



For Sale or Lease | +/- 19.58 AC

# Central Valley Cold Storage & Agricultural Operations Center

13649 Weedpatch Hwy | Bakersfield, CA

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# Property Overview

Located at 13649 Weedpatch Highway in Lamont, California, this agricultural property spans approximately 19.58 acres, including 15 acres of productive almond orchards. Improvements include an approximately 18,900-square-foot cold storage and packing facility with refrigerated storage, office space, a mechanical room, and a covered loading canopy. Situated minutes from Bakersfield, the property offers a well-equipped Central Valley asset with integrated production, storage, and distribution capabilities.

**Sales Price:**

\$2,300,000

**Lease Rate:**

Contact Broker for details.

## Property Highlights:

- Improvements:
  - ± 11,300 SF of Cold Storage
  - ± 8,400 SF Canopy
  - ± 1,200 SF Office (shell condition)
  - ± 1,600 SF Mechanical Room
- **Total ± 22,500 SF**
- ± 19.58 Acres (+/- 15 AC of Almonds)
- The site is partially paved & fully fenced.
- Zoned A Exclusive Agriculture in County of Kern
- APN: 189-180-34
- Additional improvements include a modular home, truck scale, hydro cooler, and industrial ice machine.



**Sewer**  
Septic



**Water**  
Lamont Public  
Utility District



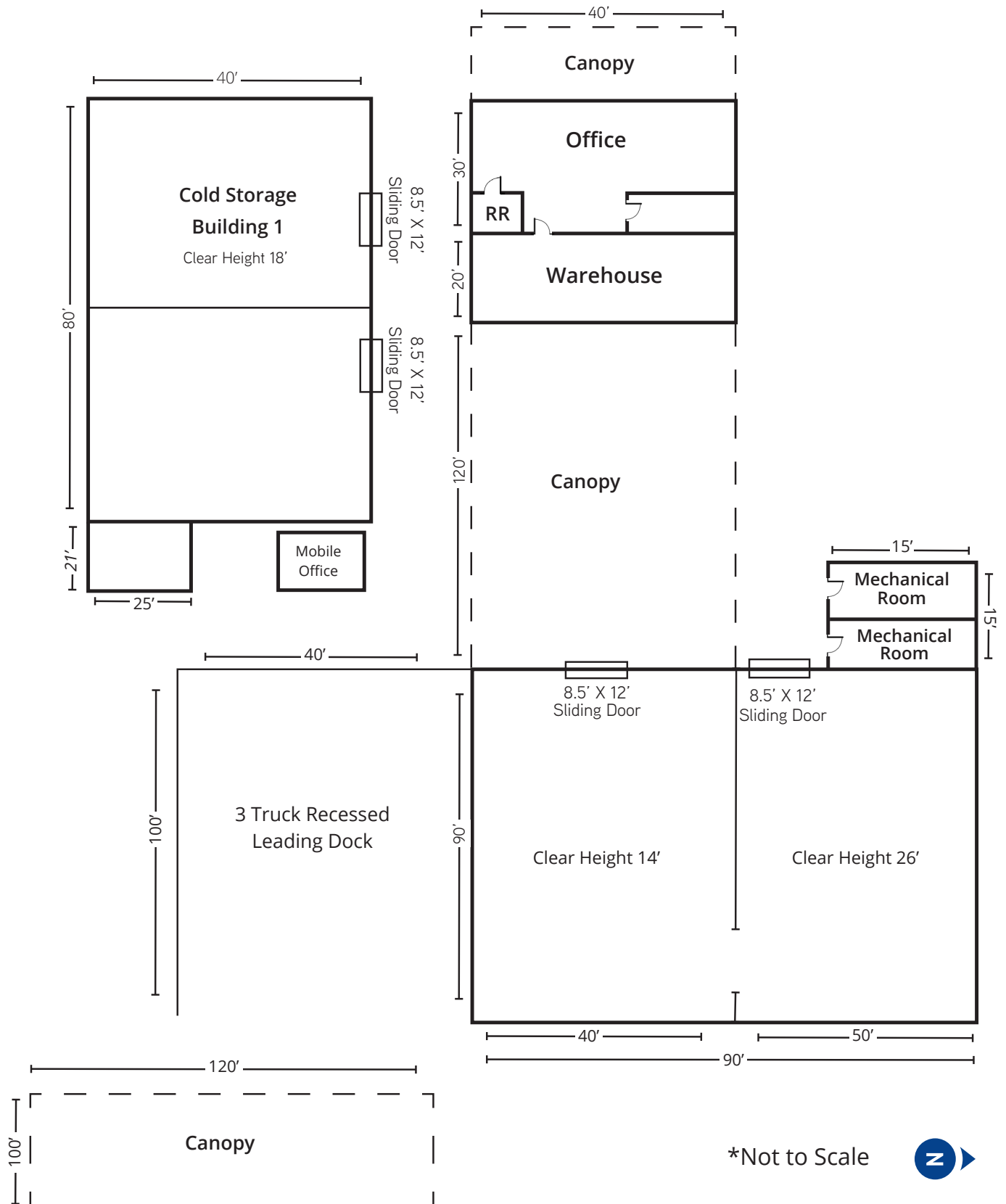
**Electric**  
480 Volt, 1600 amp  
3-phase, 3-wire



**Gas**  
Pacific Gas &  
Electric Company



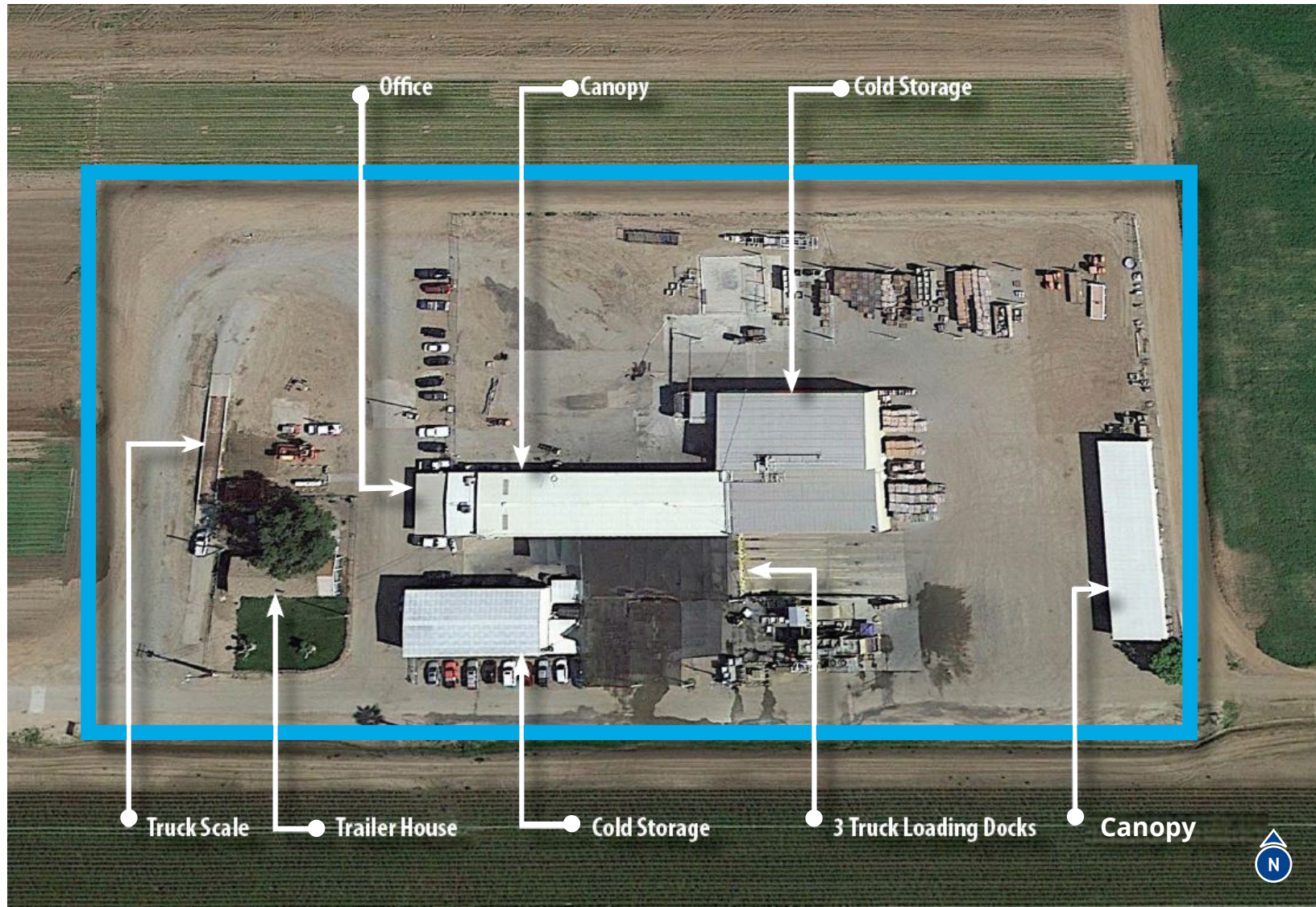
# Cold Storage Site Plan



\*Not to Scale

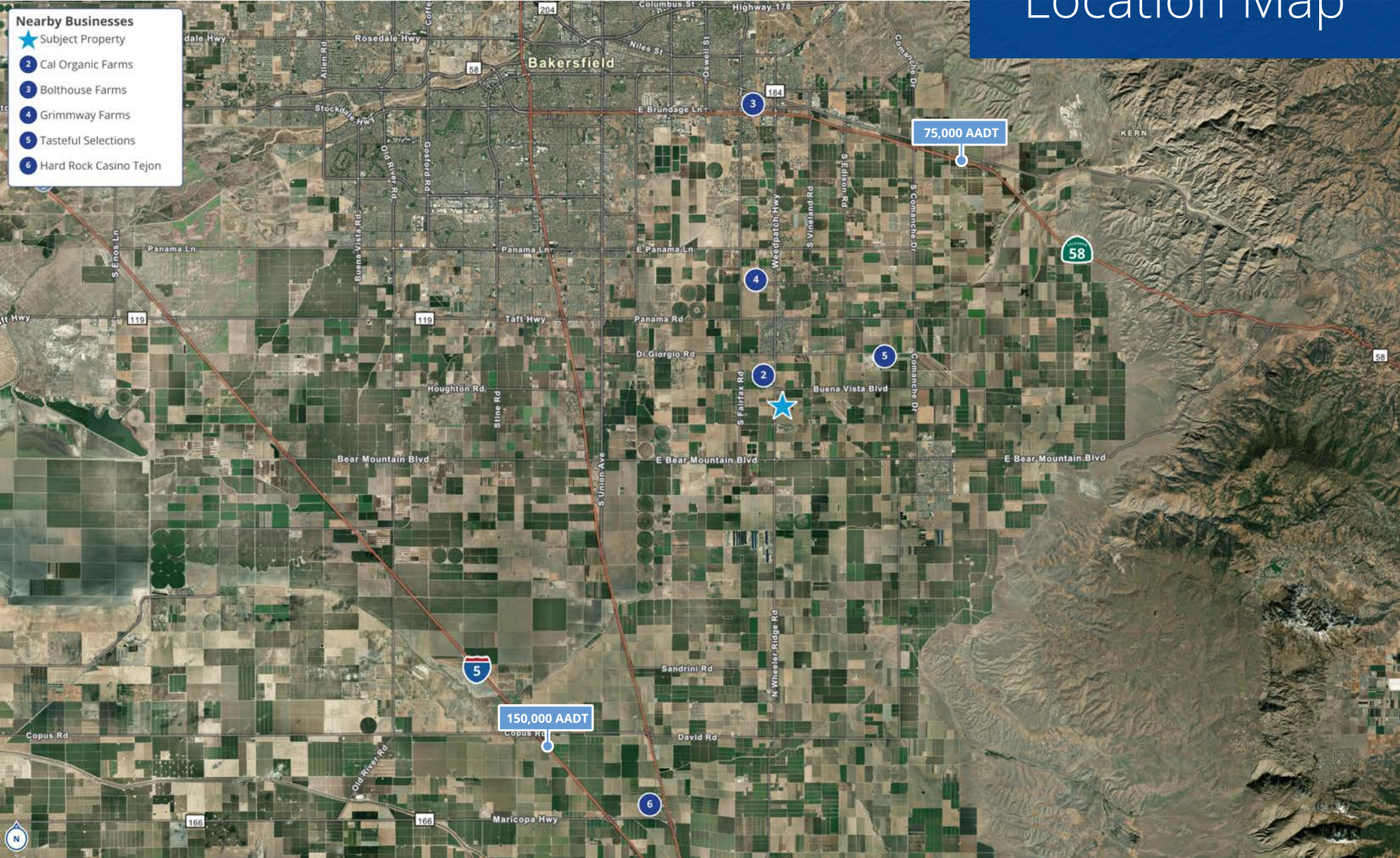


# Cold Storage Site Plan



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# Location Map



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# Photos



# Photos



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