

Office ▪ Warehouse ▪
Yard

FOR SALE

PRICE REDUCED



6657
Meany Avenue
Bakersfield, CA

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Property Details | Floor Plan

6657 Meany Avenue ▪ Bakersfield, CA

Property Highlights

- Located in the highly desirable Rosedale "Oilpatch" submarket
- Parking lot and apron around building is paved with asphalt with the balance of the yard area in dirt
- Building signage available

Property Details

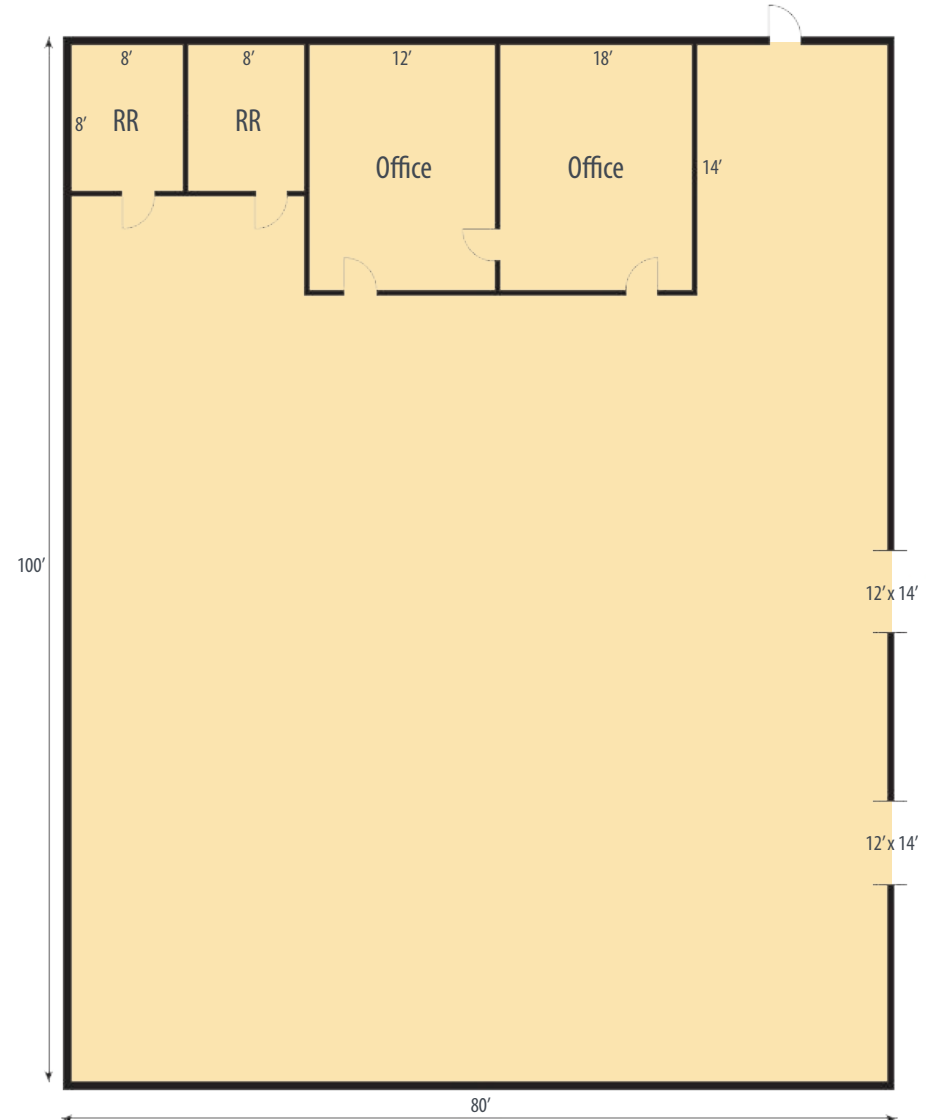
- **Total Available Space** 8,000 SF
- **Warehouse Space** 7,452 SF
- **Office Space** 548 SF
- **Parcel Size** 0.70 Acres
- **Ground Level Doors** Two (2) 12' x 14'
- **Clear Height** 20' 6" - 23'
- **Lighting** Hi-Bay & Fluorescent
- **Assessor's Parcel Number** 452-010-43
- Zoned M-2 (Medium Manufacturing), County of Kern
- Building has insulated walls and roof
- Building has evaporative coolers and space heaters in warehouse
- One (1) point of ingress/egress to property
- Six foot tall chain link fence on three (3) sides of the property

Utilities

- **Electric** PG&E
200 Amps 120/240 Volt
- **Gas** PG&E
- **Water** Cal Water Service
- **Septic** Septic Tank

Sale Price

- \$1,325,000



**Plans deemed to be accurate, but not guaranteed. Plan not to scale.*

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Site Plan

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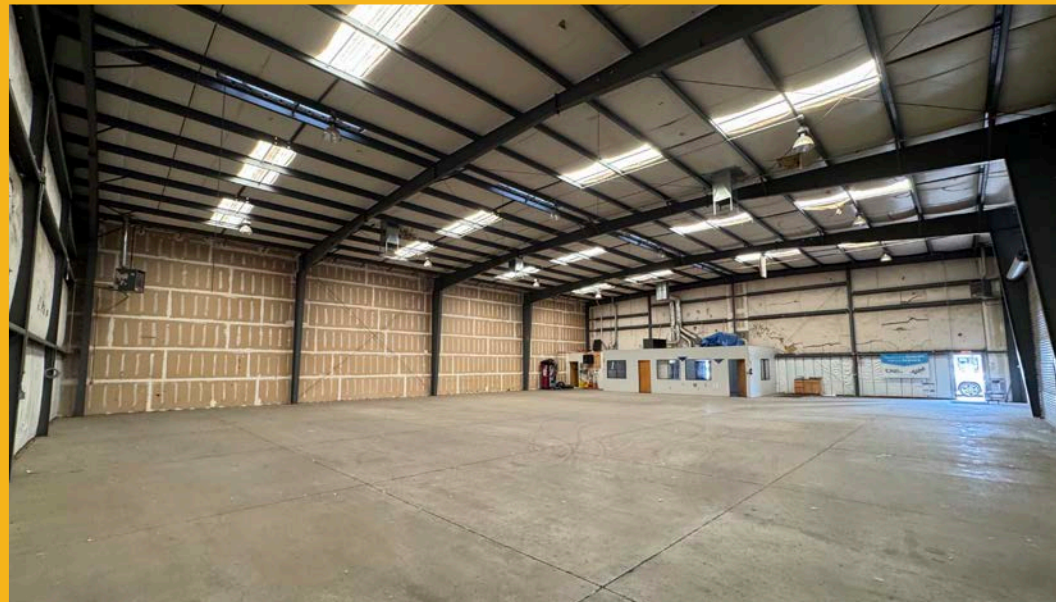
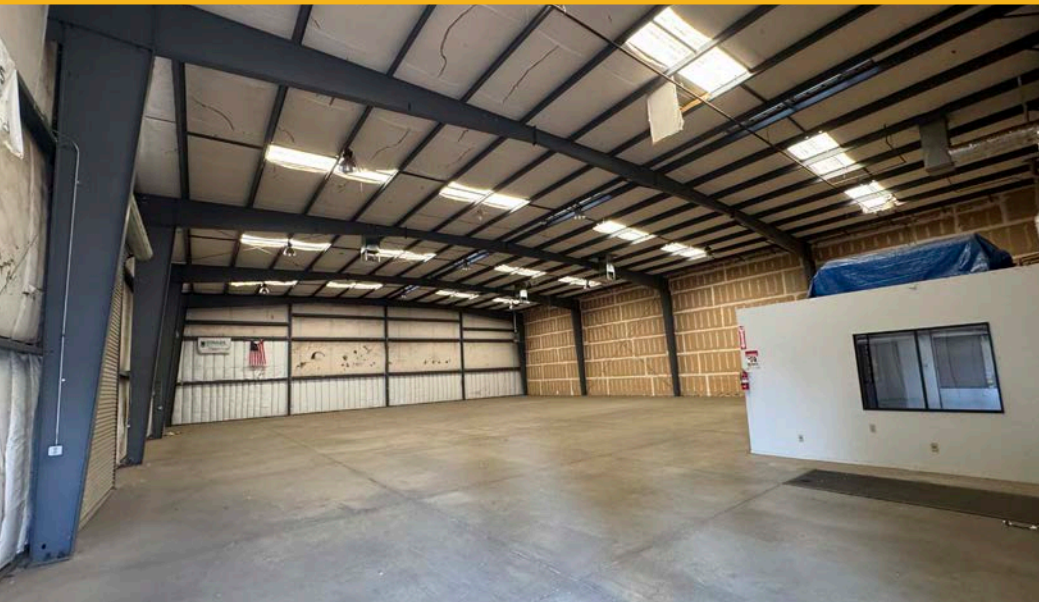


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Property Photos

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Aerial Location Map

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