



MIXED USE DEVELOPMENT ASHE ROAD PLACE

SWQ ASHE ROAD & DISTRICT BLVD
BAKERSFIELD, CA



OFFICE, INDUSTRIAL AND RETAIL OPPORTUNITIES

- Parcels are available for build-to-suit, sale or pad ground leases.
- Only three parcels remaining ranging from approximately 0.4 to approximately 1.6 net acres.
- Parcel sizes can provide for buildings ranging from 5,000 to 20,000 square feet.

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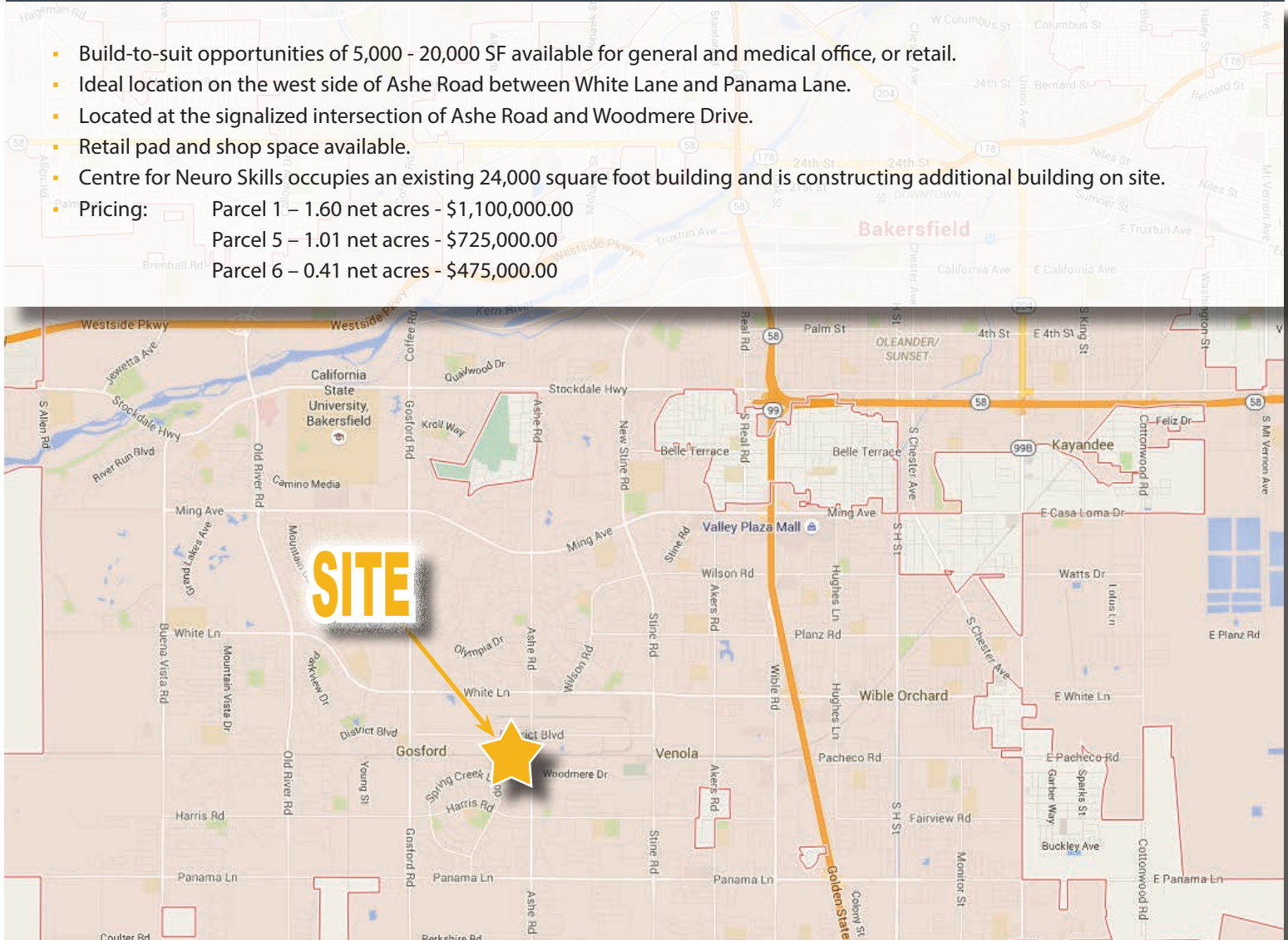
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AVAILABLE ■ MIXED USE DEVELOPMENT

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PROPERTY HIGHLIGHTS

- Build-to-suit opportunities of 5,000 - 20,000 SF available for general and medical office, or retail.
- Ideal location on the west side of Ashe Road between White Lane and Panama Lane.
- Located at the signalized intersection of Ashe Road and Woodmere Drive.
- Retail pad and shop space available.
- Centre for Neuro Skills occupies an existing 24,000 square foot building and is constructing additional building on site.
- Pricing:
 - Parcel 1 – 1.60 net acres - \$1,100,000.00
 - Parcel 5 – 1.01 net acres - \$725,000.00
 - Parcel 6 – 0.41 net acres - \$475,000.00



PICTURES ARE REPRESENTATIVE OF ARCHITECTURE OF EXISTING BUILDINGS ON SITE



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SUBMARKET AERIAL



- Located in the Southwest Bakersfield submarket, Ashe Road Place offers the opportunity for businesses to align themselves with the path of residential and commercial growth.
- The property is located immediately south of the Stockdale Industrial Park which includes a mix of industrial, office and retail tenants such as Nestle Ice Cream Co., LLC, Advanced Beverage Company, Home Depot and Trans West Security Services, Inc.

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