



For Lease | ± 10,000 SF  
 Office/Warehouse Space  
 with Docks

Bakersfield Airport Business Center  
 3700 Pegasus Drive, Bakersfield, CA

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## Property Information

*3700 Pegasus Dr.* is an approximately 93,000 SF multi-story office warehouse building situated on approximately 10 Acres of land. Under new ownership after formerly being owned by The Bakersfield Californian. The property is located in North Bakersfield within the Bakersfield Airport Business Park on the SEC of Pegasus Dr. and Unicorn Rd, which provides convenient access to Meadows Field Airport, Freeway 65, and Highway 99.

- +/- 10,000 SF of office/warehouse space available for Lease.
- Approx. 600 SF of office space.
- Climate-controlled
- Semi-truck accessible with docks and roll-up doors.
- Location offers immediate access to Highway 99, Highway 65, and Seventh Standard Road/Merle Haggard Dr., providing easy access to all parts of the City of Bakersfield and Kern County.
- Limited like-kind product available on the market.
- Zoning: M2\_PD per the County of Kern
- Year Built: 1982
- Site Area: 1982
- Power: 225 Amp, 480 Volt, 3 Phase, 4wire
- Clear Height: 19' - 20'
- Neighbors include Schlumberger, Quinn Caterpillar, The State of California, Pacific Gas & Electric, U.S. Post Office, and Amazon.

## Availability

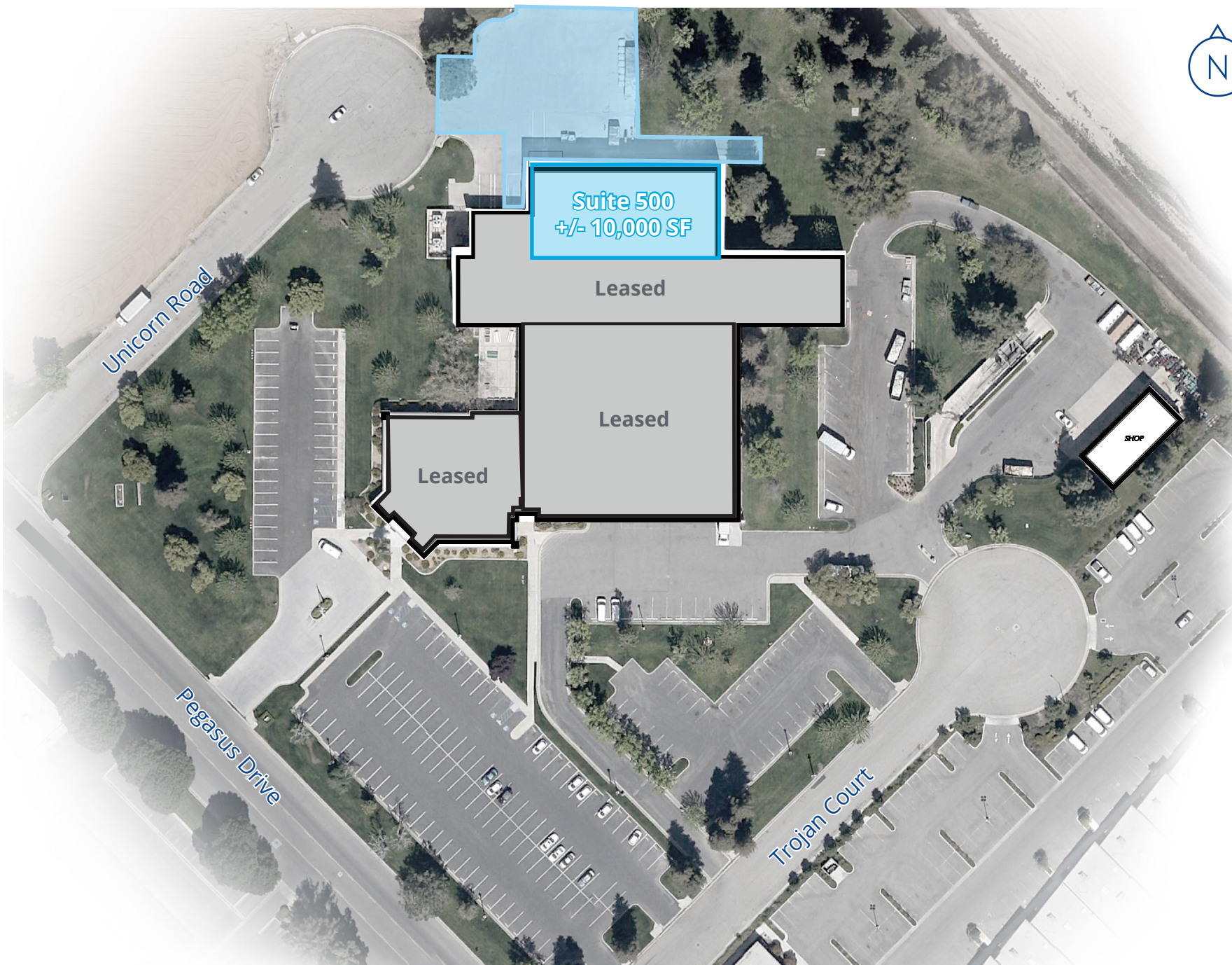
Suite 500

+/- 10,000 SF

## Lease Rate:

\$0.95/SF Industrial Gross

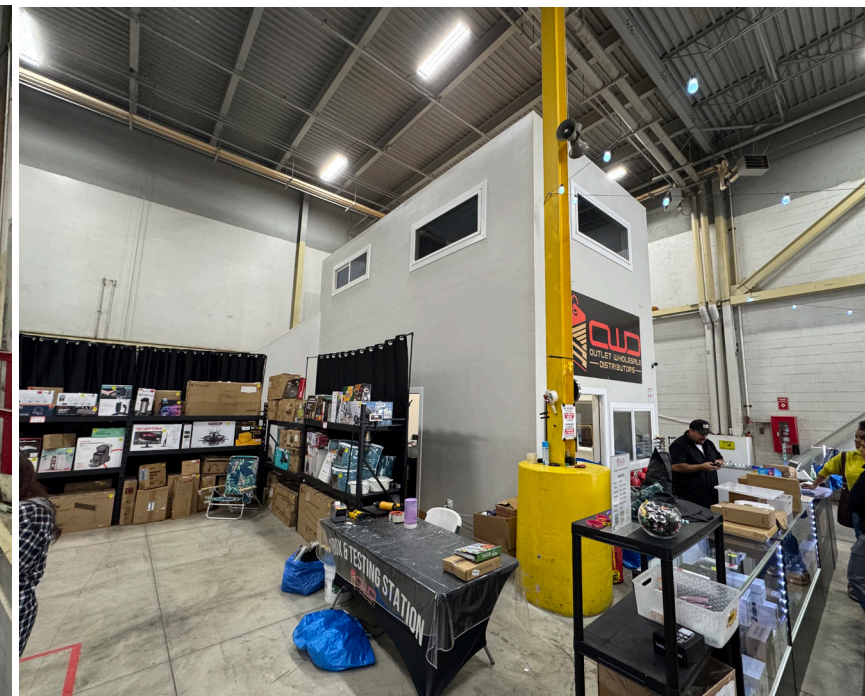
# Site Plan



# Suite 500



- Approximately 10,000 SF - Total Size
- One (1) dock door
- Three (3) roll-up doors
- Approx. 600 SF of office space
- Interior restroom
- Secured parking and/or yard space
- Power: 225 amp, 480 volt



# Suite 500 - Photos



