

For Sale
 1.39 - 1.95 Acre Finished Parcels in
 Gosford Business Park

5202 Young St & 8503 Scobee St
 Bakersfield, CA

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Property Overview

Sales Price:

± 1.39 Acres: \$846,412 (\$14/sf)

± 1.95 Acres: \$1,146,717 (\$13.50/SF)

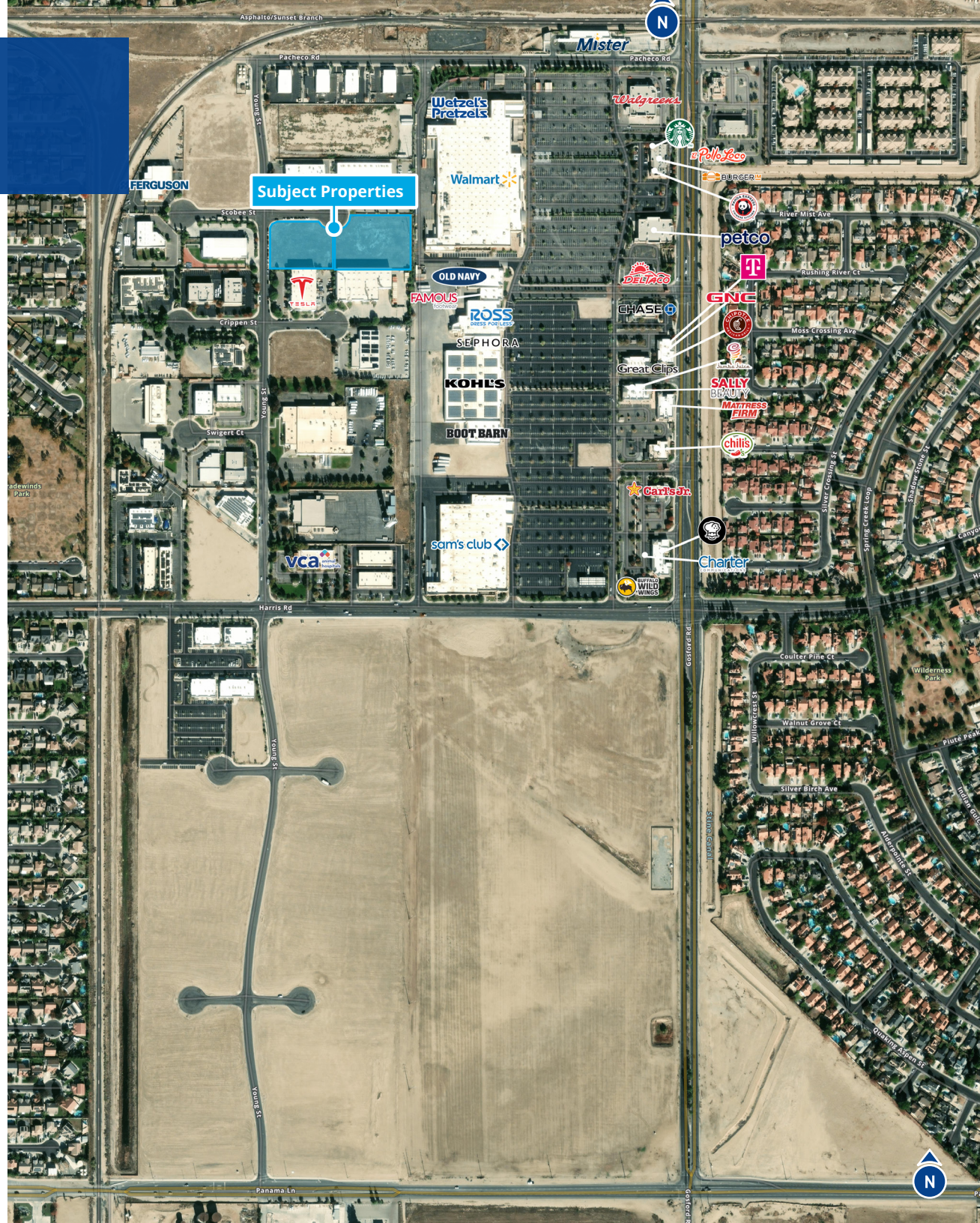
Available:

Land: ± 3.34 Acres divisible into
± 1.39 & ± 1.95 Acres

APN: 545-030-16 & 17

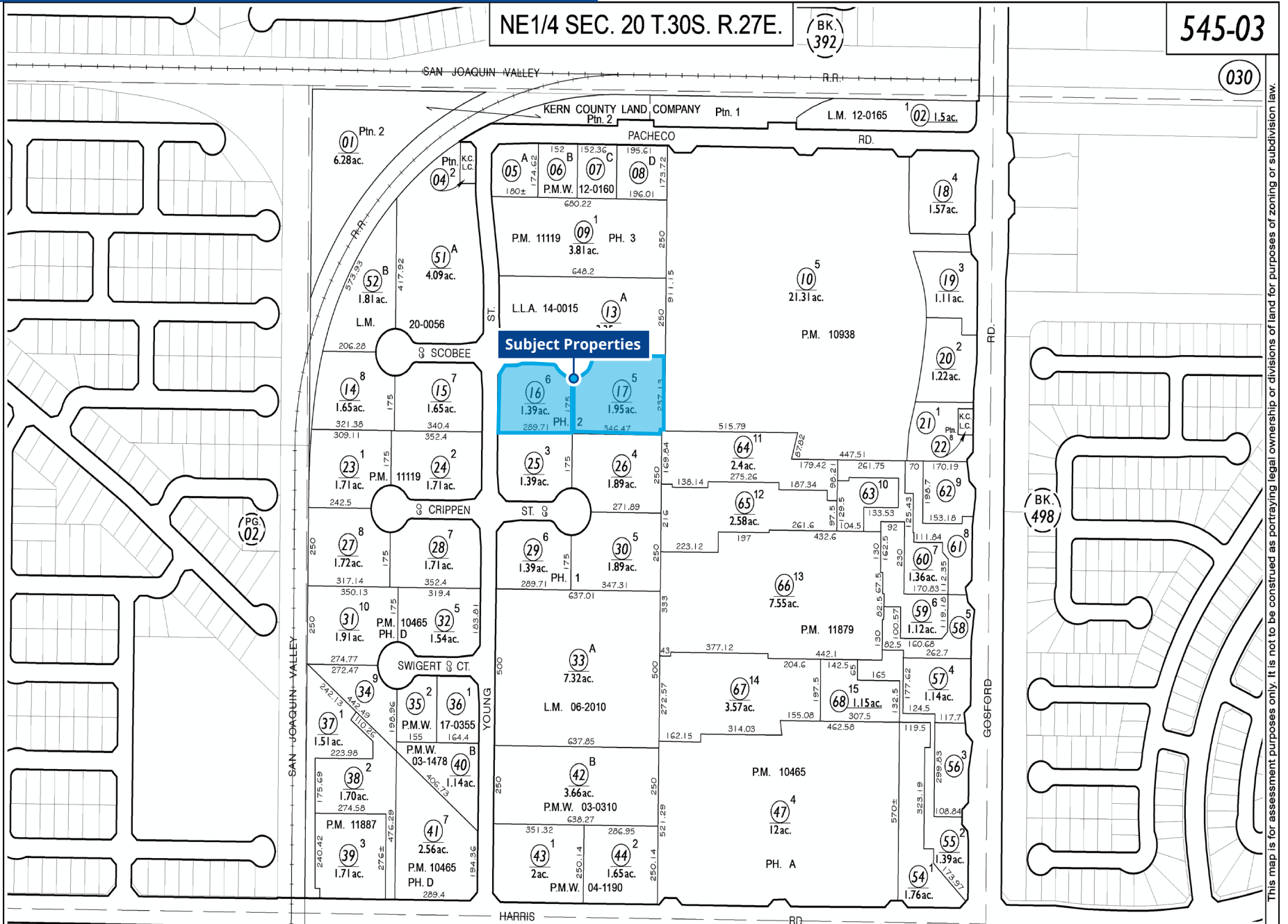
Property Highlights:

- Approximately 3.34 Acres divisible into ± 1.39 & ± 1.95 Acres
- Zoned - M2 Medium Manufacturing, City of Bakersfield
- Fully finished parcels with all utilities stubbed to site with conduit for power
- Located approximately 2 miles west of Hwy 99 with two (2) truck routes available on White Ln & Panama Ln
- Utilities:
 - Water: California Water Service
 - Gas: PG&E
 - Sewer: City of Bakersfield
 - Electric: PG&E

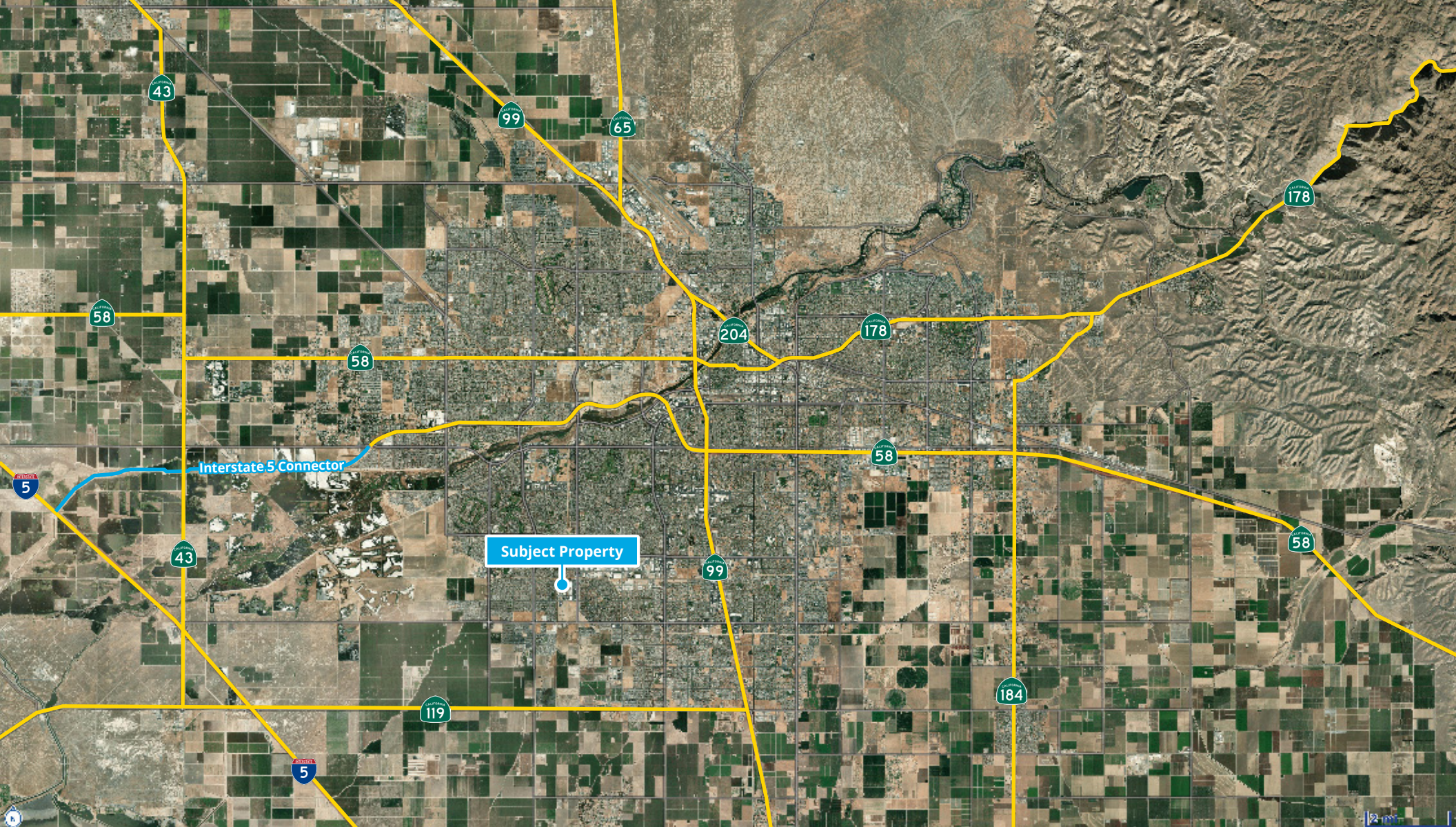


APN Map

5202 Young St & 8503 Scobee St | Bakersfield, CA



This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



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KERN COUNTY

At A

GLANCE

#2 LARGEST ECONOMY

IN THE SAN JOAQUIN VALLEY

#1 in Agricultural Production Nationwide



#3 in Economic Diversity Nationwide



#4 in STEM Jobs Nationwide



OVER 50 MAJOR DISTRIBUTION CENTERS



THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

75%



60%



#1 Largest Wind Farm in the U.S.



#1 Largest Battery Energy Storage System in the World



#14 Oil-Producing County in the Nation

OVER 50 WORLD TECH "FIRSTS"
NAVAL AIR WEAPONS STATION CHINA LAKE



1ST COMMERCIAL SPACE PORT IN U.S.
MOJAVE AIR & SPACE PORT AT RUTAN FIELD



1ST SPACE SHUTTLE LANDING
EDWARDS AIR FORCE BASE



Population
1 Mile: 14,407
3 Mile: 104,052
5 Mile: 223,424



Daytime Population
1 Mile: 11,870
3 Mile: 84,968
5 Mile: 194,203



Average HH Income
1 Mile: \$110,632
3 Mile: \$119,100
5 Mile: \$107,839



Median Age
1 Mile: 31.3
3 Mile: 32.9
5 Mile: 32.7



Households
1 Mile: 4,135
3 Mile: 32,549
5 Mile: 71,007



Businesses
1 Mile: 267
3 Mile: 2,447
5 Mile: 6,286



Source: kenedc.com

— Roads — Drive Time



Source: kenedc.com

— BSNF Railroad — Union Pacific Railroad — Roads - - Drive Time

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