

FOR SALE OR LEASE ► INDUSTRIAL

+/- 14,739 SF AVAILABLE

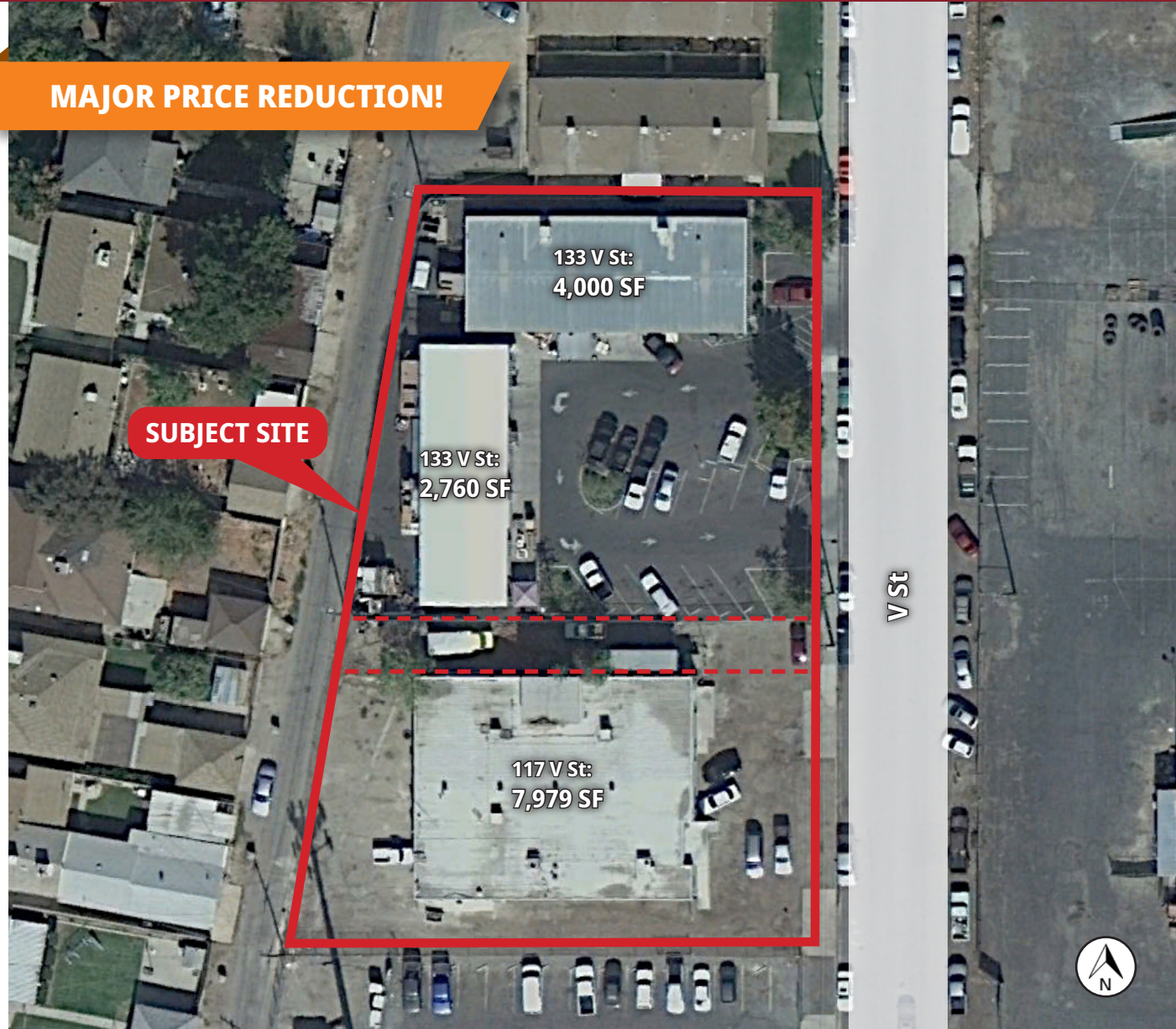
117 & 133 V St., Bakersfield, CA 93304

APN: 010-044-18, 010-044-19, & 010-044-03, County of Kern

PROPERTY DETAILS

- SALES PRICE: ~~\$1,200,000.00~~ **\$1,100,000.00**
- LEASE RATE: **\$9,000.00/MONTH IG**
- 3 LOTS TOTALING: +/- 0.98 AC
 - 117 V ST.: +/- 0.47 AC
 - 133 V ST.: +/- 0.51 AC
- 3 BUILDINGS TOTALING: +/- 14,739 SF
 - 117 V ST.: +/- 7,979 SF
 - 133 V ST.: +/- 6,760 SF
- YEAR BUILT:
 - 117 V ST.: 1961 | 133 V ST.: 1989
- PARKING: 28 ON-SITE PARKING STALLS
- CONVENIENT CENTRAL LOCATION WITH CLOSE PROXIMITY TO BAKERSFIELD'S FREEWAYS FOR EFFICIENT LOGISTICS AND ACCESSIBILITY
- ZONING: C-2, CITY OF BAKERSFIELD
- UTILITIES:
 - ELECTRICITY: PG&E
 - GAS: PG&E
 - WATER: CAL WATER
 - SEWER: MUNICIPAL
- CURRENT USE: WHOLESALE AUTO PARTS DISTRIBUTION FACILITY

MAJOR PRICE REDUCTION!



OLIVIERI COMMERCIAL GROUP
9810 Brimhall Road
Bakersfield, CA 93312
www.oliviericommercial.com

For additional information please contact:

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SUBJECT SITE

133 V St.

117 V St.

Brundage Ln

Union Ave

CALIFORNIA
58

CALIFORNIA
204

Traffic Count:
83,000 AADT



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.

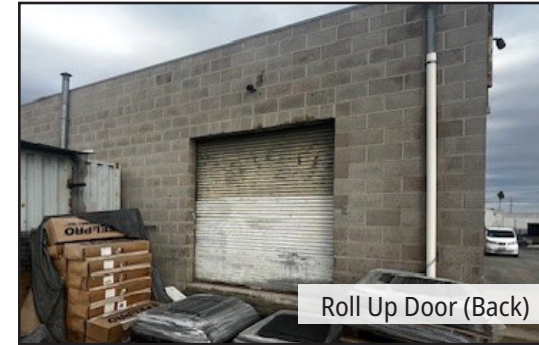
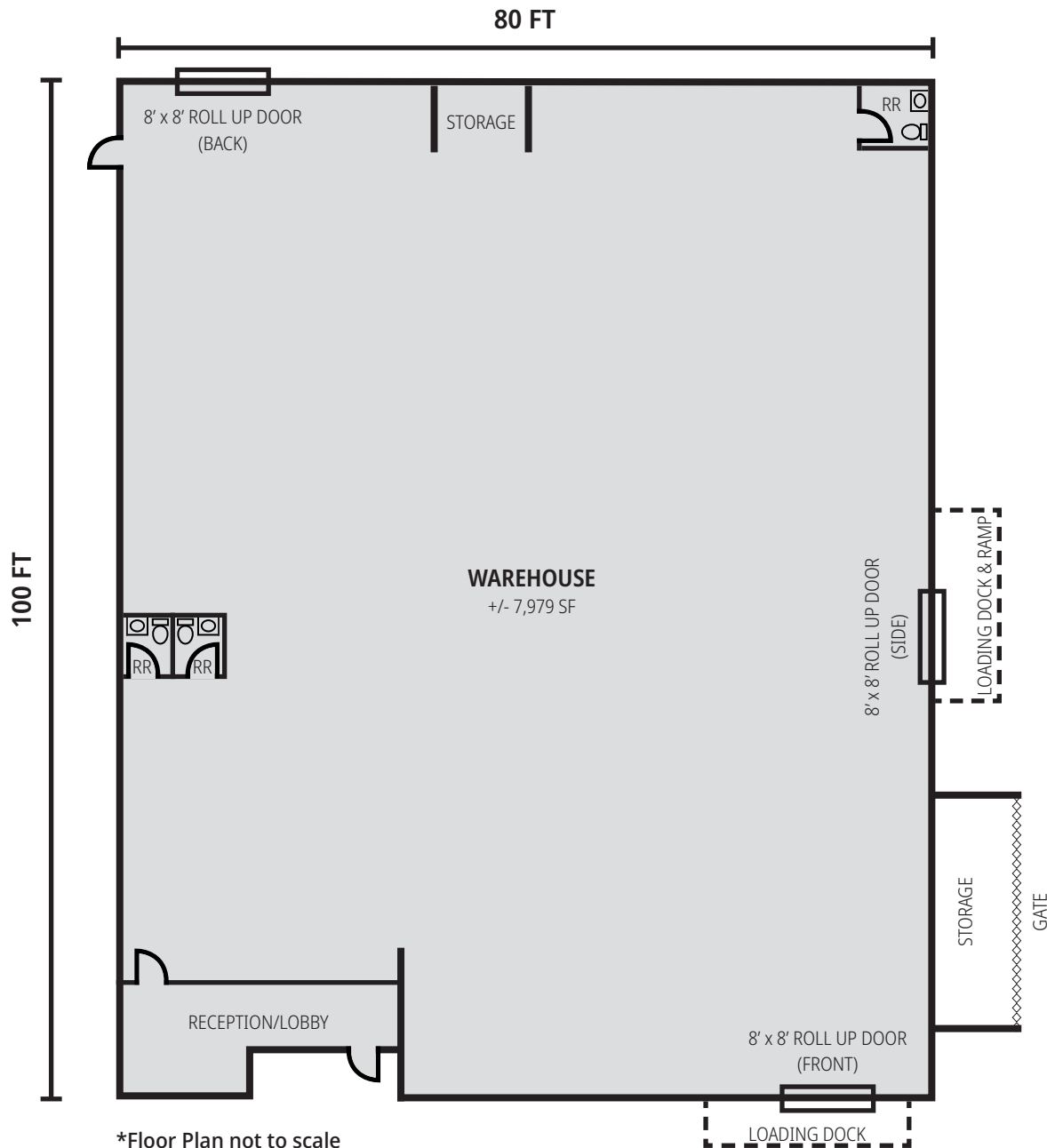


SITE DISTANCE FROM HWY

HIGHWAY	DISTANCE
CA-204	0.13 mi
CA-58	0.25 mi
CA-178	1.79 mi
CA-99	1.93 mi



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Roll Up Door (Back)



Roll Up Door (Side)



Roll Up Door (Front)



