

ZONED HEAVY INDUSTRIAL



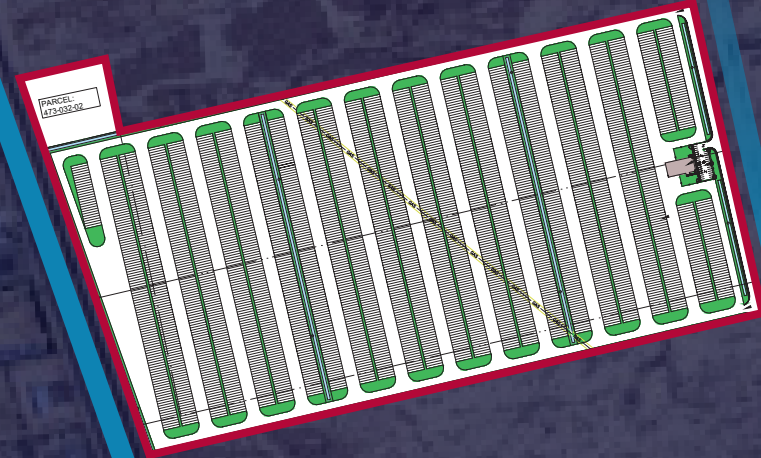
70 NET ACRES FOR SALE OR LEASE

DIVISIBLE ALL/OR PART

APPROXIMATE ADDRESS: 1660 S SIERRA HIGHWAY, ROSAMOND, CA 93560

S. SIERRA HIGHWAY
ROSAMOND | CA

MARIE AVE



10TH ST W

SIERRA HWY



70 NET ACRES

TOTAL SPACE
AVAILABLE



14 FWY

CLOSE PROXIMITY



**ZONED HEAVY
INDUSTRIAL (M3)**

FOR MORE INFORMATION, CONTACT:

DAN FOYE

VICE PRESIDENT

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CADRE# 01292002

RICK JOHN, SIOR

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P: 909.912.0001 | F: 909.980.3775

RJ@DAUMCRE.COM

CADRE# 00800783

FOR SALE OR LEASE

DIVISIBLE/ALL OR PART

S. SIERRA HIGHWAY | ROSAMOND | CA

PROPERTY HIGHLIGHTS



70 NET ACRES
usable acres



Close Proximity to the I-14



473-040-06-00-8,
473-032-02-00-7,
473-023-04-00-7
& 473-023-05-00-2
APN



Property can be Built-to-Suit for a Potential Tenant's Requirements including a Warehouse or Office Building along with a Large Outside Storage Yard Built to Meet the Specific Requirements for the Proposed Use.



Zoned Heavy
Industrial (M3)



Business Friendly Location
within Kern County.



Adjoining 89 Acres on the South Side of the Subject Property is Going to be Improved for a Fleet Vehicle Storage Facility.



Parcel Dimensions:
400 ft x 8,494.2 ft



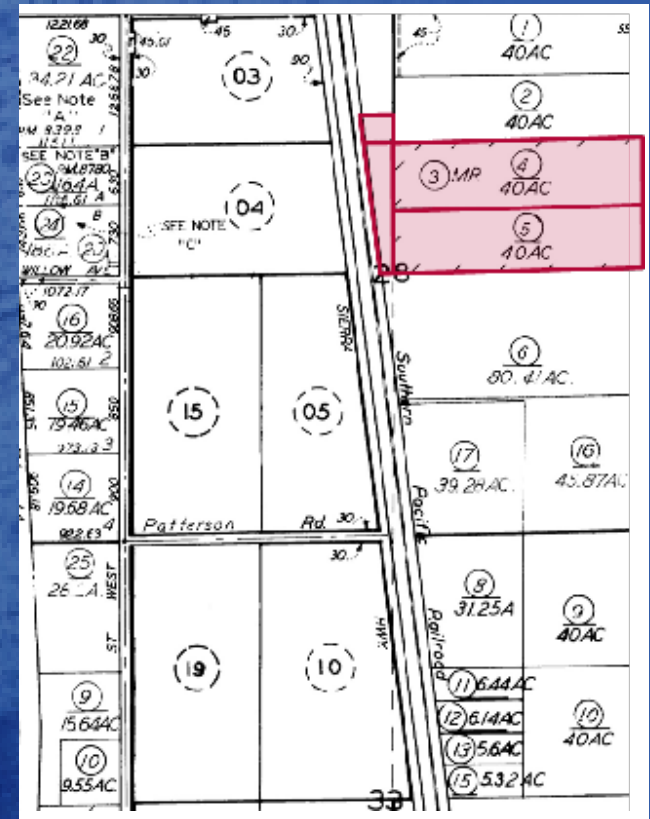
Can be Used as Outside
Storage, Fleet Vehicle
Storage, Manufacturing &
Distribution Industrial.



Approximate Address:
1660 S Sierra Highway,
Rosamond, CA 93560



Proposed Layout Includes
2,426 Trailer Parking Stalls and
a 9,650 SF Warehouse



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DAUM
COMMERCIAL REAL ESTATE SERVICES

LOCATION

70 NET ACRES FOR SALE OR LEASE

DIVISIBLE/ALL OR PART

S. SIERRA HIGHWAY | ROSAMOND | CA



14

20TH ST W

SIERRA HWY

10TH ST W

PATTERSON RD

Google

PARCEL DIMENSIONS:
400 FT X 8,494.2 FT
≈ 2,426 TRAILER PARKING STALLS



APN

- | | |
|--------------------|--------------------|
| 1. 473-040-06-00-8 | 3. 473-023-04-00-7 |
| 2. 473-032-02-00-7 | 4. 473-023-05-00-0 |

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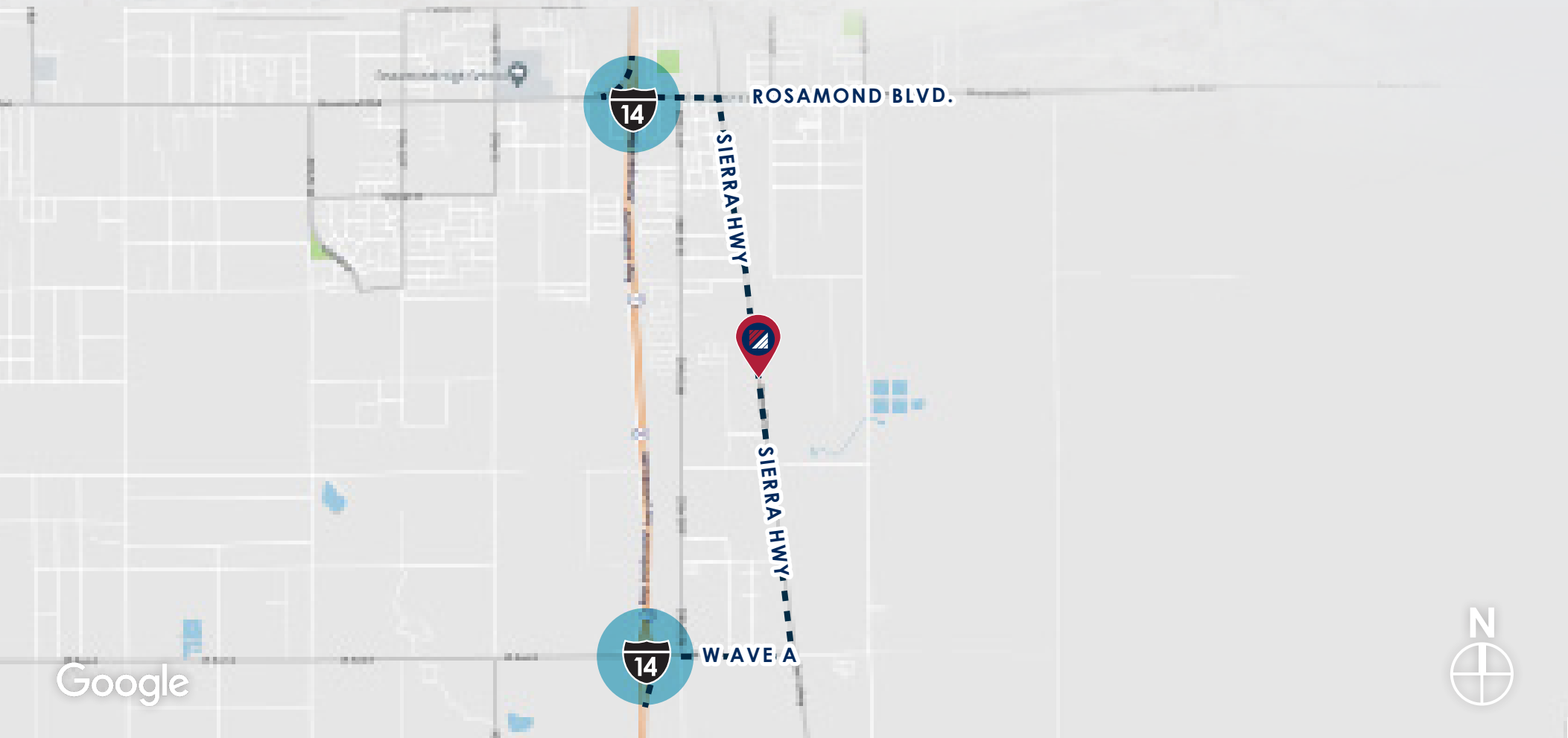
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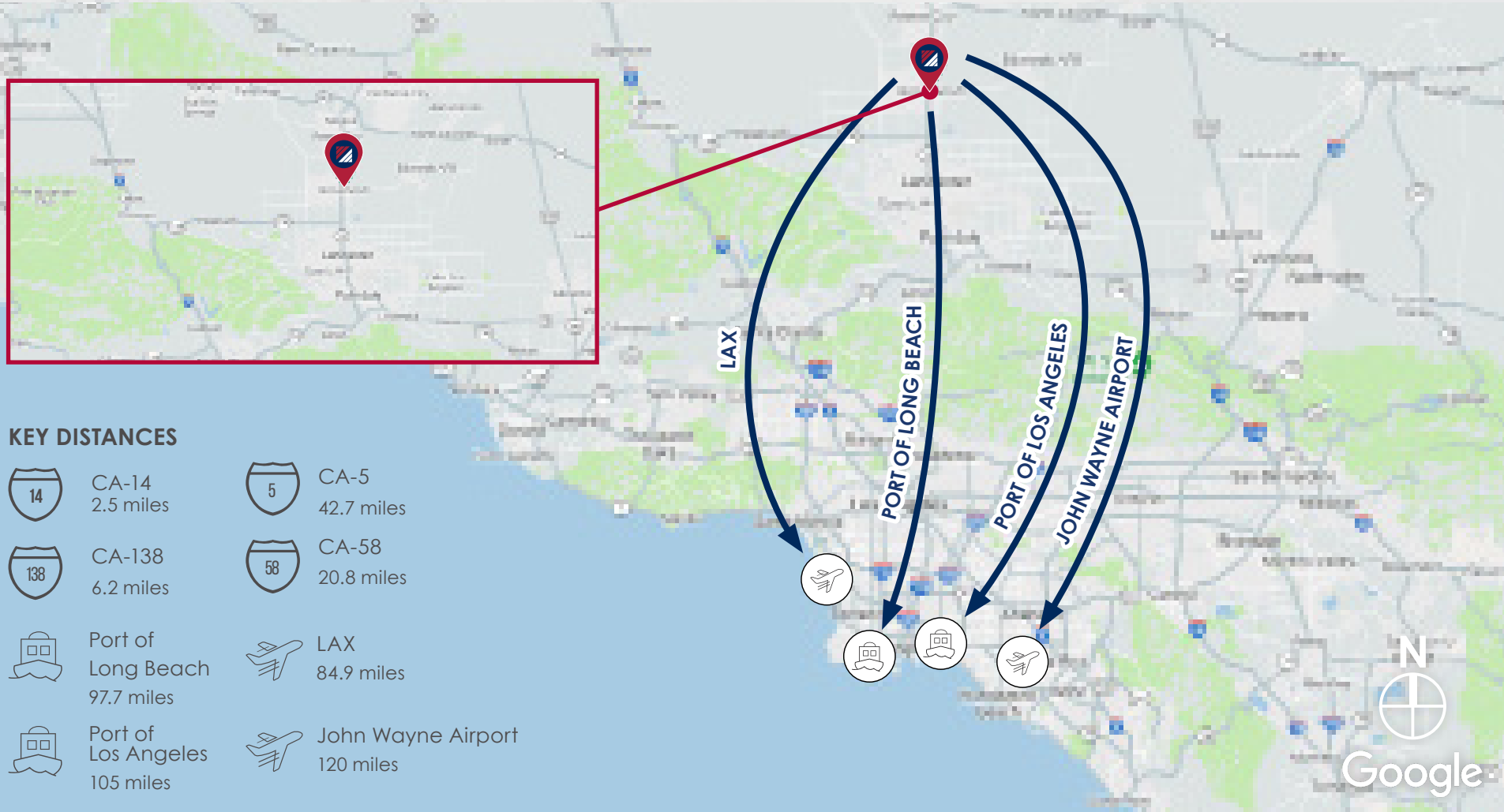
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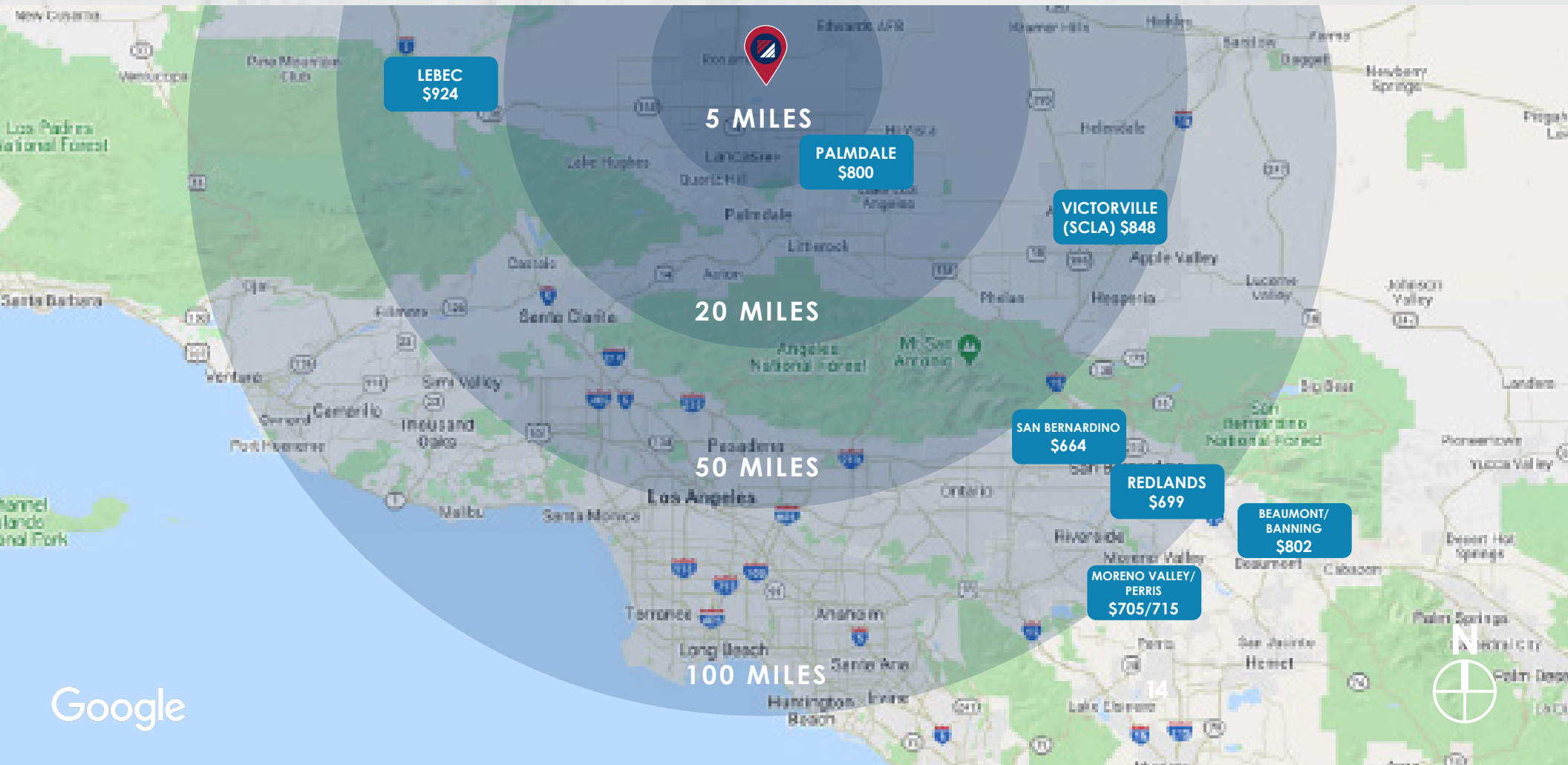
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DRAYAGE MAP



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