



Office Building Available **FOR SALE**

1315 Boughton Drive • Bakersfield, CA

**NEW
SALES PRICE**



SALE PRICE

\$750,000

PROPERTY DETAIL

- Building Size: 31,213 SF
- Leased Land Area: 98,446 SF
- Parking: 144 Stalls
- Parking Ratio: 4.61: 1,000 SF
- Office: 28,562 SF
- Warehouse: 2,651 SF
- Current ground lease goes through June 16, 2028
- Two - five year options to extend. Options are transferrable

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Martin J. Starr • Principal • 661 616 3567 • mjstarr@asuassociates.com • CA RE #01179469

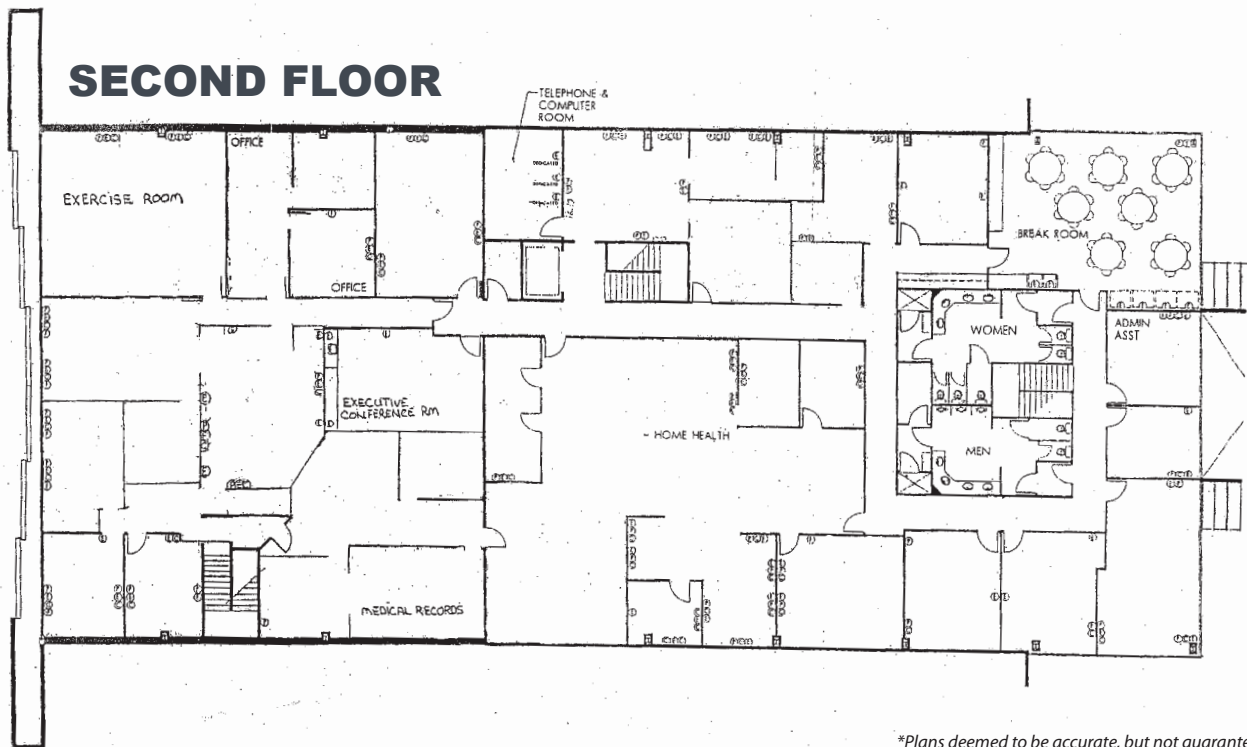
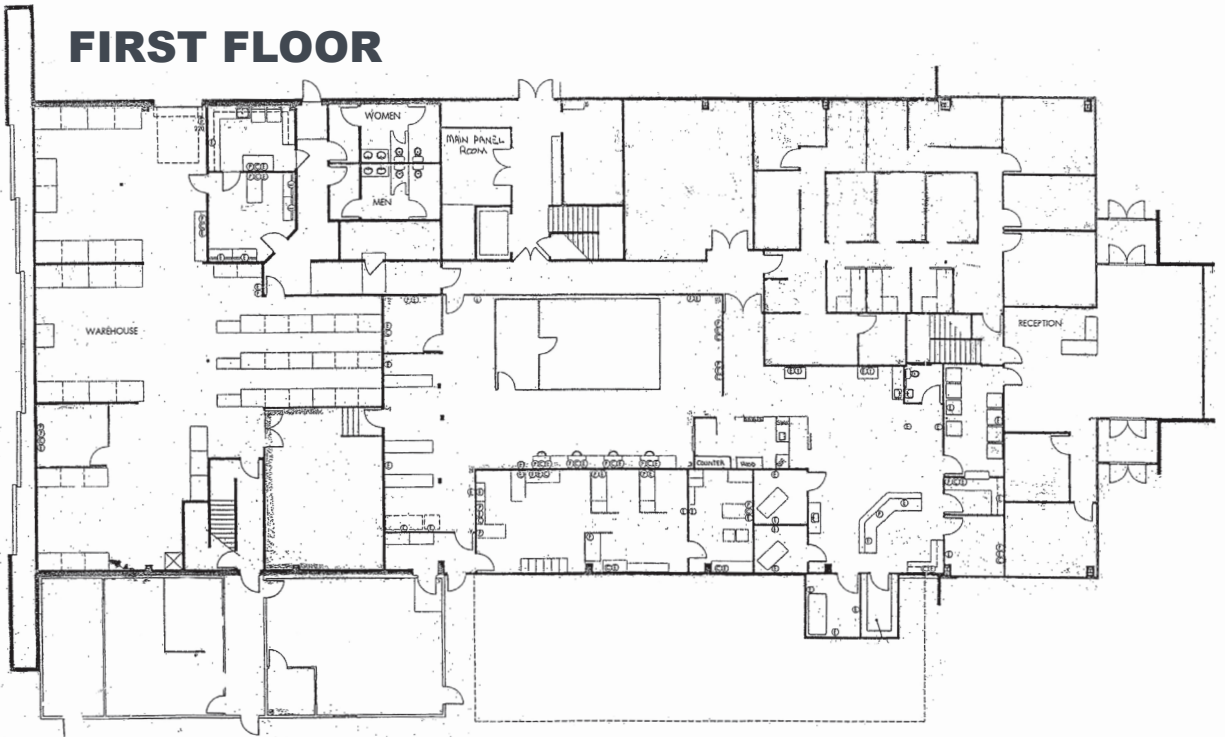
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11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

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Floor Plans



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

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Aerial Photo



Area Retail & Employers

1	Halliburton
2	Camping World
3	MD Vacuum Service
4	CarQuest
5	Bureau of Land Management
6	Holiday Inn
7	Case Tractor Company
8	Burger King
9	Harley Davidson
10	Panda Express
11	McDonalds
12	Farm Credit West
13	Kern Schools Federal Credit Union
14	Del Taco
15	Starbucks
16	Dennys
17	Texaco
18	Jack in the Box
19	AM/PM
20	Chevron
21	La Quinta
22	Hampton Inn
23	Fairfield Marriott
24	Toyota of North Bakersfield
25	Bakersfield Californian
26	US Postal Annex
27	Safelite Autoglass
28	Schlumberger
29	Sherwin Williams Paints
30	Quinn Tractor
31	Dole
32	California Aeronautics University
33	Landings Logistic Commerce Center
34	Ken Small Industries
35	Silver Wings Commerce Center



Office Area



Office Area



Warehouse Area

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Property Photos



Open Office Area



Office Area



Executive Office



Reception Area



CEO Office



Work Area



Conditioned Warehouse



Warehouse Area

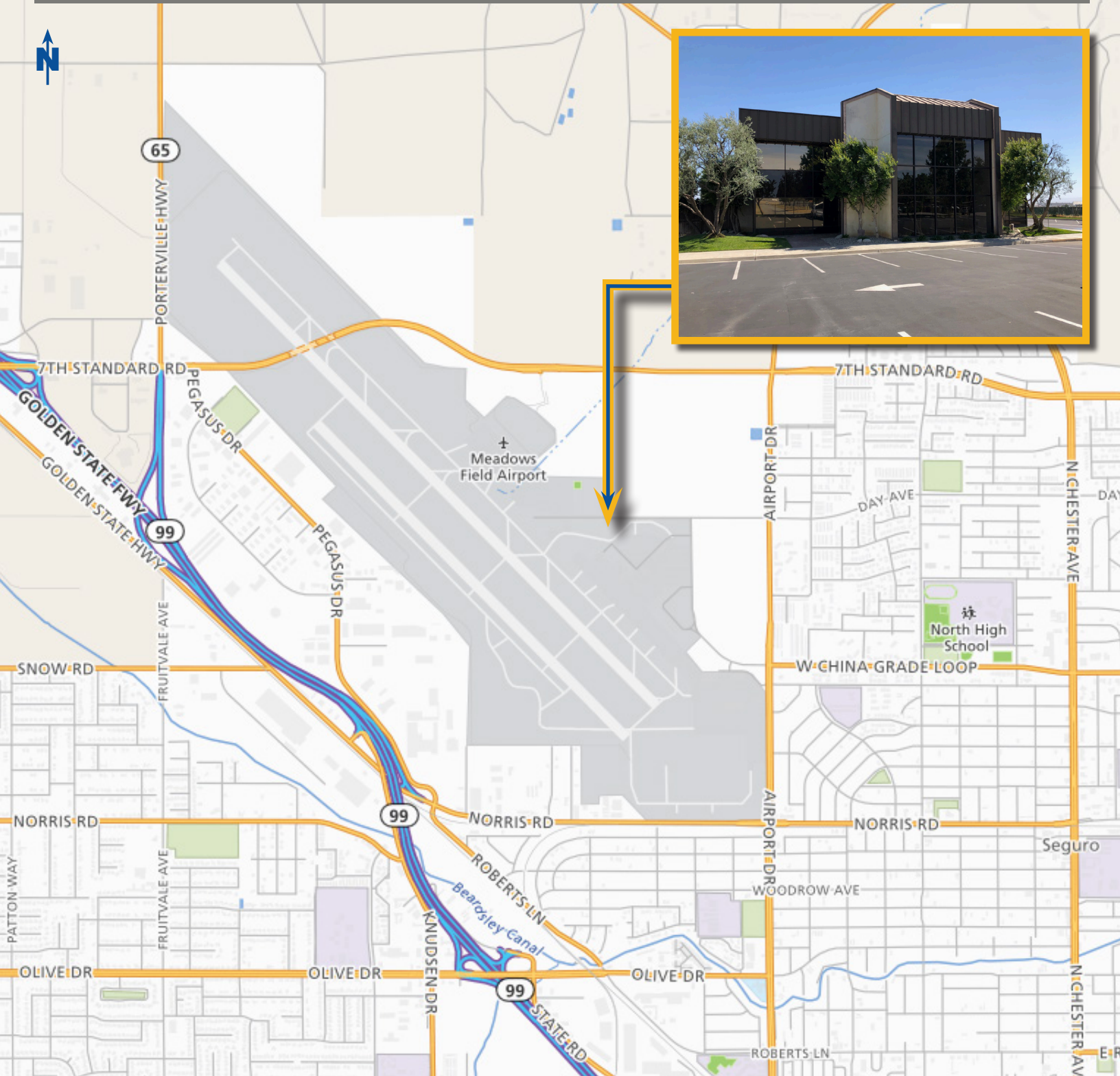
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City Location Map



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