

# FOR SALE

11220 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 11220 South Vineland Road, Bakersfield, CA 93307, which is at the northwest corner of the intersection of Di Giorgio and S. Vineland Road approximately one and one-half (1.5) miles to the east of the City of Lamont in the County of Kern.

## DESCRIPTION

Property is 11.52 +/- acres with multiple gates for access off Vineland Road. This offering provides a qualified Buyer with a unique opportunity to acquire several improved buildings that can accommodate multiple uses. The south building consists of 111,600 +/- sf of covered warehouse including 1,000 +/- sf of attached office space. The north building is a 10,500 +/- sf metal frame warehouse on a concrete foundation adjacent to an industrial fan complex with a computer-based software program. Lastly, there is a 12,500 +/- sf cold storage with a pre-cooler room. Plenty of power is available, and approximately five (5) acres of yard for use as well!

## LEGAL/ZONING

Kern County Assessor Parcel Numbers: 188-250-08; 26; 49; Portion(s) of East ½ of Section 6, Township 31S, Range 29E. Property is zoned A – Exclusive Agriculture

## NORTH BUILDING

10,500 +/- sf warehouse with two (2) x 12' roll-up doors and one (1) x 10' roll-up door. The warehouse is situated on a 19,000 +/- sf concrete slab adjacent to four (4) pull through fans (est. at 65,000 cfm/fan). 110v-240v-480v power is available.

## SOUTH BUILDING

111,600 +/- sf of covered warehouse, which includes 1,000 +/- sf of improved office space consisting of two (2) offices, administrative group area, and bathrooms. The building is located adjacent to a commercial truck scale to the west of the property's main entrance. 110v-240v-480v power is available.

## COLD STORAGE

12,500 +/- sf cold storage with dual compressors for redundancy, and a 2,275 +/- sf pre-cooler room. 110v-240v-480v power is available.

## OTHER

Electricity is provided by PG&E with hook-ups to natural gas on DiGiorgio Road. Water is supplied from a domestic well equipped with a 5HP submersible pump, and there are two (2) septic systems.

## PRICE

\$2,150,000

## CONTACT

**Morgan Houchin**

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## SITE PHOTOS



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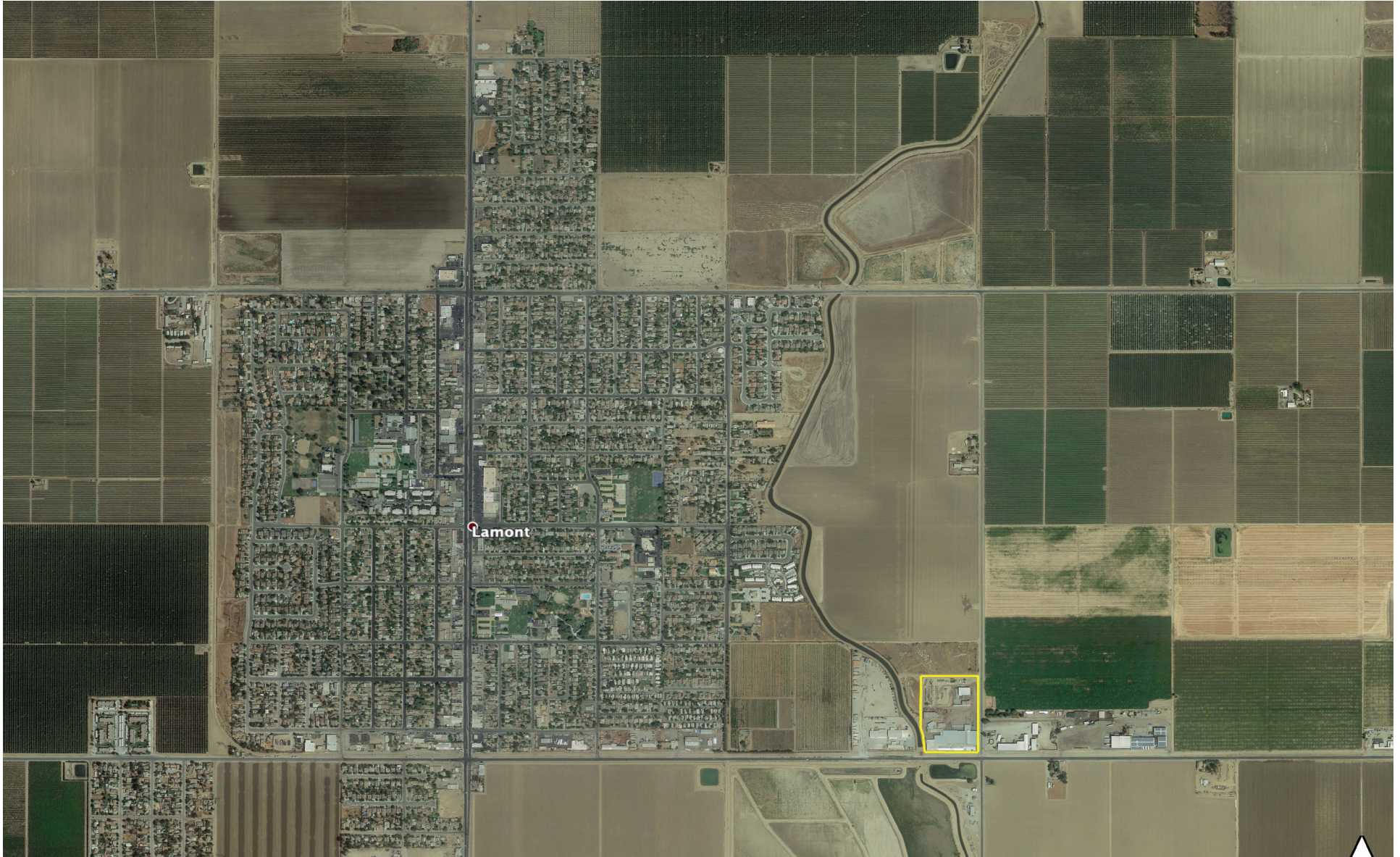
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## LOCATION MAP



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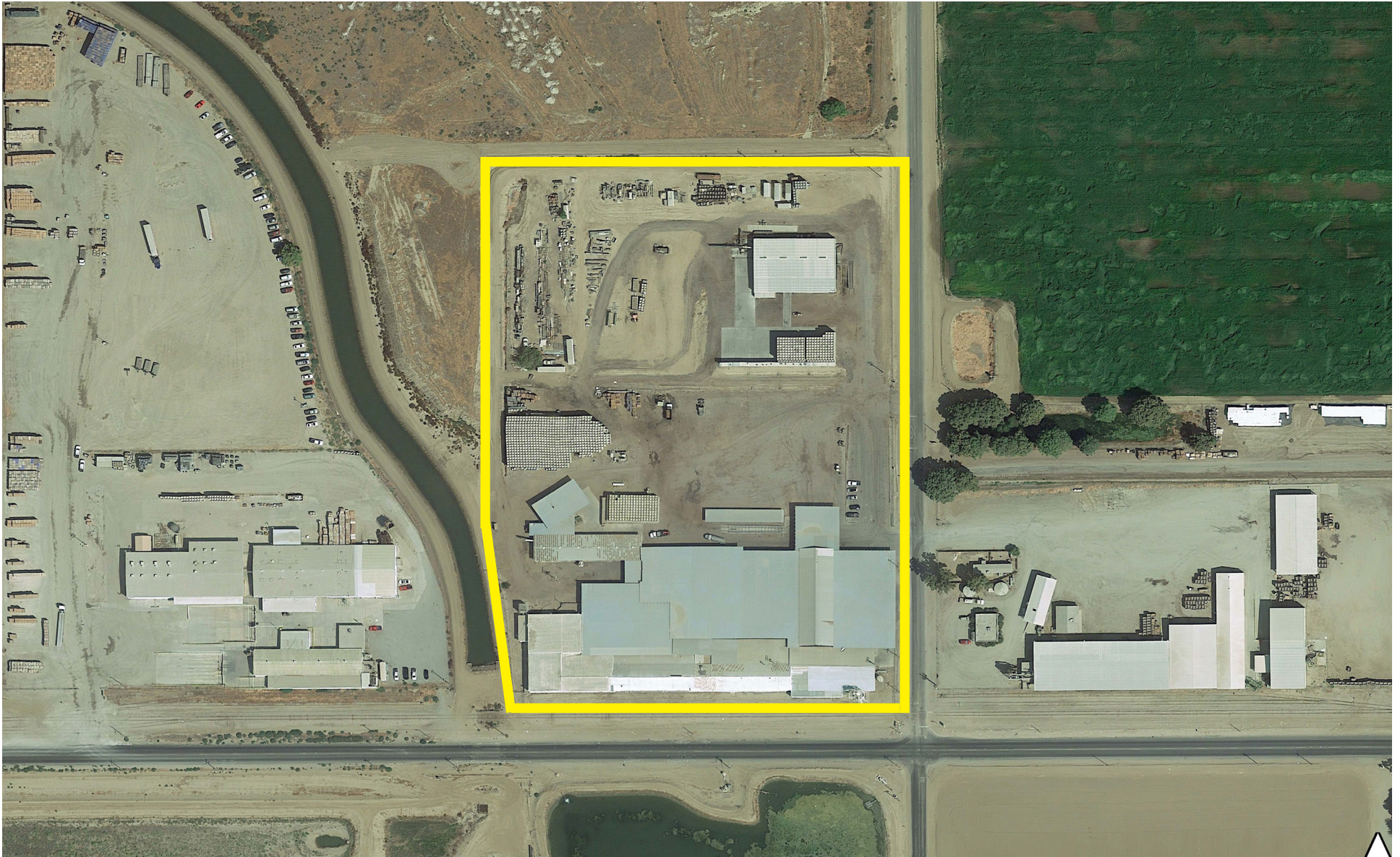
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## AERIAL MAP



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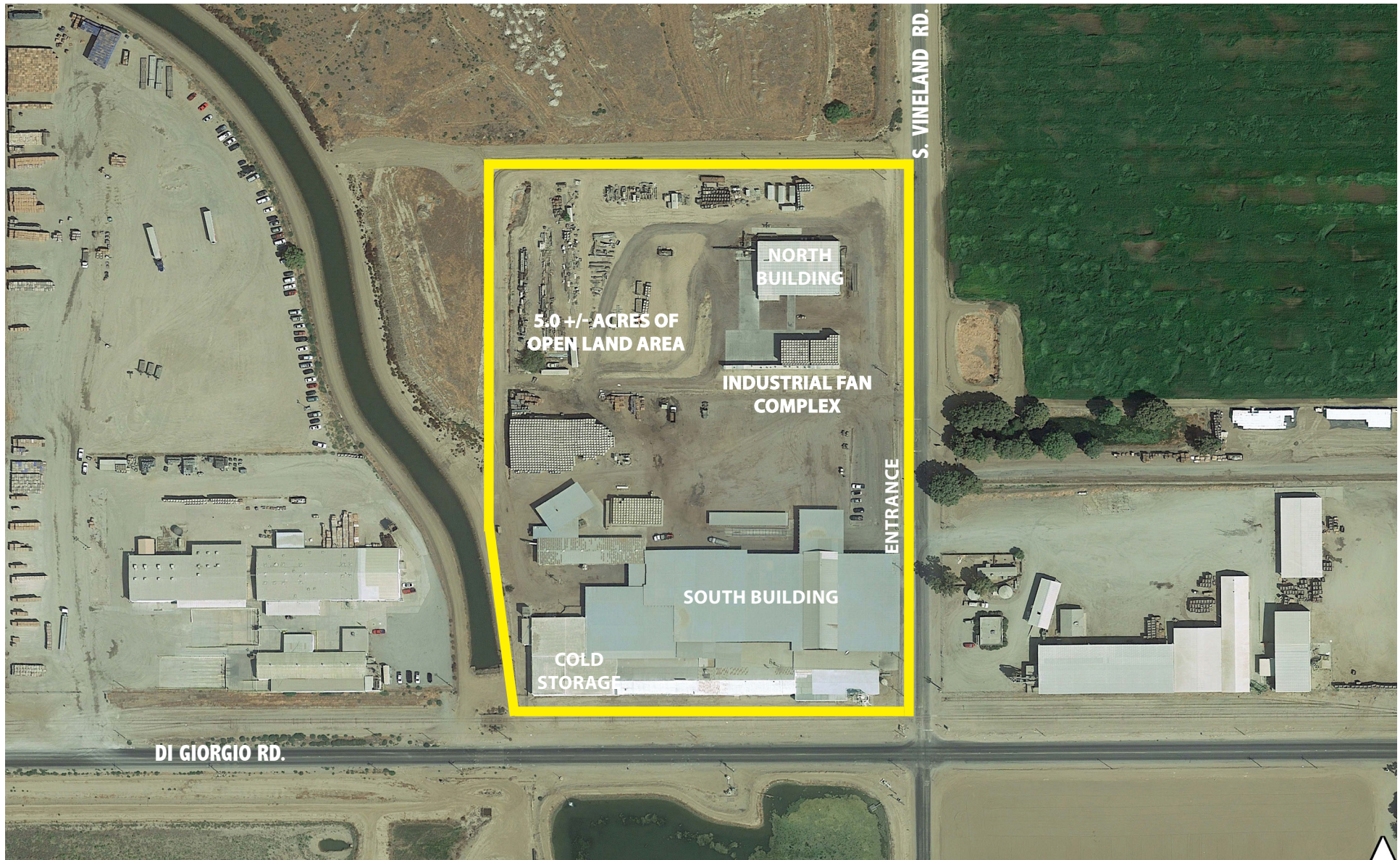
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## SITE LAYOUT



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# FOR EVERYTHING UNDER THE SUN

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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!