



FOR SALE OR LEASE

BUILD-TO-SUIT ■ GROUND LEASE

Industrial Parkway & Merle Haggard Drive ■ Bakersfield, CA

- Property Highlights**
- 6.85 Acres
 - Well positioned parcel in great national co-tenancy
 - Flexible terms
 - Zoned M-2, County of Kern
 - Highway 99 AADT = 150,000±



SITE

6.85 ACRES

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**Build-To-Suit or
Ground Lease**

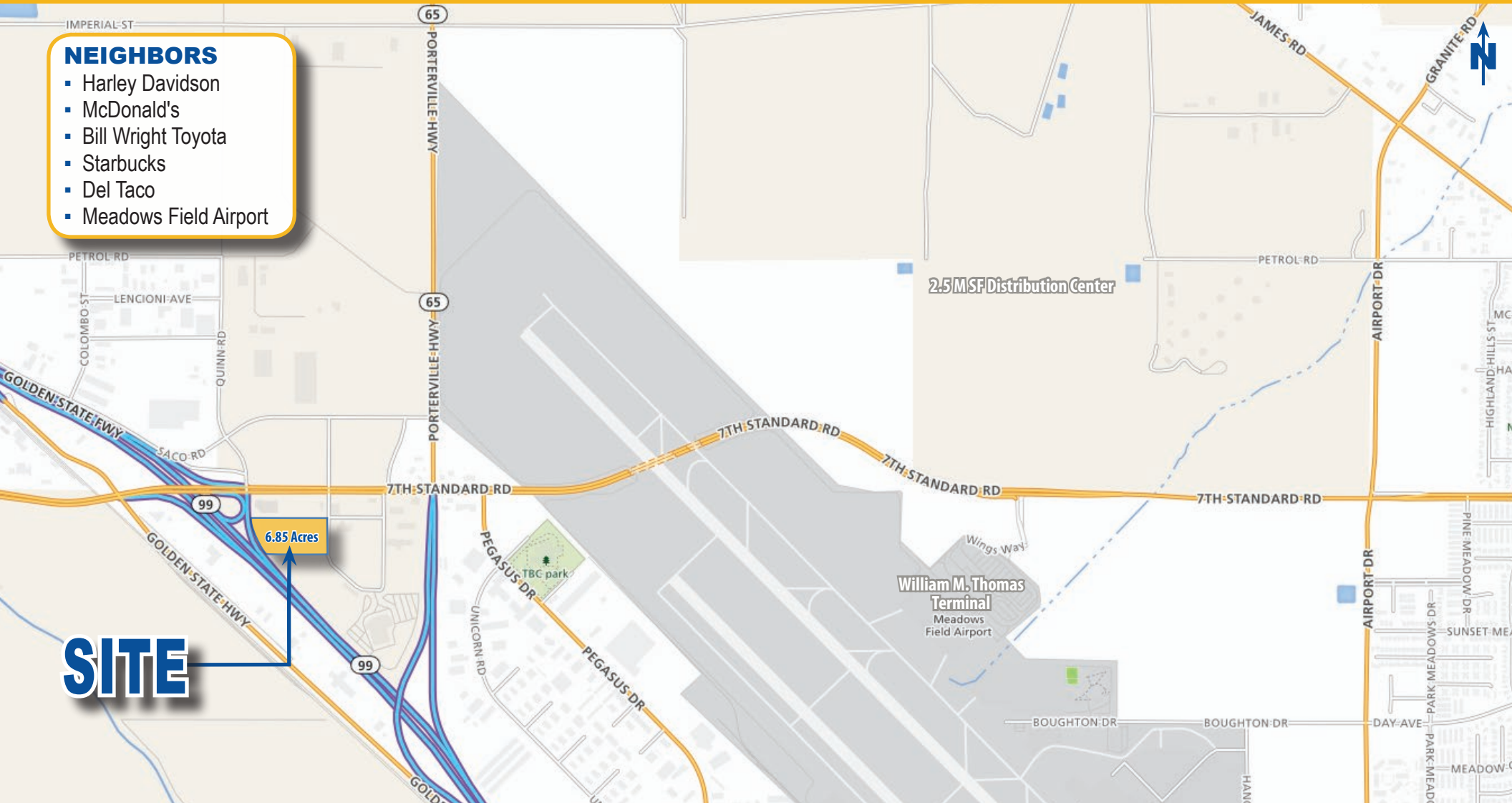
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Location Map

NEIGHBORS

- Harley Davidson
- McDonald's
- Bill Wright Toyota
- Starbucks
- Del Taco
- Meadows Field Airport



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