



2.57 Acres For Sale Or Build-To-Suit

# AVAILABLE

J Street • Tehachapi, CA

## Property Highlights

- From 1.28 to 2.57 Acres available for sale or build-to-suit
- Two parcels can be sold together or individually
- M-2 zoning allows for retail, office, restaurant, recreation, industrial use
- Located south of Highway 58 at Mill Street exit
- APNs: 415-110-26 and 27
- Price: \$500,000 (\$4.46 PSF)



**Matthew E. Starr, SIOR, CCIM** • Principal • 661 616 3570 • [matthew@asuassociates.com](mailto:matthew@asuassociates.com) • CA RE #01367855  
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

*The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.*



# 2.57 Acres For Sale Or Build-To-Suit

J Street ▪ Tehachapi, CA

## Location Map, Property Description & Assessor's Parcel Map



### Property Description

Land available for sale or for build-to-suit. Three parcels (APNs 415-110-26 and 27) totaling 2.57 acres. Parcel sizes are 1.28 and 1.29 acres. Seller will consider selling individually.

Located in Tehachapi, California, just south of Highway 58 at the Mill Street exit. Industrial zoned property with the exposure to be attractive for industrial, retail or office uses with its close proximity to the freeway, Home Depot, Tractor Supply, etc.

TRACT 4515 UN.I  
PTN. SE1/4 SEC. 17 & NE1/4 SEC. 20 T.32S.R.33E. SCHOOL DIST. 5-1  
5-3

