

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 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 \pm 5,400 SF Office Space \pm 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 \pm 7,293 SF

2nd Floor Office ± 1,824 SF

Warehouse $\pm 2,482 \text{ SF}$

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 rennovated. 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

± 1,824 SF

Office Space

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

PG&E **Electrical**

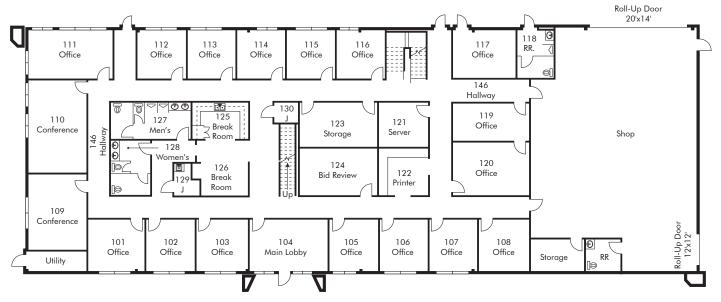
(400 AMP, 480 V, 3 Ph)

Gas So. Cal Gas

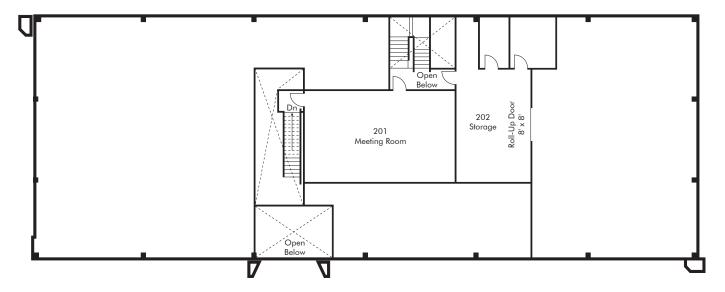
Sewer North of the River

Water Oildale Mutual

Floor Plan 2756 Unicorn Road



First Floor



Second Floor

Property Photos 2756 Unicorn Road





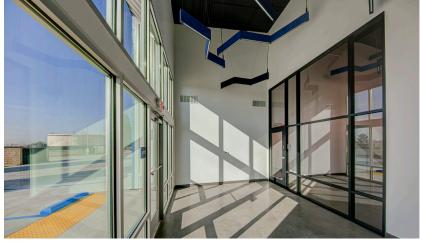




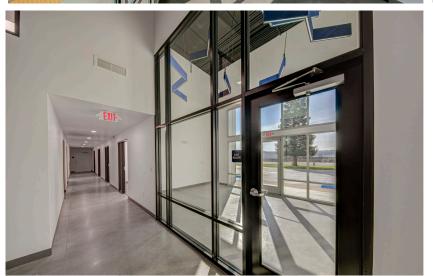




Property Photos 2756 Unicorn Road













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:

Dee Jaspar & Associates Tenant

Lease Comm. April 1, 2023

Lease Expiration March 31, 2029

Monthly Rent \$6,750

Annual Increases 3%

Gross Lease Type

PG&E **Electrical**

(200 AMP, 120/208 V, 3 Ph)

So. Cal Gas Gas

North of the River Sewer

Oildale Mutual Water

Floor Plan 2730 Unicorn Road



Property Photos 2730 Unicorn Road













Tight Aerial





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