



For Sale | \$4,850,000

Two (2) Office/Warehouse Buildings on +/- 2.77 Acres

2730 & 2756 Unicorn Rd | Bakersfield, CA

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Property Information

Property Summary

2730 & 2756 Unicorn Rd. is a two (2) building office/flex/warehouse project totaling approximately 17,199 SF situated on approximately 2.77 acres of M-2 zoned land. 2730 Unicorn is an approximately 5,400 SF office/warehouse building that is currently leased to Dee Jaspar & Associates, Inc. 2756 Unicorn Rd. is approximately 11,799 SF newly remodeled office/warehouse building that is ready for occupancy. This property offers a unique opportunity to be purchased and occupied by an owner user while collecting rental income or future expansion space if needed. Conveniently located just south of Seventh Standard Road/Merle Haggard Drive, just east of Freeway 99 and Highway 65 at the NEC of Unicorn Rd. and Pegasus Dr. in the highly desirable Airport submarket.

Available:

± 17,199 SF on ± 2.77 Acres

Asking Price

\$4,850,000

2730 Unicorn Rd

Building Size	± 5,400 SF
Office Space	± 4,200 SF
Warehouse	± 1,200 SF
Tenant	Dee Jaspar & Associates
Lease Exp.	March 31, 2029
Monthly Rent	\$6,750.00
Lease Type	Gross

2756 Unicorn Rd

Building Size	± 11,799 SF
1st Floor Office	± 7,293 SF
2nd Floor Office	± 1,824 SF
Warehouse	± 2,482 SF
Tenant	Vacant and ready for occupancy

Property Highlights:

- Total Project Size ± 17,199 SF on ± 2.77 Acres
- Conveniently located near Freeway 99 & Highway 65
- 2756 Unicorn Rd. has been completely renovated. Ready to occupy!
- Monument signage available.
- Fully secured yard space with crushed gravel.
- Concrete parking lot and building apron.
- Ample amount of onsite parking.
- 18 stalls at 2730 Unicorn Rd.
- 32 stalls at 2756 Unicorn Rd.
- Additional parking is available in secured yard.
- Zoned M-2 PD (Medium Industrial) Precise Development Overlay – County of Kern.
- APN: 492-120-49.
- Both buildings were built in 2000.
- 2756 Unicorn Rd. completely remodeled in 2025.

2756 Unicorn Rd



Highlights

Building Information:

Building Size	± 11,799 SF
1st Floor Office Space	± 7,293 SF
2nd Floor Office Space	± 1,824 SF
Warehouse	± 2,482 SF
Roll-Up Doors	One (1) 20'x14' One (1) 12'x12'
Clear Height	18' - 20'
Parking	32 Stalls (2 ADA)

Tenant Information:

Tenant	Vacant
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Utilities:

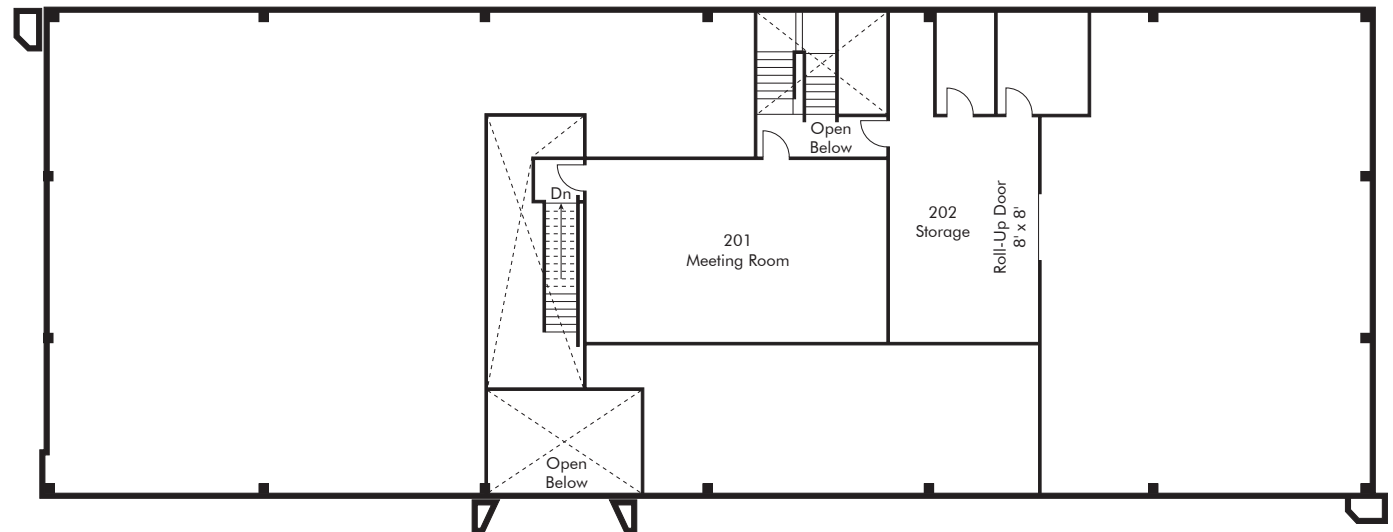
Electrical	PG&E (400 AMP, 480 V, 3 Ph)
Gas	So. Cal Gas
Sewer	North of the River
Water	Oildale Mutual

Floor Plan

2756 Unicorn Road



First Floor



Second Floor

Property Photos

2756 Unicorn Road



2730 & 2756 Unicorn Rd

Property Photos

2756 Unicorn Road



Property Photos

2756 Unicorn Road



2730 Unicorn Rd



Highlights

Building Information:

Building Size	± 5,400 SF
Office Space	± 4,200 SF
Warehouse	± 1,200 SF
Roll-Up Doors	Two (2) 12'x12'
Clear Height	12'-13'
Parking	18 Stalls (10 Covered, 1 ADA)

Tenant Information:

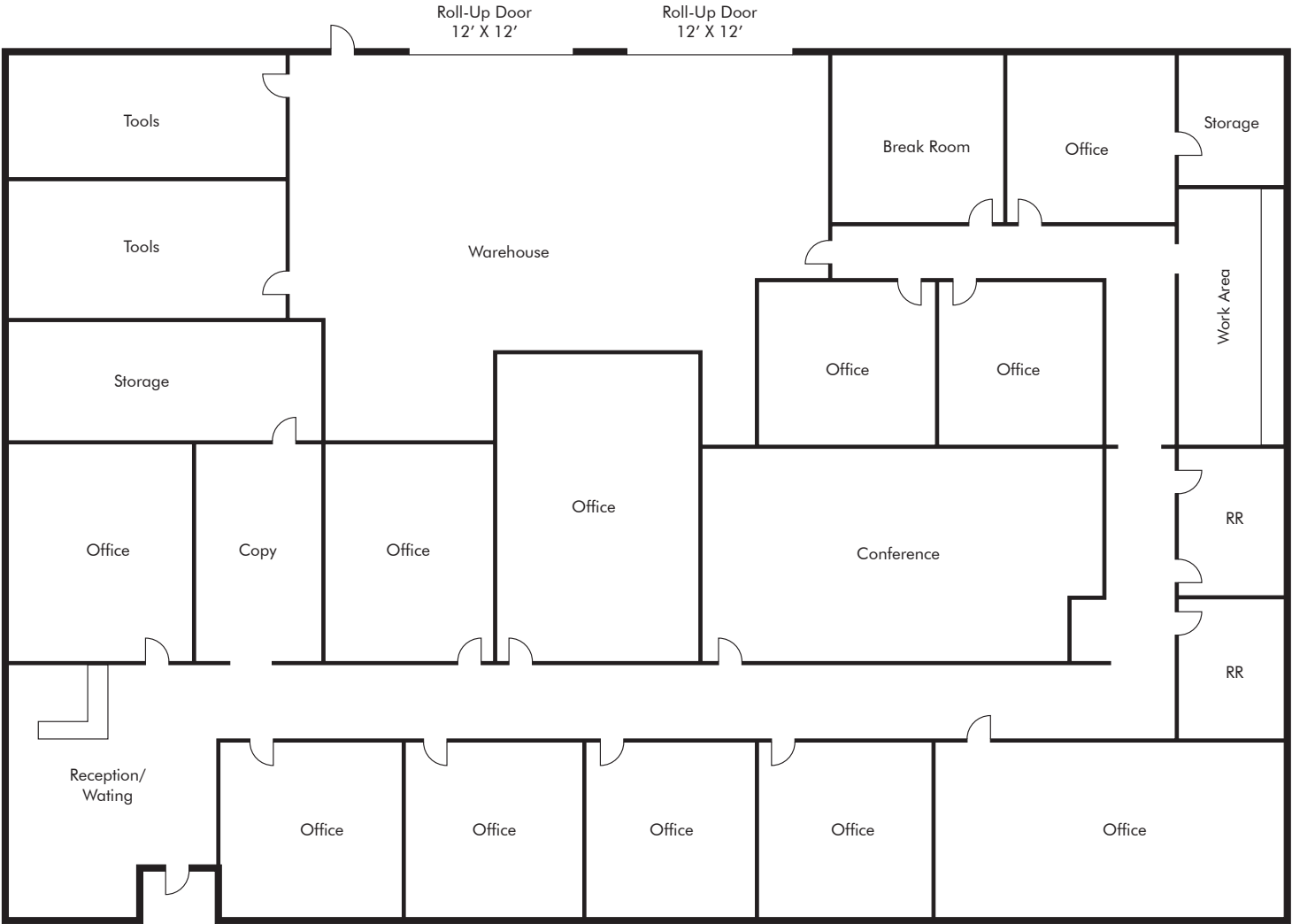
Tenant	Dee Jaspar & Associates
Lease Comm.	April 1, 2023
Lease Expiration	March 31, 2029
Monthly Rent	\$6,750
Annual Increases	3%
Lease Type	Gross

Utilities:

Electrical	PG&E (200 AMP, 120/208 V, 3 Ph)
Gas	So. Cal Gas
Sewer	North of the River
Water	Oildale Mutual

Floor Plan

2730 Unicorn Road



Property Photos

2730 Unicorn Road



Tight Aerial



Aerial

