



Property Information Sheet

Rosedale Hwy and Coffee Rd., Bakersfield

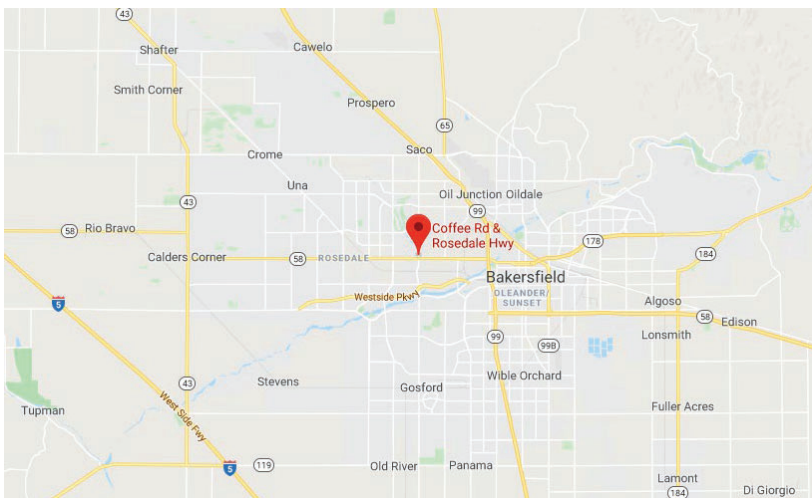


Image Source: Google Maps

Property Details

±46 acres, L-shaped corner, surface-only property at a major intersection in West Bakersfield

Location: Southeast corner of Rosedale Highway and Coffee Road, Bakersfield Kern County

Zoning: M-2 (Medium Industrial)

General Plan designation: P (Public Facilities)

APN: 368-010-03

Description: Near current and new residential, commercial and mixed-use developments, retail uses located directly north and east of the property.

Environmental Remediation Status: The property was formerly used for a power plant and has been remediated.

PG&E Facilities: Electric distribution and transmission lines, existing and planned, require easement area.

Other Notes: There is a proposed mixed-use development south of the property and a new residential development to the west of the property.