

**1320-1350 Orange Street  
Rosamond, CA 93560**

**Asking Price: \$195,000**

## COMMERCIAL STORAGE YARD IN ROSAMOND, KERN COUNTY



*This Heavy Industrial property zoned M-3 is located in the unincorporated area of Rosamond in Kern County just off of the Antelope Valley Freeway (Hwy 14). The property is  $\pm$ 4.28 Acres (APN: 258-160-64) and currently has two metal warehouse buildings with 12 - 15 ft. clear height, multiple high roll up doors, concrete slabs, power service, a large equipment/storage field and is fully fenced. The smaller warehouse is approximately 1,300 SF and the larger warehouse is approximately 7,000 SF. Buyer to rely on their own investigations. There is a Phase II Environmental Site Assessment Report dated June 14, 2018. See page 2 for zoning information.*

*TERMS OF SALE: This is an "As Is Where Is Sale" at the time of closing. The Seller will not be removing any personal property, equipment or other materials from the exterior of the buildings. Please submit your offer on a C.A.R. Commercial Purchase Agreement (CPA) with proof of funds and lender pre-approval letter. The property is currently occupied on a short term agreement.*

*Visit the data room to view property images, the preliminary title report, NHD, zoning map, assessors parcel map and Phase 2 Environmental report.*



**WEBSITE**

**DATA ROOM ACCESS**

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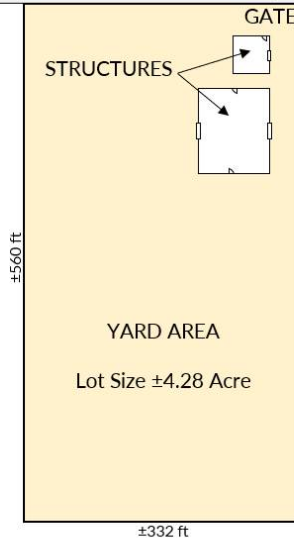
**KENNEDY WILSON**

**1320-1350 Orange Street  
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**Asking Price: \$195,000**

ORANGE STREET

15<sup>TH</sup> STREET WEST



**ZONING INFORMATION**

Pursuant to Kern County Zoning Ordinance Chapter 19.4 - Heavy Industrial Zone (M3) is suitable for heavy manufacturing and industrial uses.

Permitted uses may include industrial, manufacturing and assembly, storage, transportation, energy development, office, retail, agricultural, recreation, caretaker/manager quarters, and many other possible uses. For setbacks, height limits, and other standards, please refer to Kern County zoning ordinance [here](#).



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