

FOR SALE

7146 South Vineland Road
Bakersfield, CA 93307



Morgan Houchin

Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

mhouchin@techag.com

3430 Unicorn Road
Bakersfield, CA 93308

661-477-3669 mobile

661-695-6500 office

661-384-6168 fax



Neither the Seller, nor Tech Ag Financial Group, Inc. makes any representations or warranties, either expressed or implied as to the accuracy or completeness of the enclosed. Buyers should conduct their own due diligence.

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LOCATION

Property is located at 7146 South Vineland Road, Bakersfield CA 93307 on the west side of Vineland Road between East Panama Lane and Mountain View Road. Approximately two (2) miles northeast of the City of Lamont in the County of Kern and State of California.

DESCRIPTION

Property consists of a 7.00 +/- AC industrial yard with two (2) separate industrial-office warehouses for a total of 10,000 +/- SF built with metal construction on a concrete slab foundation. There is also one (1) modular building utilized as a single family residence. The property has a domestic well, septic system, and PG&E is the power utility.

LEGAL/ZONING

Portion(s) of Kern County Assessor Parcel Number: 178-380-10, T 30S, R 29E, subject to the terms and conditions of a pending Lot Line Adjustment (LLA) Application. The property is zoned (A) - Exclusive Agriculture.

NORTH BUILDING

The North Building is a total of 6,000 +/- SF with a 5,850 +/- SF warehouse and 150 +/- SF office that includes one-half (1/2) bathroom with toilet. The warehouse has two (2) evaporative coolers, two (2) 14' x 14' roll-up doors, one (1) 12' x 12' roll-up door, 3-ton bridge crane, and a 1,200 +/- SF concrete slab with a wash rack.

SOUTH BUILDING

The South Building is a total of 4,000 +/- SF with a 2,400 +/- SF warehouse and 1,600 +/- SF office that includes three-quarters (3/4) bathroom with shower, toilet, and sink. The improved office space also includes three (3) separate office rooms, lounge area with built in cabinets, conference room, change room, and FA/AC.

MODULAR BUILDING

The Modular building is being utilized as a single family residence. The building contains three bedrooms, two bathrooms, kitchen and living room.

PRICE

\$700,000.00

CONTACT

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SITE PHOTOS



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AERIAL MAP



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Call Morgan Houchin 661-477-3669

TECH AG FINANCIAL GROUP, INC.

Tech Ag Financial Group was founded in the spring of 2001 with the purpose of helping Central Valley growers compete in today's global market. The Group takes a dynamic approach by drawing upon almost a century of family farming experience and Ag-business expertise to help growers remain profitable in a constantly changing economic environment.

Locally owned, with offices in Bakersfield and Buttonwillow, California, our staff includes Ag-business professionals, accredited land consultants, and loan officers with an extensive knowledge base for the successful completion and management of real estate investment opportunities across a wide range of agricultural commodities.

At Tech Ag Financial Group, we can assist our clients in a wide variety of Ag-related areas including real estate brokerage, investment, tenant sourcing, leasing agreements, and crop production financing and operating lines of credit.

Contact us and take advantage of our services today!