FOR SALE

Industrial Office & Secured Yard With Cell Tower Income

315 30th Street

Bakersfield, CA 93301



8,398± SF
OFFICE BUILDING

2.84± AC
M-1 ZONED SITE

15,520± SF
COVERED CANOPY

$2,495,000
SALE PRICE

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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. Some graphics in this brochure were created or edited with the help of AI, which may not always be accurate.

For Sale
Industrial Office & Secured Yard With Cell Tower Income
Property Information & Site Plan

315 30th Street • Bakersfield, CA

Property Information

- **Office Size** 8,398± SF (7,213± SF 1st Floor, 1,185± SF 2nd Floor)
- **Covered Canopy** 15,520± SF (Enclosed on 3 Sides, 10' Clear Height)
- **Lot Size** 2.84± Acres (123,710± SF)
- **Zoning** M-1, City of Bakersfield
- **APN** 002-012-14
- **Sale Price** $2,495,000



Utilities

- **Electric** PG&E
- **Gas** PG&E
- **Water** California Water Service
- **Sewer** City of Bakersfield Sewer

The site plan depicted is an artistic rendering of the property created with the help of AI and is not an actual site plan. It is not guaranteed for accuracy and is for illustration purposes only.

Sources: Kern County Assessor's Map Bk 2 Pg 01; City of Bakersfield GIS; Esri, Maxar, Earthstar Geographics aerial (08/29/2025)

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For Sale

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Office Interior

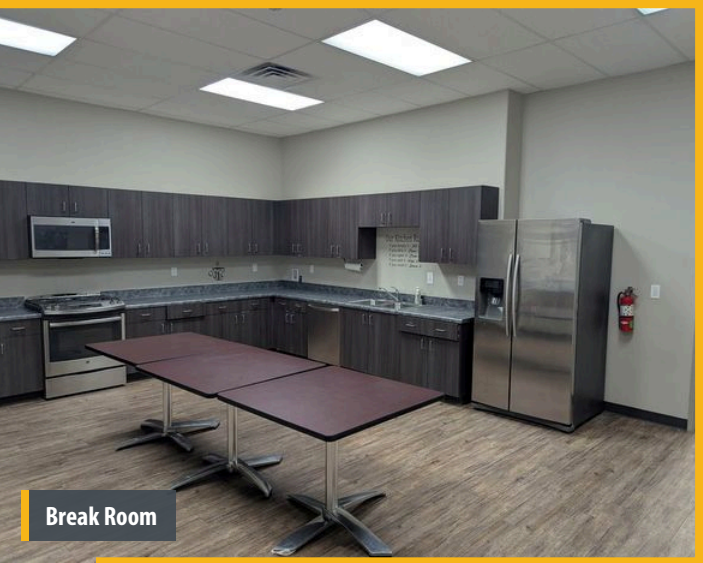
315 30th Street • Bakersfield, CA



Reception



Conference Room



Break Room



Open Workstations



Private Office

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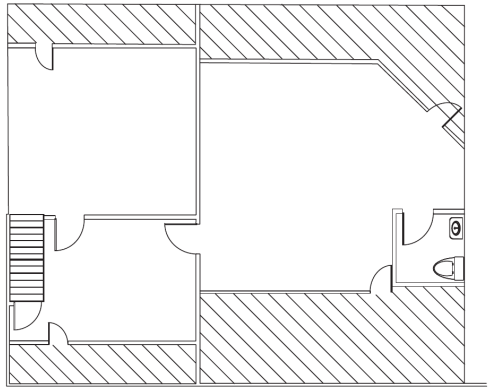
For Sale
Industrial Office & Secured Yard With Cell Tower Income
Floor Plan & Highlights

315 30th Street ▪ Bakersfield, CA

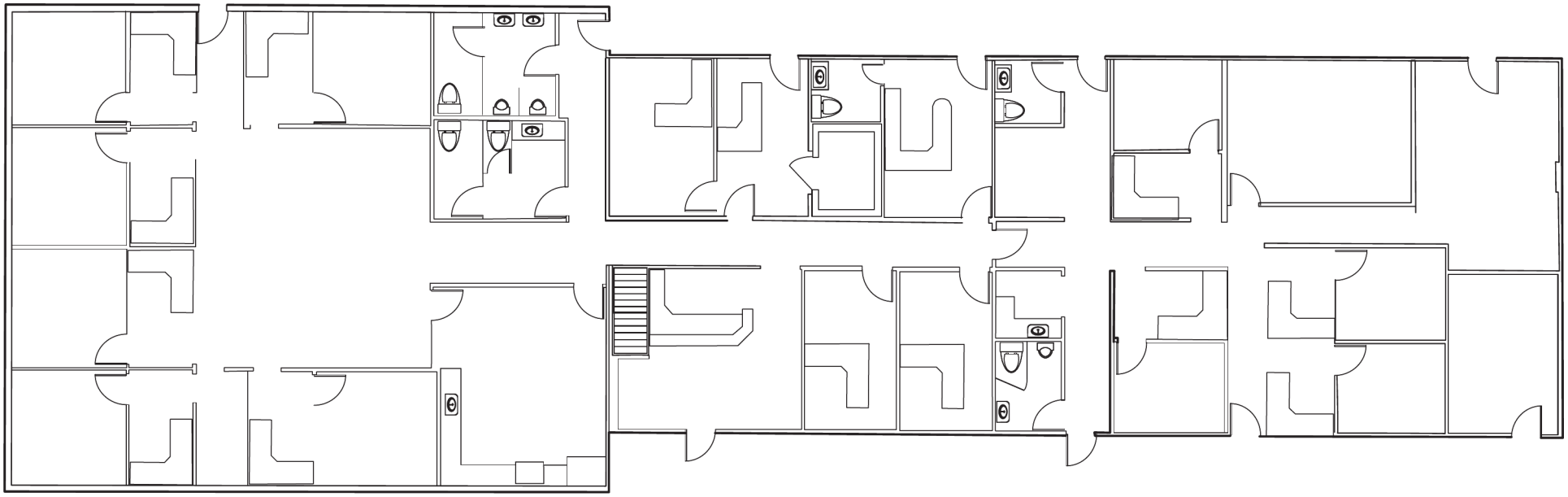
Property Highlights

- Pristine office improvements for office-intensive flex and industrial users. Unique combination of improved office, functional canopy area, and excess land with only 6.8%± site coverage.
- Partially paved yard area, fully secured with barbwire and electric fencing. Two (2) points of ingress/egress with electric gates and key FOB entry.
- Existing Cell Tower Lease Provides Supplemental Income
- Extensive amounts of office furniture, fixtures, and equipment included with the sale. All in excellent condition, ready to use
- Flexibility to convert 4,000+ SF of office back to warehouse space and excess land to build additional warehouse space as needed. Existing infrastructure allows for immediate occupancy and reduced upfront development costs.
- Central Bakersfield Location with easy access to all areas of Kern County. Located within a qualified Opportunity Zone, providing substantial tax benefits to business owners and investors alike.

SECOND FLOOR



GROUND FLOOR



**Plans not guaranteed, for illustration purposes only. Plans not to scale. Created with the help of AI, which may not always be accurate.*

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For Sale
Industrial Office & Secured Yard With Cell Tower Income
Canopy, Yard & Site

315 30th Street • Bakersfield, CA



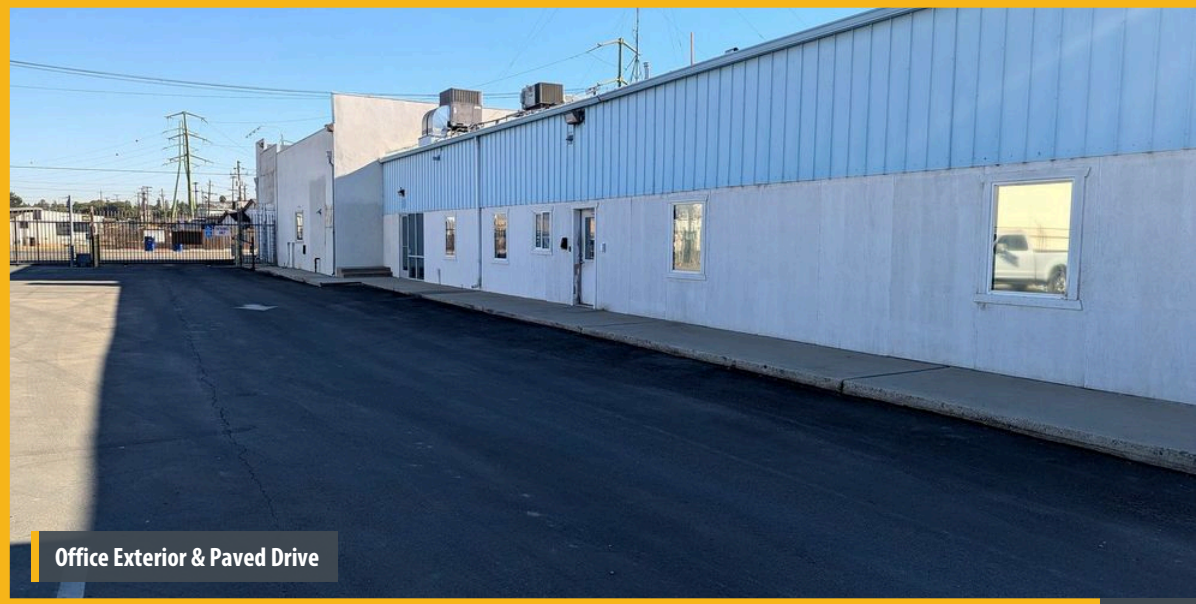
Covered Canopy



Canopy & Paved Drive



Yard



Office Exterior & Paved Drive

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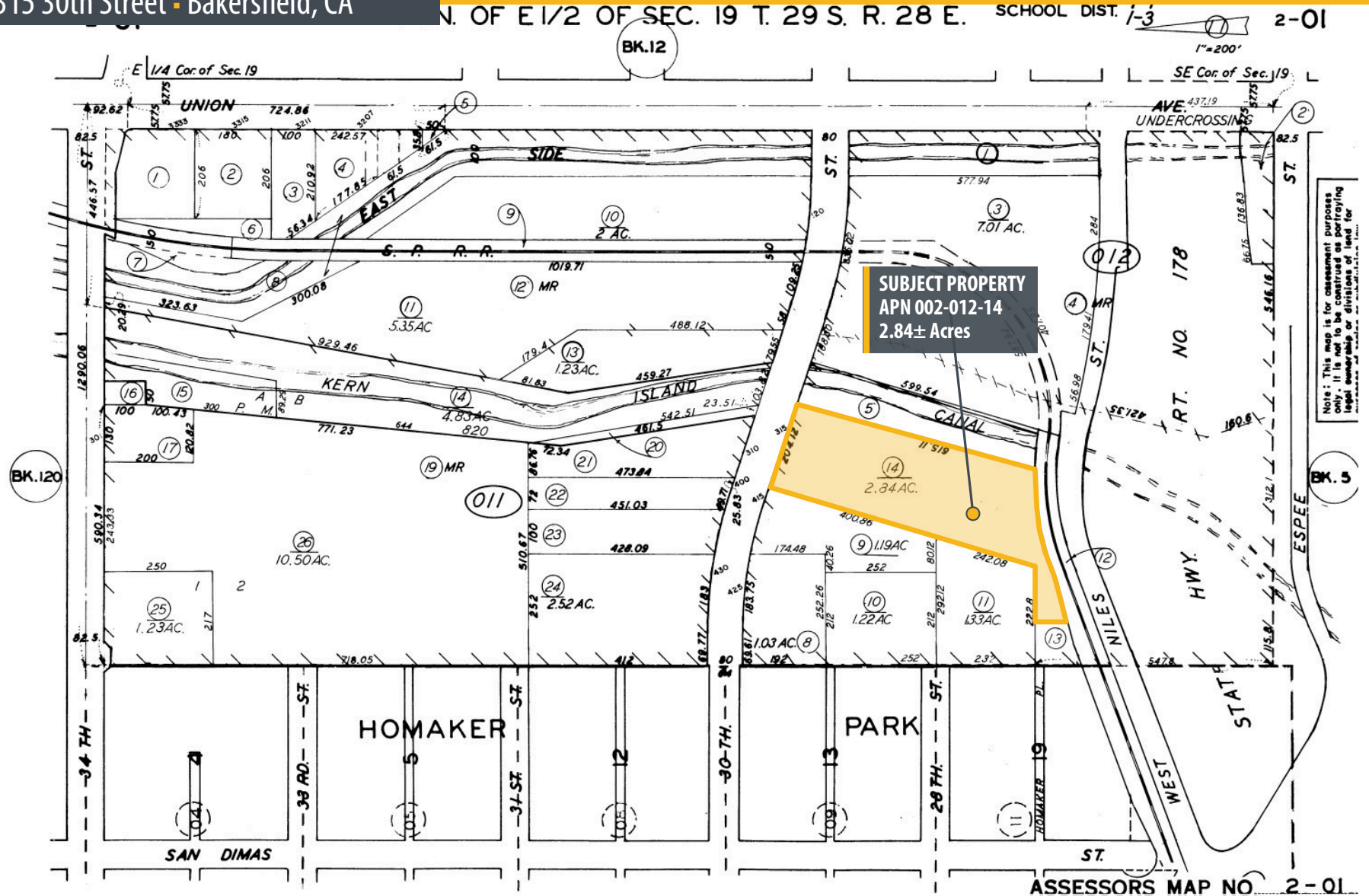
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Assessor's Parcel Map

315 30th Street • Bakersfield, CA



Revised: 06/02/2016 *Source: Kern County Assessor's Map No. 2-01. Parcel lines approximate; for illustration only. Highlight created with the help of AI, which may not always be accurate.*

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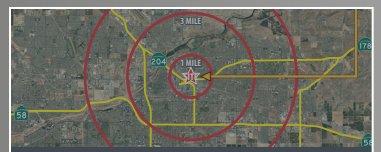
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Roadway Access

315 30th Street • Bakersfield, CA



Location Map and Area Details



Roadway Access



Neighborhood Aerial

BFL


315 30th Street

BAKERSFIELD COLLEGE

25.7 mi

Northwest Promenade

Bakersfield Commons Logistics Park

COSTCO WHOLESALE

Downtown Bakersfield

California Avenue Office Corridor

CALIFORNIA STATE UNIVERSITY BAKERSFIELD

N

99 204 178 58

DRIVE DISTANCES

1	SR-178 on-ramp	0.3 mi
2	Downtown Bakersfield	1.8 mi
3	SR-58	2.7 mi
4	SR-99	2.9 mi
5	Meadows Field (BFL)	6.2 mi
6	I-5 via SR-58	25.7 mi

Driving distances via OpenStreetMap routing; approximate.

Imagery: Esri, Maxar, Earthstar Geographics • Map data © OpenStreetMap contributors

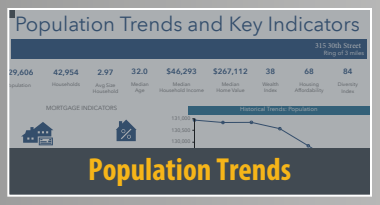
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Employment Overview

315 30th Street - Bakersfield, CA







Employment Overview

315 30th Street

Ring of 3 miles

INCOME

$46,293
Median Household Income

$21,756
Per Capita Income

$23,797
Median Net Worth

EDUCATION

29.6%
No High School Diploma

27.3%
High School Diploma

26.7%
Some College/Associate's Degree

11.9%
Bachelor's/Grad/Prof Degree

BUSINESS

6,721
Total Businesses

75,296
Total Employees

KEY FACTS

129,606
Population

32.0
Median Age

42,954
Households

$39,467
Median Disposable Income

COMMUTERS

18.2%
Spend 7+ hours commuting to and from work per week

76.8%
Drive Alone to Work

EMPLOYMENT

36.4%
White Collar

38.9%
Blue Collar

24.7%
Services

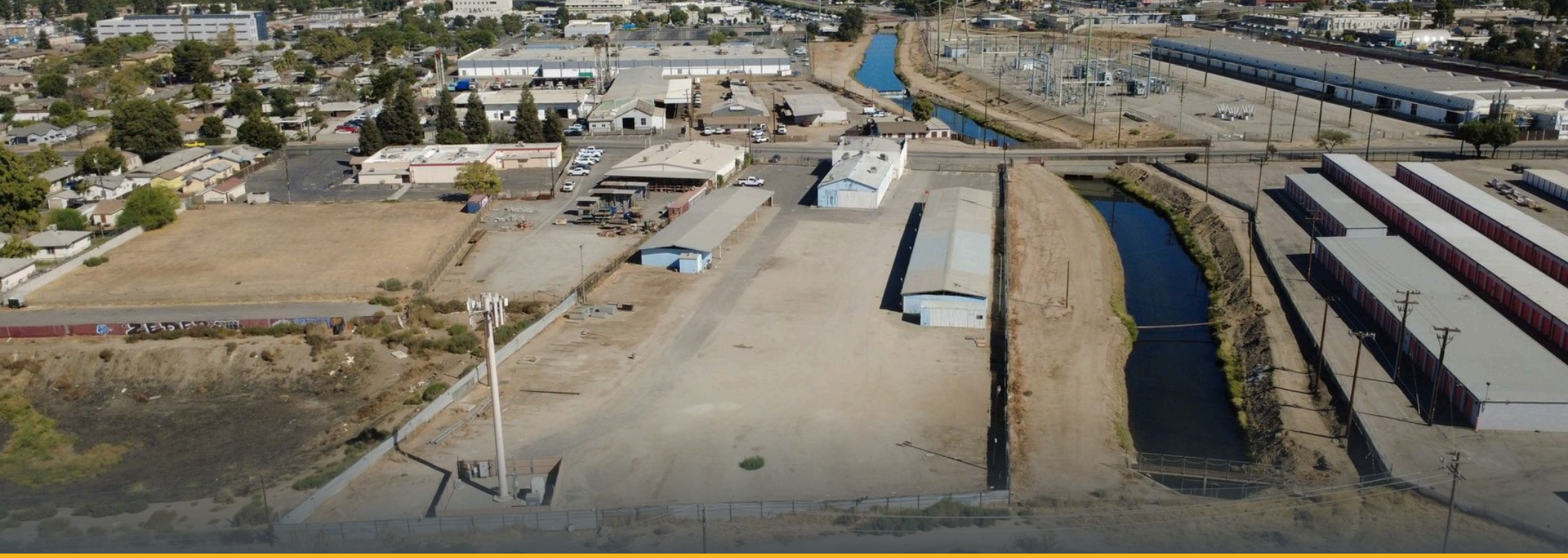
9.1%
Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026), Esri-MRI-Simmons (2026), ACS (2020-2024).

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