

FULLY ENTITLED - APPROVED CONSTRUCTION PLANS



MARIE AVE

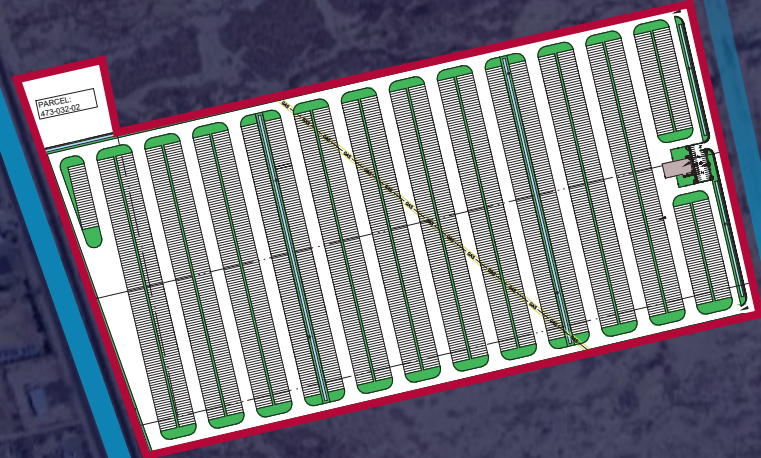


70 NET ACRES FOR SALE OR LEASE

DIVISIBLE ALL/OR PART

APPROXIMATE ADDRESS: 1660 S SIERRA HIGHWAY, ROSAMOND, CA 93560

S. SIERRA HIGHWAY
ROSAMOND | CA



10TH ST W

SIERRA HWY

70 NET ACRES
TOTAL SPACE AVAILABLE

14 FWY
CLOSE PROXIMITY

ZONED HEAVY INDUSTRIAL (M3)

FOR MORE INFORMATION, CONTACT:

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FOR SALE OR LEASE

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S. SIERRA HIGHWAY | ROSAMOND | CA

PROPERTY HIGHLIGHTS



70 NET ACRES
usable acres



Close Proximity to the I-14



473-040-06-00-8,
473-032-02-00-7,
473-023-04-00-7
& 473-023-05-00-0
APN



Property can be Built-to-Suit for a Potential Tenant's Requirements including a Warehouse or Office Building along with a Large Outside Storage Yard Built to Meet the Specific Requirements for the Proposed Use.



Zoned Heavy
Industrial (M3)



Business Friendly Location
within Kern County.



Adjoining 89 Acres on the South Side of the Subject Property is Going to be Improved for a Fleet Vehicle Storage Facility.



Parcel Dimensions:
400 ft x 8,494.2 ft



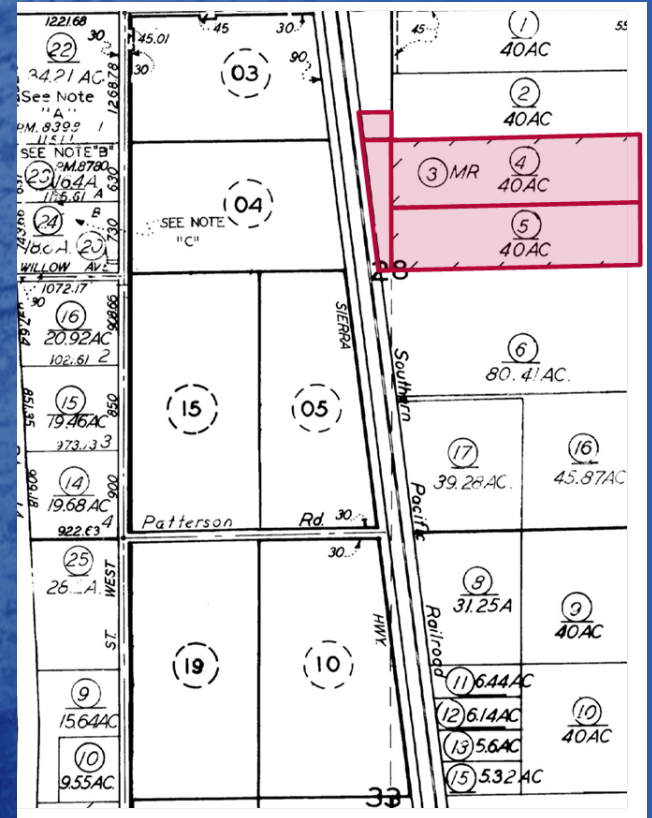
Can be Used as Outside Storage, Fleet Vehicle Storage, Manufacturing & Distribution Industrial.



Approximate Address:
1660 S Sierra Highway,
Rosamond, CA 93560



Proposed Layout Includes
2,426 Trailer Parking Stalls and
a 9,650 SF Warehouse



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DAUM
COMMERCIAL REAL ESTATE SERVICES

LOCATION

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S. SIERRA HIGHWAY | ROSAMOND | CA



20TH ST W

SIERRA HWY

10TH ST W

PATTERSON RD

PARCEL DIMENSIONS:
400 FT X 8,494.2 FT
≈ 2,426 TRAILER PARKING STALLS



Google



APN

- 1. 473-040-06-00-8
- 2. 473-032-02-00-7
- 3. 473-023-04-00-7
- 4. 473-023-05-00-0

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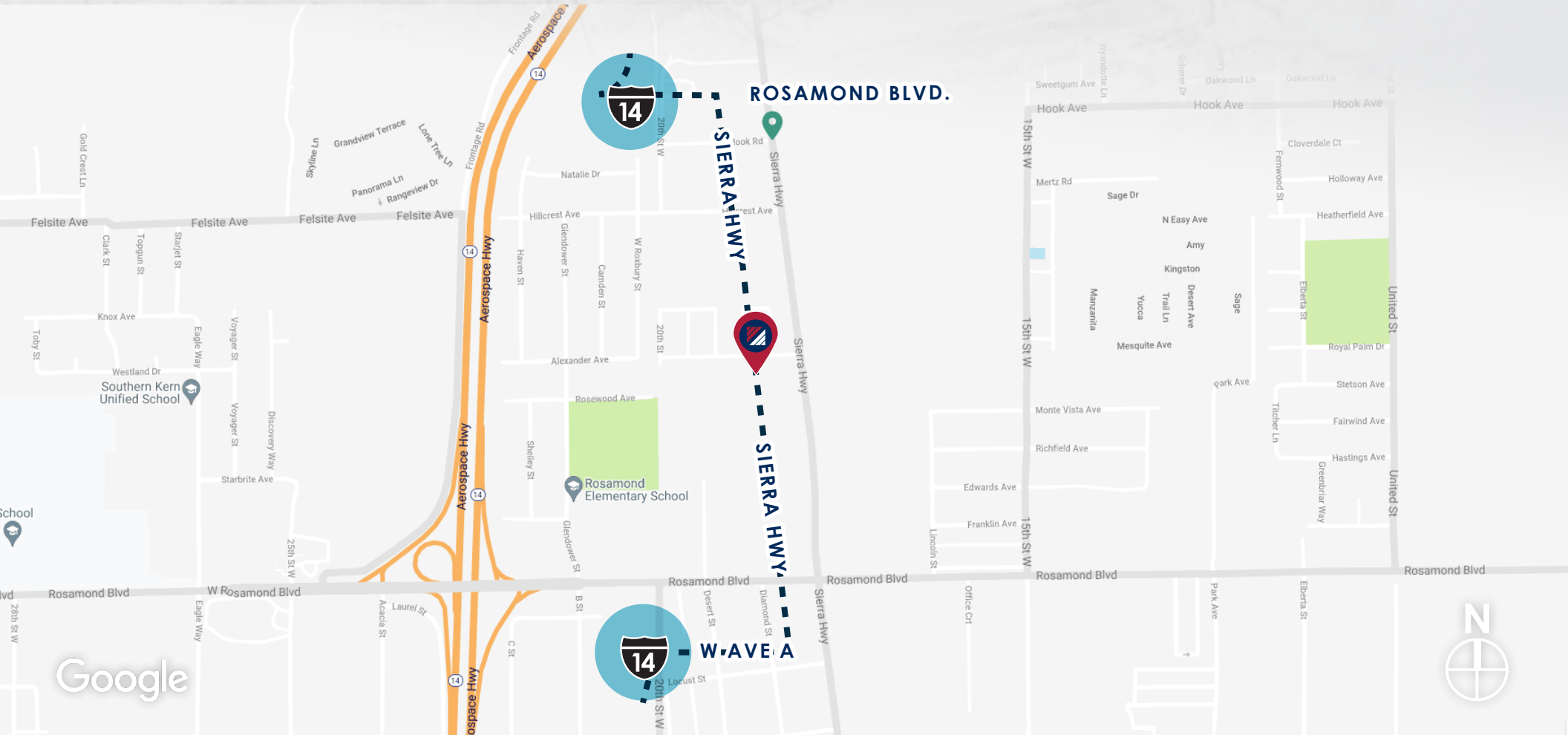
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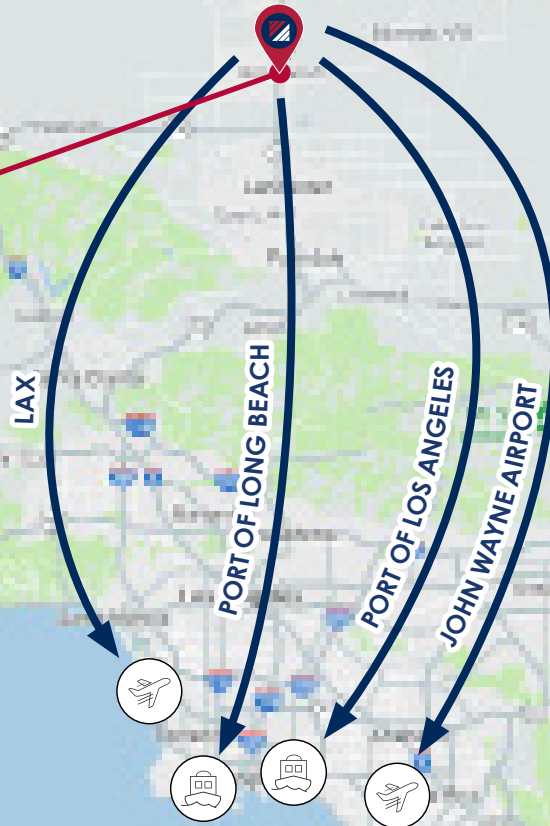
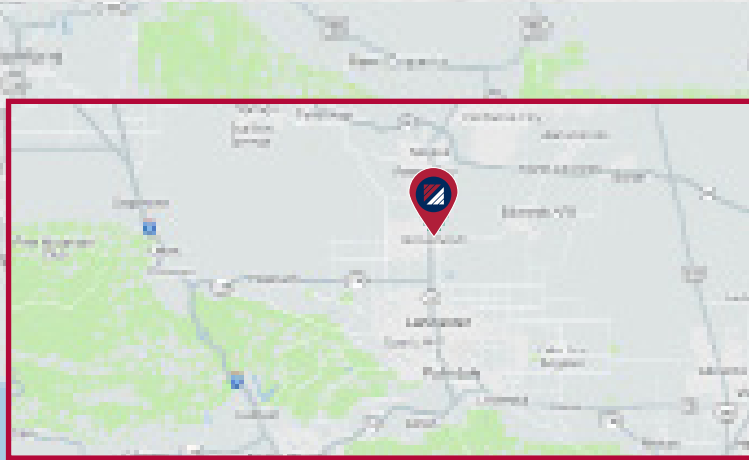
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COMMERCIAL REAL ESTATE SERVICES

LOCATION



KEY DISTANCES

| | |
|---|---|
|  CA-14 2.5 miles |  CA-5 42.7 miles |
|  CA-138 6.2 miles |  CA-58 20.8 miles |
|  Port of Long Beach 97.7 miles |  LAX 84.9 miles |
|  Port of Los Angeles 105 miles |  John Wayne Airport 120 miles |



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