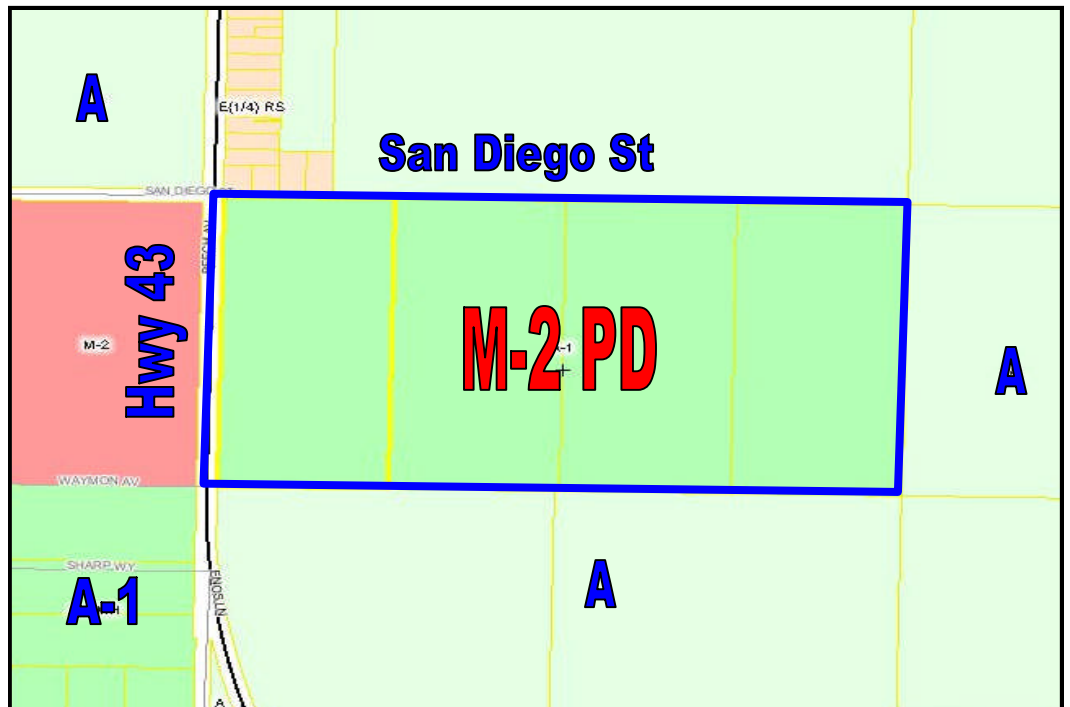


**Bakersfield/Shafter Industrial Park**  
**Large parcels with rail access**  
**\$12,196,800**

**Steve McKinzie**  
Broker  
661-716-7000  
Fax: 661-872-8700  
S.mckinzie@  
mckinzierealestate.com



**COMMERCIAL • INDUSTRIAL • LEASING**

*Although information is deemed reliable, it is not guaranteed.*

**Bakersfield/Shafter Industrial Park**  
**Zoned M2-PD**  
**Central Valley location**

## Property Information

**ASKING:** \$12,196,800

**SITE:** Hwy 43 & 7<sup>th</sup> Standard

**PARCEL No.:** 090 180 25-28

**LEGAL:** Parcel Map 10812

**ZONE:** M-2 PD (Kern County Approval 6/29)

**PARCEL SIZE:** 80 Acres (4-20 Acre Parcels)  
*Smaller parcels may be negotiable*

**UTILITIES:** Superior Water District, PG & E

**RAIL:** BNSF Branch Line w/ daily service.  
*(Not Third Party Rail)*

**COMMENTS:** BNSF has identified this site as one of a few strategic sites in California. 4-20 acre parcels equaling 80 acres total. Fantastic location between Bakersfield and Shafter. 12 min to 99 Freeway and 15 min to I-5. Rail line runs along the East side of East 20 acre parcel. West 20 acres in process of being parceled into 4-5 acre parcels.

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5603 Auburn St., Suite A  
 Bakersfield, CA 93306  
 www.mckinzierealestate.com

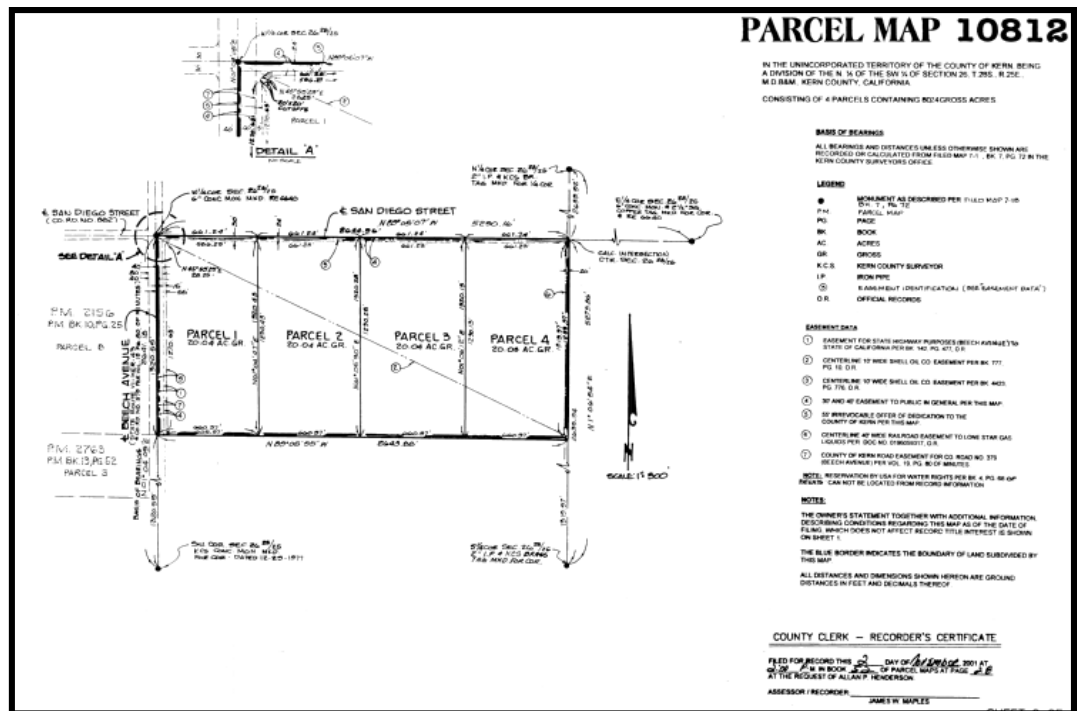
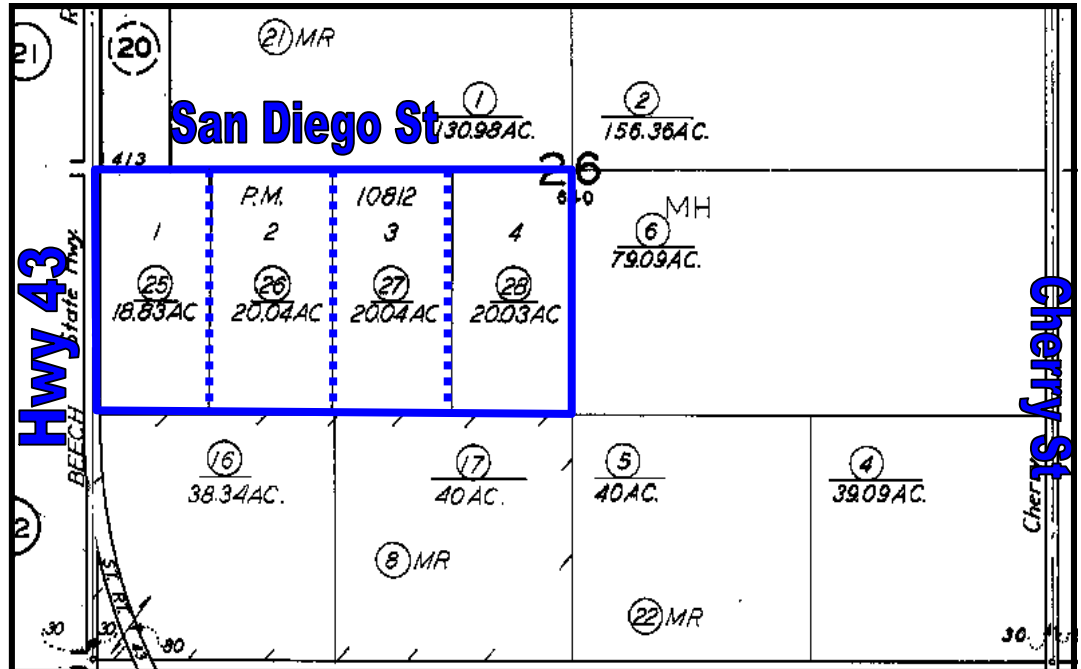


(661) 716-7000 Main  
 (661) 872-8700 Fax

## Bakersfield/Shafter Industrial Park

### Well located as Distribution site

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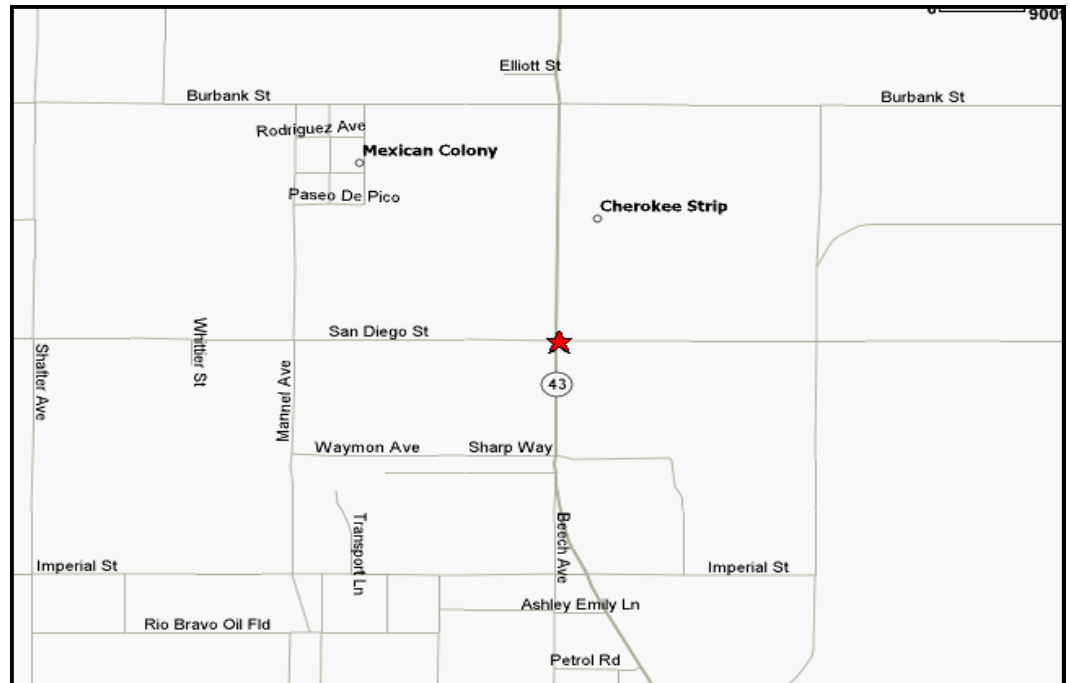
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## Bakersfield/Shafter Industrial Park

### Access to I-5 & Hwy 99

# \$12,196,800

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