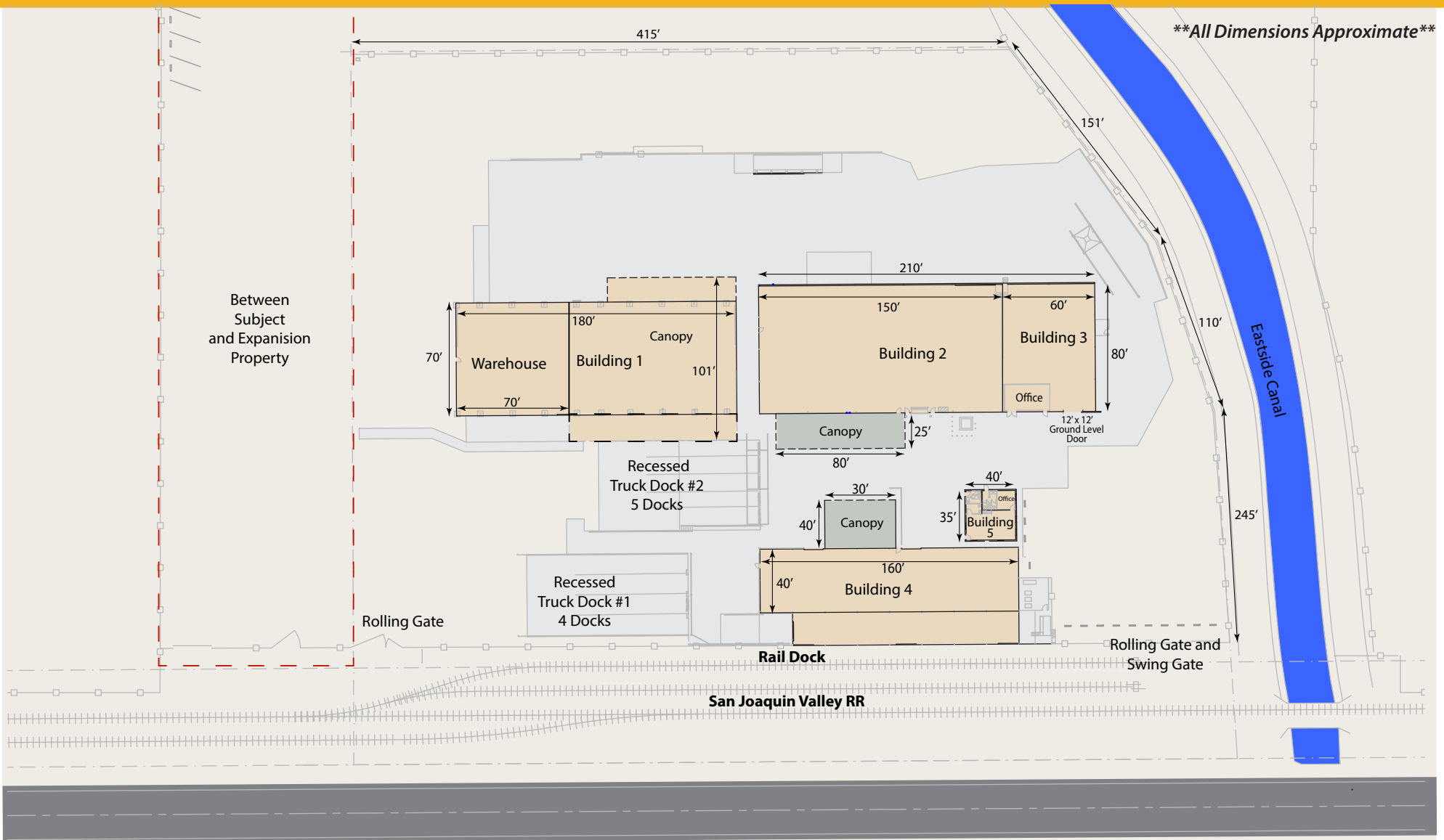


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Site Plan

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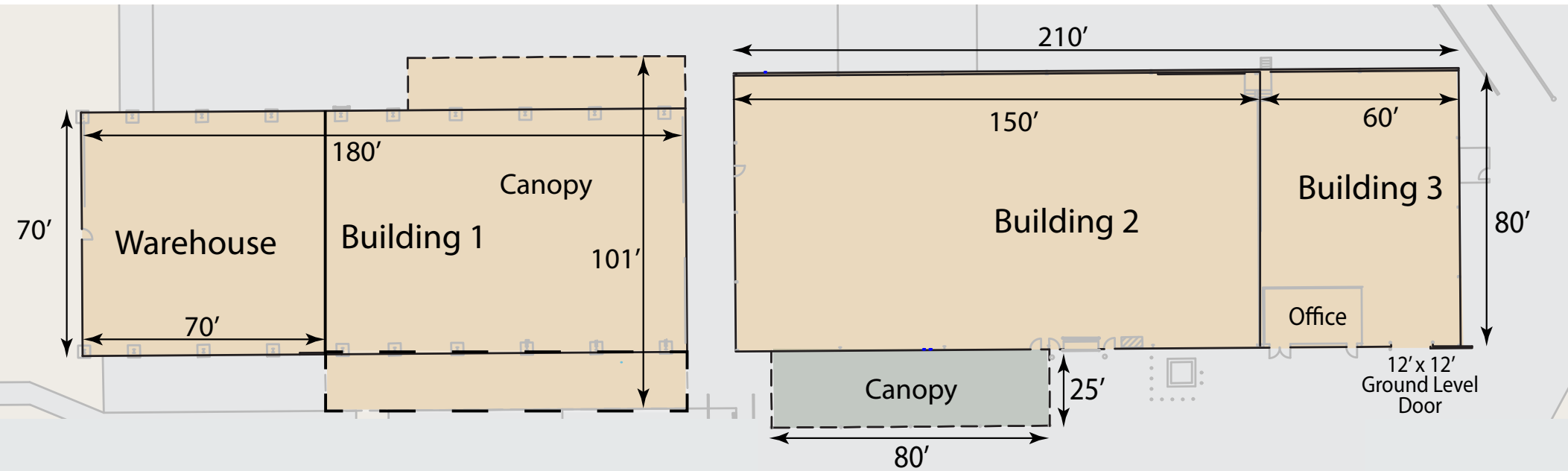
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Floor Plan of Building 1, 2 & 3

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****All Dimensions Approximate****



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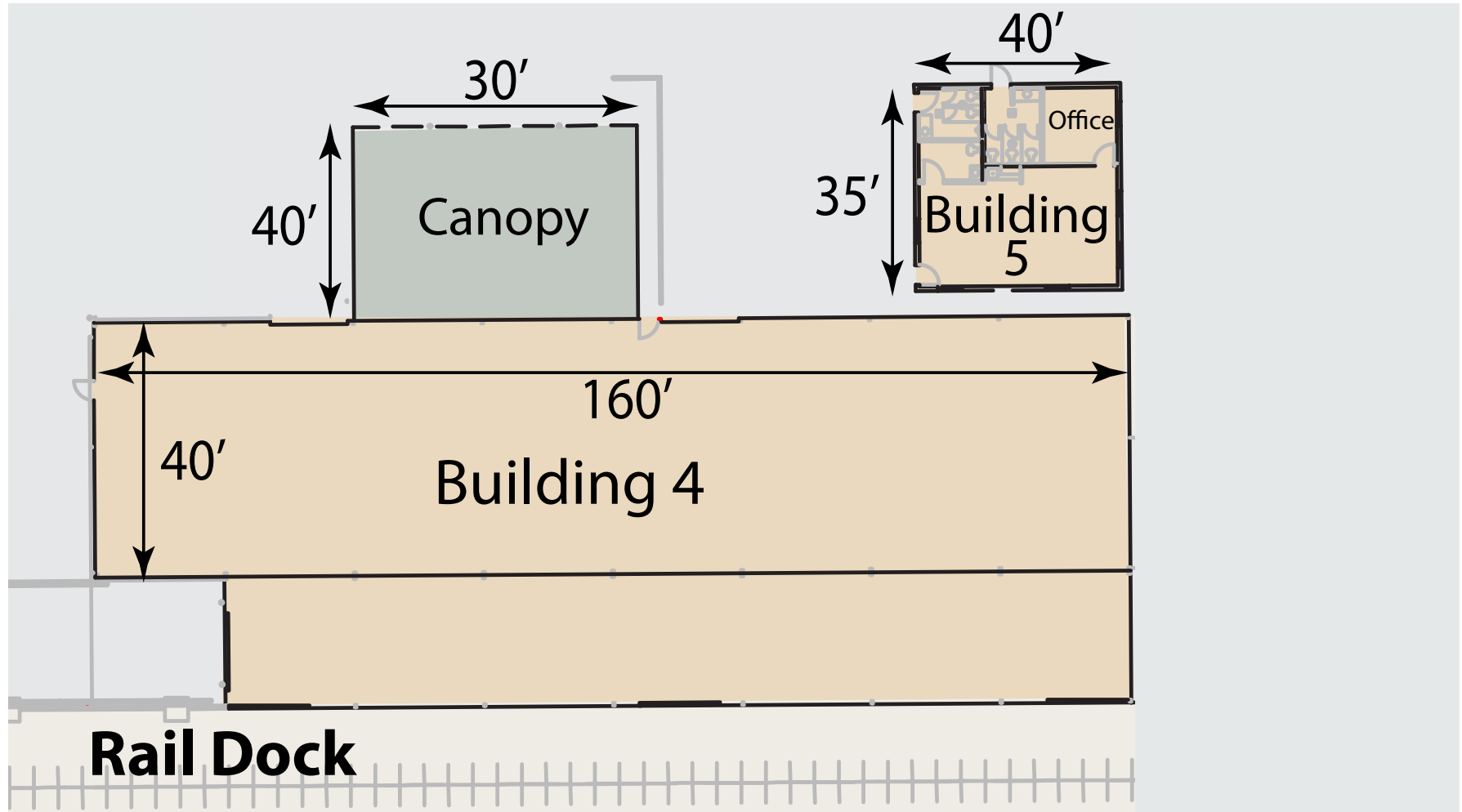
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Floor Plan of Building 4 & 5

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Property Photos

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Aerial of Roadways

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