

ZONED HEAVY INDUSTRIAL



MARIE AVE

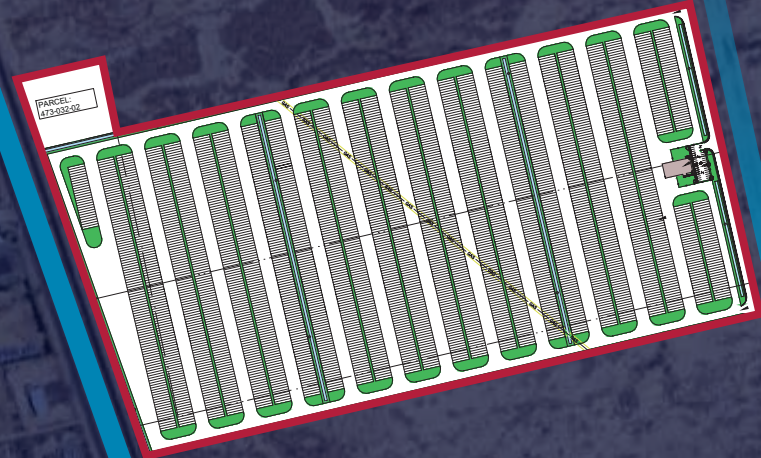


70 NET ACRES FOR SALE OR LEASE

DIVISIBLE ALL/OR PART

APPROXIMATE ADDRESS: 1660 S SIERRA HIGHWAY, ROSAMOND, CA 93560

S. SIERRA HIGHWAY
ROSAMOND | CA



10TH ST W

SIERRA HWY

70 NET ACRES
TOTAL SPACE
AVAILABLE

14 FWY
CLOSE PROXIMITY

**ZONED HEAVY
INDUSTRIAL (M3)**

FOR MORE INFORMATION, CONTACT:

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FOR SALE OR LEASE

DIVISIBLE/ALL OR PART

S. SIERRA HIGHWAY | ROSAMOND | CA

PROPERTY HIGHLIGHTS



70 NET ACRES
usable acres



Close Proximity to the I-14



473-040-06-00-8,
473-032-02-00-7,
473-023-04-00-7
& 473-023-05-00-0
APN



Property can be Built-to-Suit for a Potential Tenant's Requirements including a Warehouse or Office Building along with a Large Outside Storage Yard Built to Meet the Specific Requirements for the Proposed Use.



Zoned Heavy
Industrial (M3)



Business Friendly Location
within Kern County.



Adjoining 89 Acres on the
South Side of the Subject
Property is Going to be
Improved for a Fleet Vehicle
Storage Facility.



Parcel Dimensions:
400 ft x 8,494.2 ft



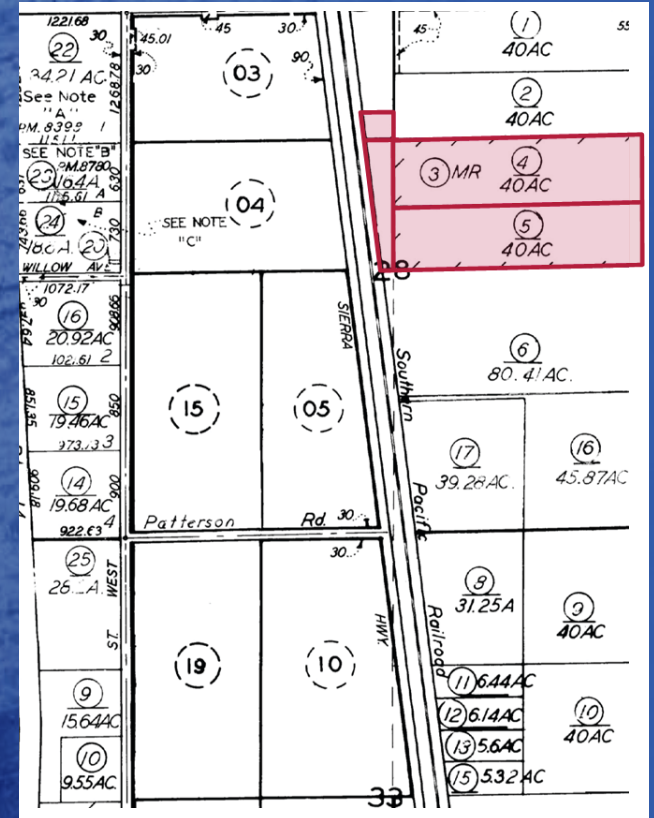
Can be Used as Outside
Storage, Fleet Vehicle
Storage, Manufacturing &
Distribution Industrial.



Approximate Address:
1660 S Sierra Highway,
Rosamond, CA 93560



Proposed Layout Includes
2,426 Trailer Parking Stalls and
a 9,650 SF Warehouse



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DAUM
COMMERCIAL REAL ESTATE SERVICES

LOCATION

70 NET ACRES FOR SALE OR LEASE

DIVISIBLE/ALL OR PART

S. SIERRA HIGHWAY | ROSAMOND | CA



20TH ST W

SIERRA HWY

10TH ST W

PATTERSON RD

PARCEL DIMENSIONS:
400 FT X 8,494.2 FT
≈ 2,426 TRAILER PARKING STALLS



Google



APN

- 1. 473-040-06-00-8
- 2. 473-032-02-00-7
- 3. 473-023-04-00-7
- 4. 473-023-05-00-0

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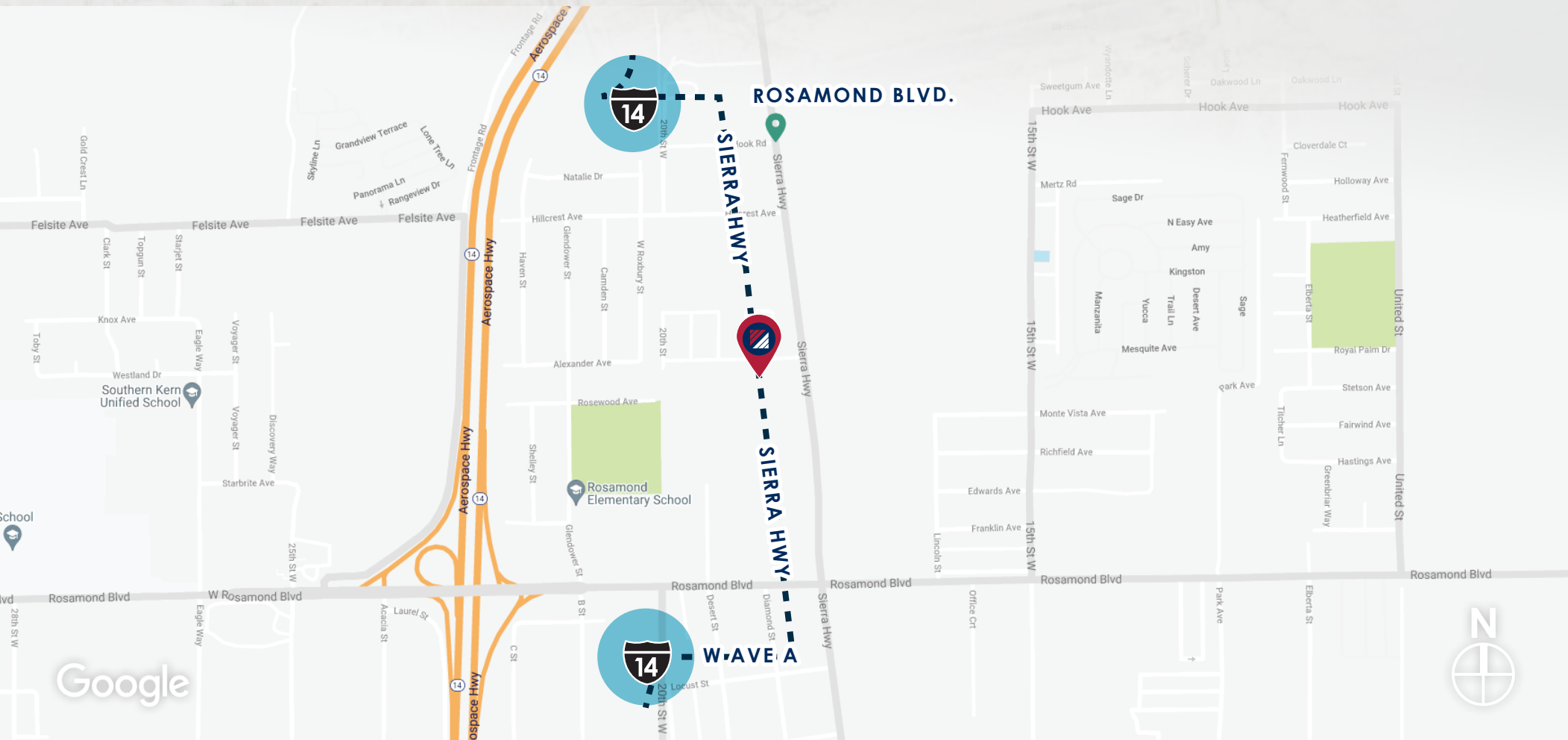
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LOCATION



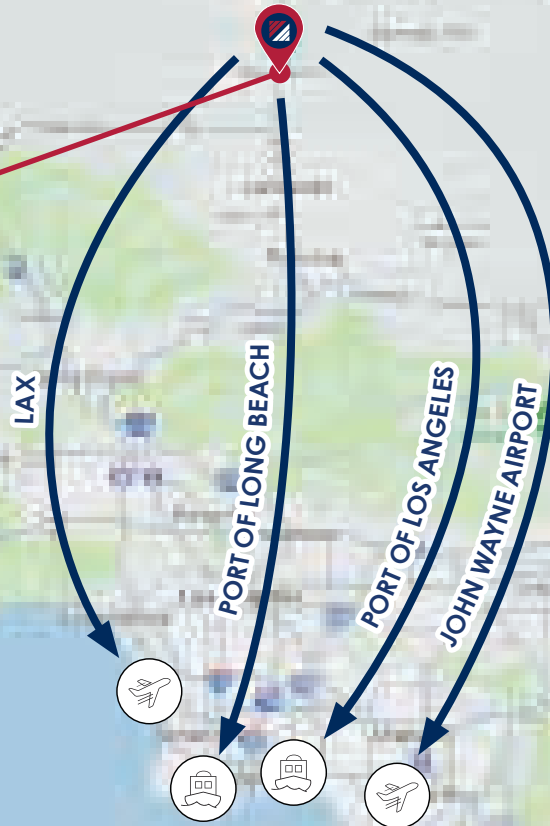
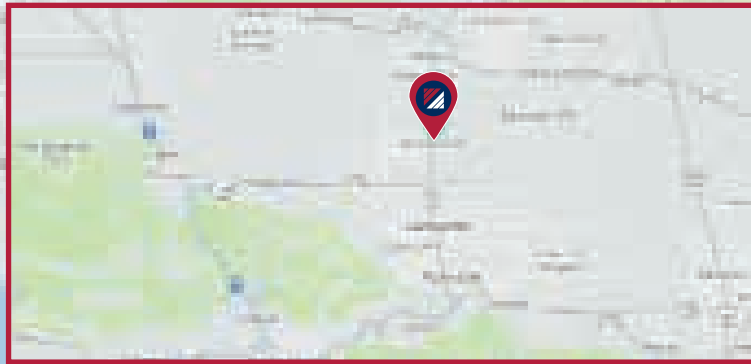
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LOCATION



KEY DISTANCES

 CA-14 2.5 miles	 CA-5 42.7 miles
 CA-138 6.2 miles	 CA-58 20.8 miles
 Port of Long Beach 97.7 miles	 LAX 84.9 miles
 Port of Los Angeles 105 miles	 John Wayne Airport 120 miles



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