



AVAILABLE FOR SALE

305-309 22ND ST.
BAKERSFIELD, CA

FOR SALE

305-309 22ND STREET



- Flexible industrial facility, with a gated/fenced lot
- Located in Downtown Bakersfield

PROPERTY HIGHLIGHTS

PRICE REDUCTION!

Total Available:	±7,950 SF	Total Buildings:	2
Total Lot Size:	±0.34 Acres	Zoning:	M-1, City of Bakersfield
APNs:	005-101-06-00-9 & 005-101-05-00-6	Asking Price:	\$792,000 \$750,000

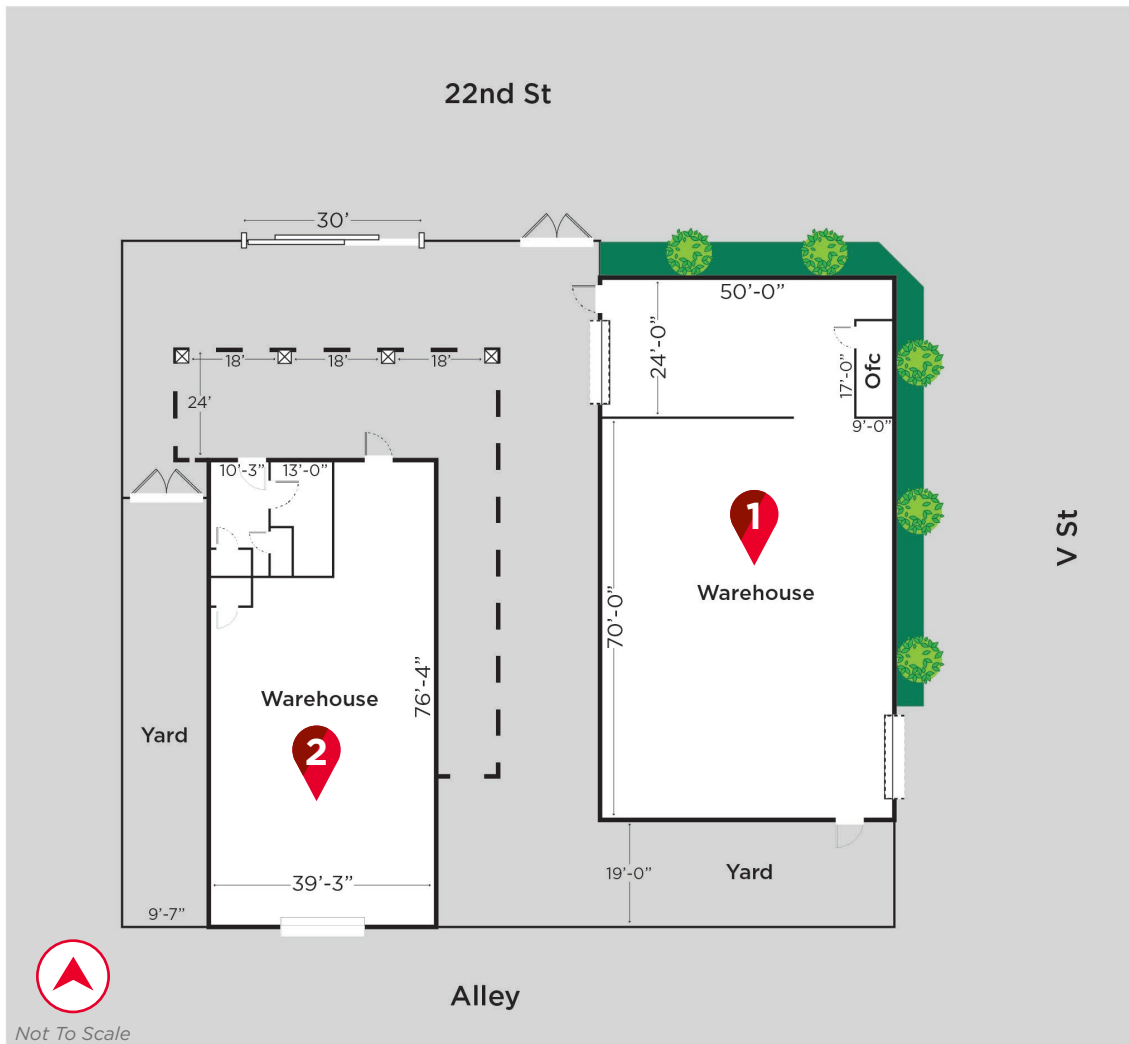


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SITE PLAN



305 22nd Street **1**

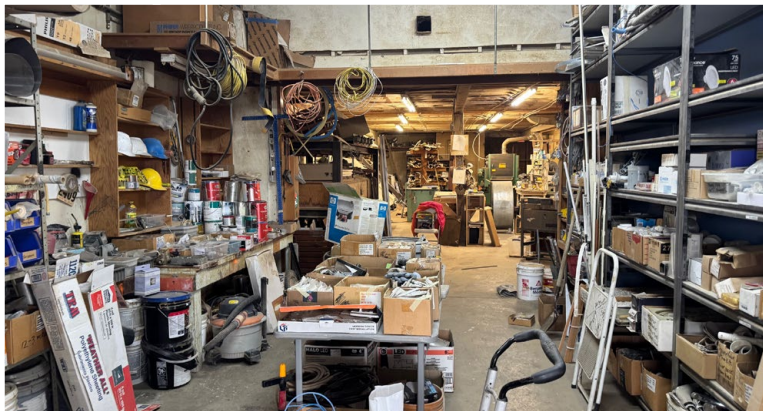
Total Available:	±4,750 SF
Office:	±153 SF
Lot Size:	0.17 Acres
APN:	005-101-06-00-9
Clear Height:	14' min - 16' max
Loading:	(2) 10' x 14' Roll-Up Doors
Power:	200 Amps, 110/240 V, 3 Ph
Lighting:	Auto sensor TII Lighting Skylights

309 22nd Street **2**

Total Available:	±3,200 SF
Office:	±450 SF
Lot Size:	0.17 Acres
APN:	005-101-05-00-6
Power:	100 Amps, 110/240 V, 3 Ph
Clear Height:	9'-6"
Loading:	(1) 10' x 9' wood slider door
Lighting:	Flourescent tube lighting

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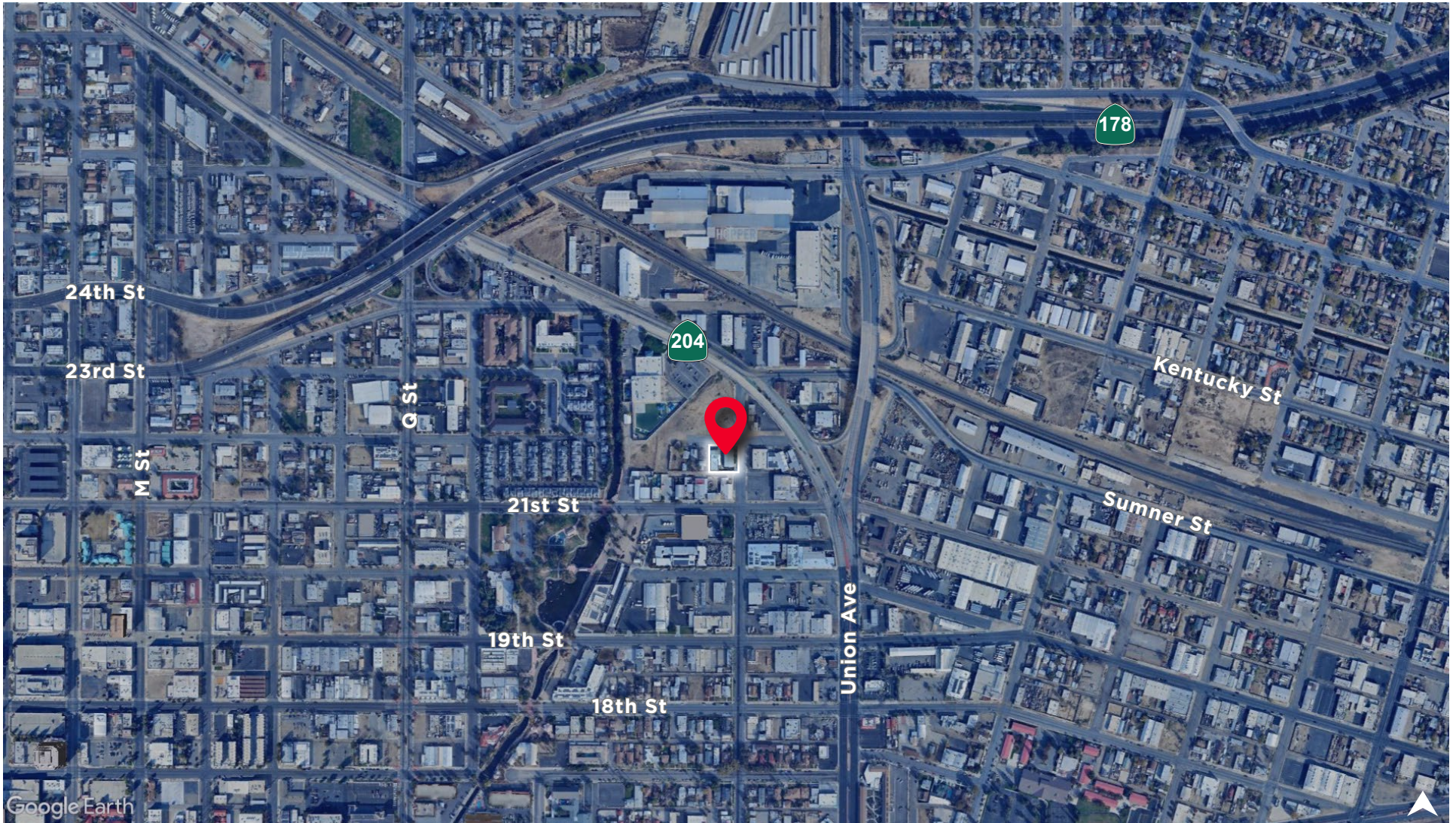


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305-309 22ND STREET



AERIAL





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