



Property for Sale

Rosedale Hwy and Coffee Rd., Bakersfield

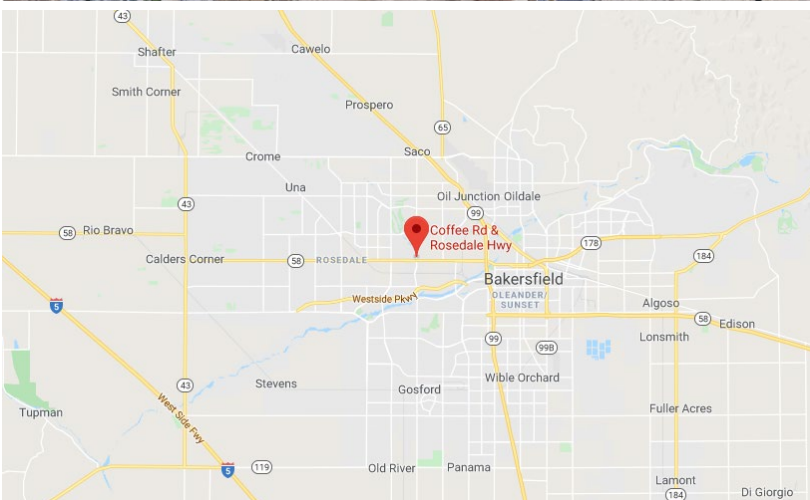


Image Source: Google Maps

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: The area of the property is characterized by current and new residential, commercial and mixed-use developments, as well as 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. The property is well-suited for commercial development.

Broker Contact: Chuck Rosien, JLL

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Contact PG&E at landsales@pge.com

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The above information, while not guaranteed, has been secured from sources we believe to be reliable.

It may be subject to error, change, or withdrawal. Interested parties should contact PG&E to verify details about the property.