

±7.57 AC
INDUSTRIAL FACILITY

5455 DISTRICT BLVD
BAKERSFIELD, CA

FOR SALE

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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

±26,333 SF Industrial Facility situated on ±7.57 AC

PRIME INDUSTRIAL LOCATION

5455 District Blvd is strategically located within Bakersfield's Stockdale Industrial Park, one of the region's most established and functional industrial corridors. The property benefits from a central Bakersfield location with convenient access to major arterial routes, supporting efficient movement of goods throughout the Central Valley and beyond.

The surrounding area is characterized by a strong base of industrial users, including manufacturing, logistics, and service-oriented businesses, creating a synergistic environment for operations. Additionally, the property is positioned near key retail amenities such as Home Depot, Walmart, and Sam's Club, providing everyday convenience for employees and operational support.

While not immediately adjacent to a major freeway, the location still offers practical regional connectivity and remains a proven industrial submarket with sustained demand. The combination of established infrastructure, labor access, and proximity to core Bakersfield services makes this a highly functional location for a wide range of industrial users.

KEY HIGHLIGHTS

Power & Utilities (Rare Capacity)

- ±3.8 MW power (PG&E)
- High-pressure gas line
- Dual water sources: city + private well (800-1,000 GPM est.)

Site Advantages

- Low FAR (0.08) →significant excess land for expansion
- Fully fenced & secured yard
- Outdoor storage capability
- Strong frontage on District Blvd

Logistics Potential

- Adjacent to San Joaquin Valley Railroad (SJVR) (rail spur potential)
- Functional for industrial users needing yard + infrastructure

IDEAL USES

- Food & Beverage Manufacturing
- Pharmaceutical / Biotech
- Energy-Intensive Operations
- Rail-Served Industrial Users

5455 DISTRICT BLVD | FOR SALE

PROPERTY OVERVIEW

The property consists of a $\pm 26,333$ SF industrial facility situated on ± 7.57 acres, offering a rare combination of existing improvements and significant excess land. The low floor area ratio (FAR) creates substantial flexibility for expansion, outdoor storage, or future redevelopment, a key differentiator in today's constrained industrial land market.

The site is fully fenced and secured, with ample yard area capable of supporting logistics operations, fleet storage, or material staging. Infrastructure is a major strength, including ± 3.8 MW of power, high-pressure gas service, and dual water sources, making the property particularly well-suited for energy-intensive or specialized industrial uses.

OFFERING PRICE

\$5,000,000

TOTAL ACREAGE

7.57 $\pm$ AC | 26,333 $\pm$ SF

ZONING

M-2

APN

384-360-04



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