



For Sale

\$800,000

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300 Watts Drive, Bakersfield, CA 93307

300 Watts Drive is an approximately 5,625 square foot office/warehouse building. Site is fully paved and fully fenced. Close proximity to South Union Ave, Highway 99 and Highway 58.

Property Details:

Total Available: ± 5,625 SF
Office Size: ± 600 SF
Land Size: ± 0.51 AC
Zoning M-1 - (City of Bakersfield)

Highlights:

- One (1) 12' x 12' roll-up door
- Fully paved
- Fully fenced
- 20' x 25' Canopy
- One (1) 30' trailer storage container
- One (1) 35' trailer storage container
- Two (2) 45' trailer storage container
- APN: 170-300-12
- Utilities:



Sewer
City of Bakersfield
Municipal

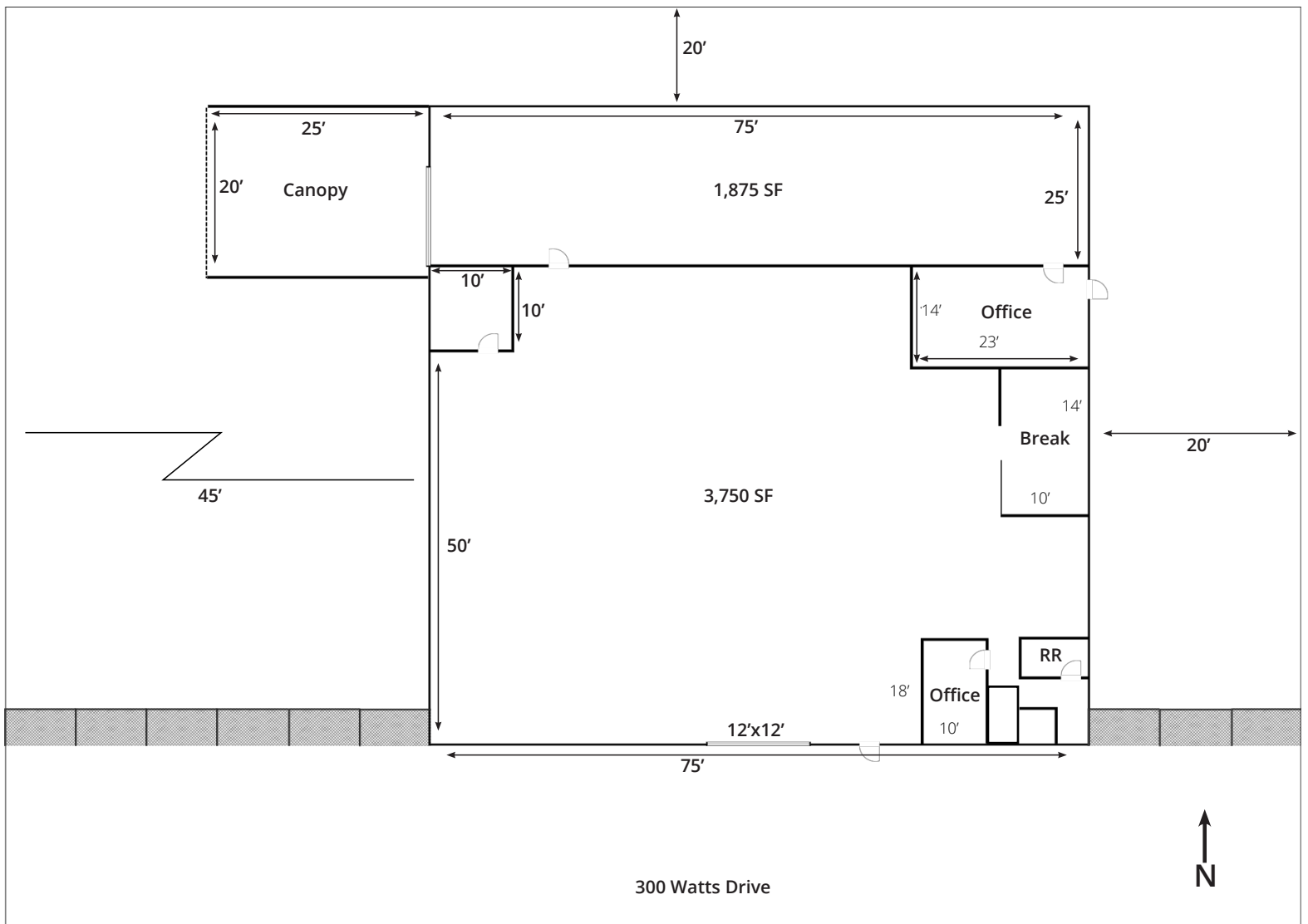


Water
California Water
Company



Electric
PG&E and Southern Cali-
fornia Gas & Electric

Site Plan

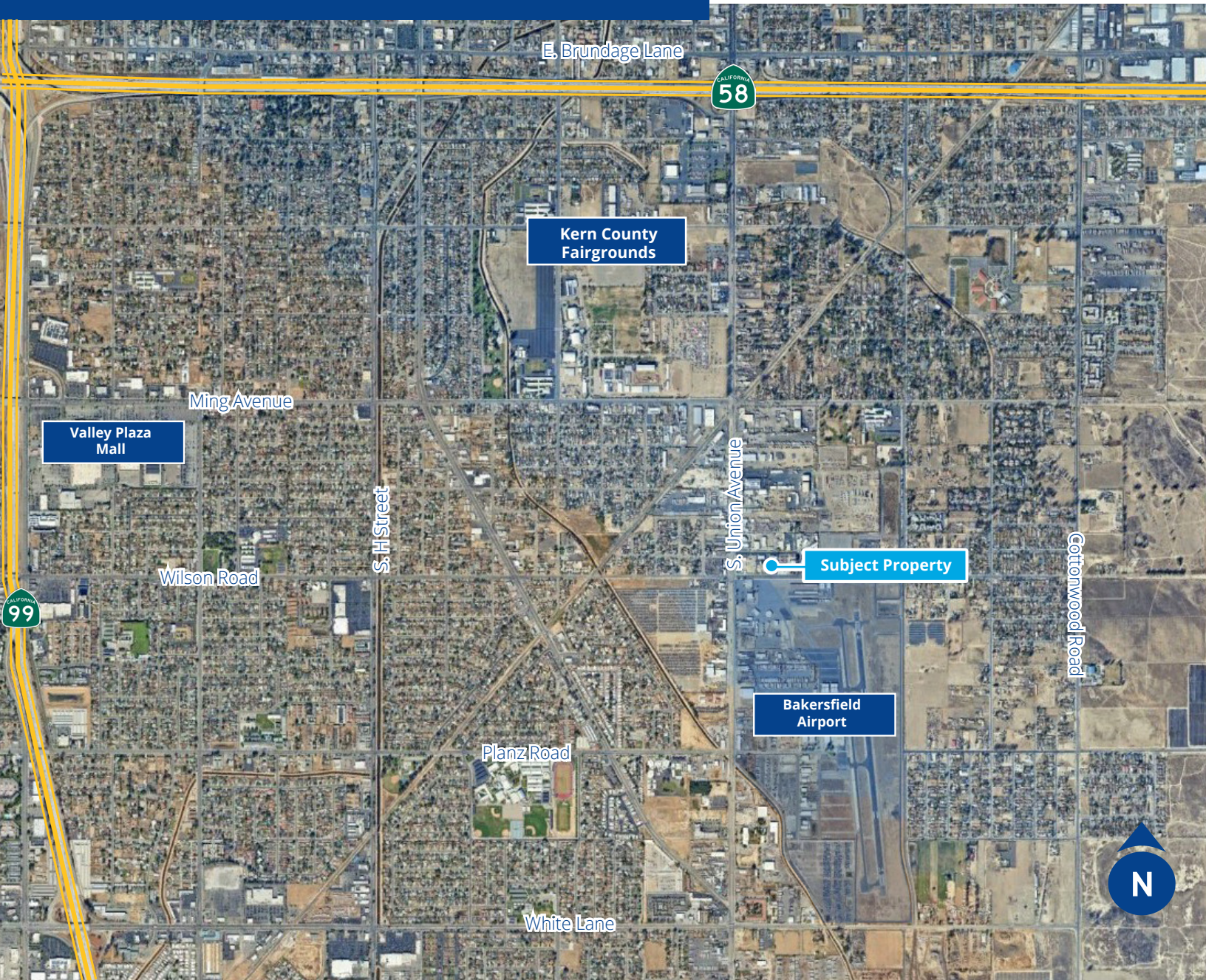


Photos



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Aerial



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