



Laumiere Gourmet Fruits Co.	Golden Valley Air	Rugged Goose
Pacific Wine Distributors	Fruti Fresca	Right Now Couriers
Orville D. Wright	Piranha Jiu Jitsu Club	SuperCare Health
Bud's Cuts	Zimmer Biomet	Crown Distributor

3331 3336

FOR LEASE

PEGASUS BUSINESS PARK
3331-3363
PEGASUS DRIVE

BAKERSFIELD, CA 93308



PROPERTY HIGHLIGHTS

- Pegasus Business Park offers ample parking.
- Strategically located at proximity of Highway 99 and Highway 65, less than two miles to the airport, and near the new Amazon Distribution Facility.
- In proximity to Starbucks, McDonald's, Jack in the Box, Del Taco, and several hospitality options for employee and business use.
- **Asking Rent: \$1.30/SF INDUSTRIAL GROSS**

PROPERTY FEATURES

Clear Height:	12'
Lot Size:	±2.25 Acres
Zoning:	M2-PD H
Power:	100Amps, 220/110V, 3Ph
Utilities:	Electric: PG&E Sewer: NOR Station Water: Oildale Mutual Water Co. Internet: Spectrum & AT&T

AVAILABILITIES

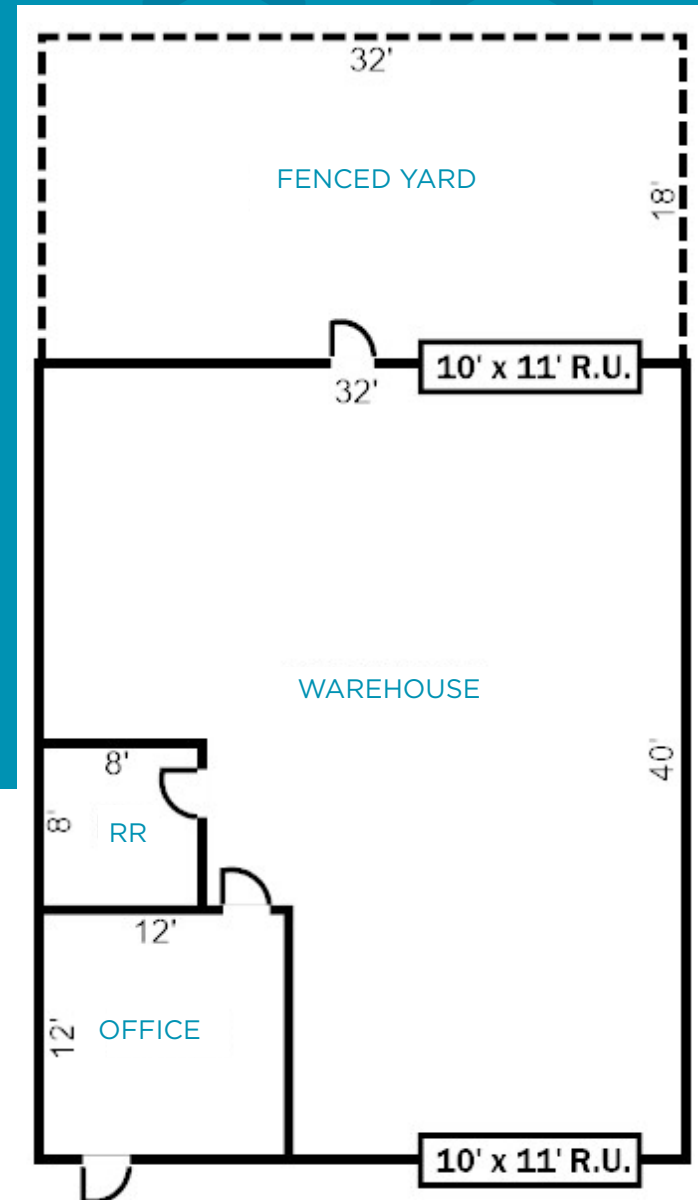
Suite 104	1,280 RSF
Suite 203	1,500 RSF
Suite 402	1,238 RSF
Suite 405	1,238 RSF

Asking Rent:	\$1.30/sf Industrial Gross
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PEGASUS BUSINESS PARK

FLOOR PLAN

±1,280 RSF
TOTAL AVAILABLE

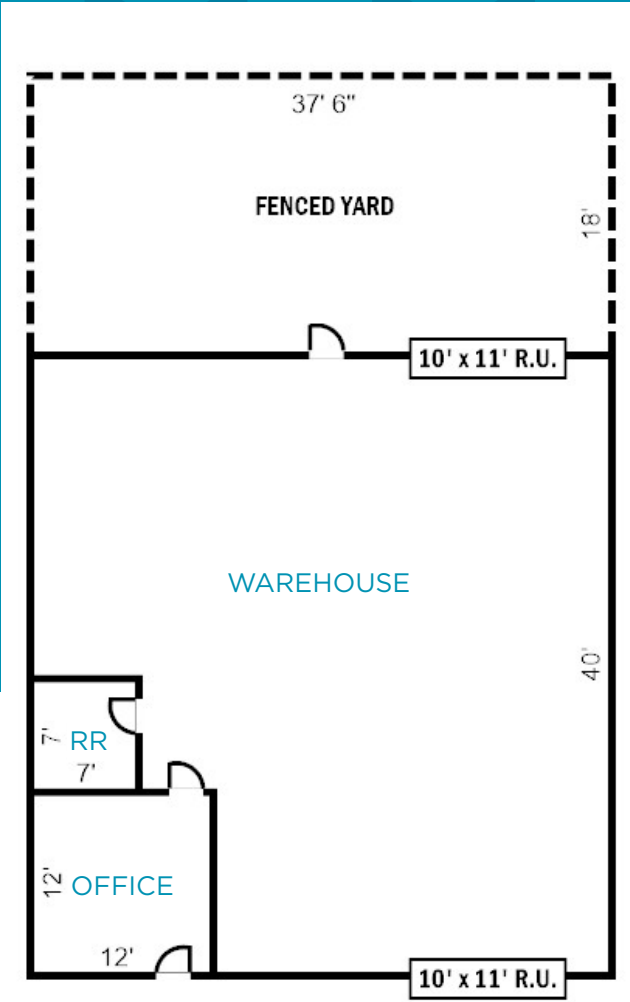


NOTE: PLANS NOT
DRAWN TO SCALE

FLOOR PLAN

±1,500 RSF
TOTAL AVAILABLE

±144 RSF
OFFICE



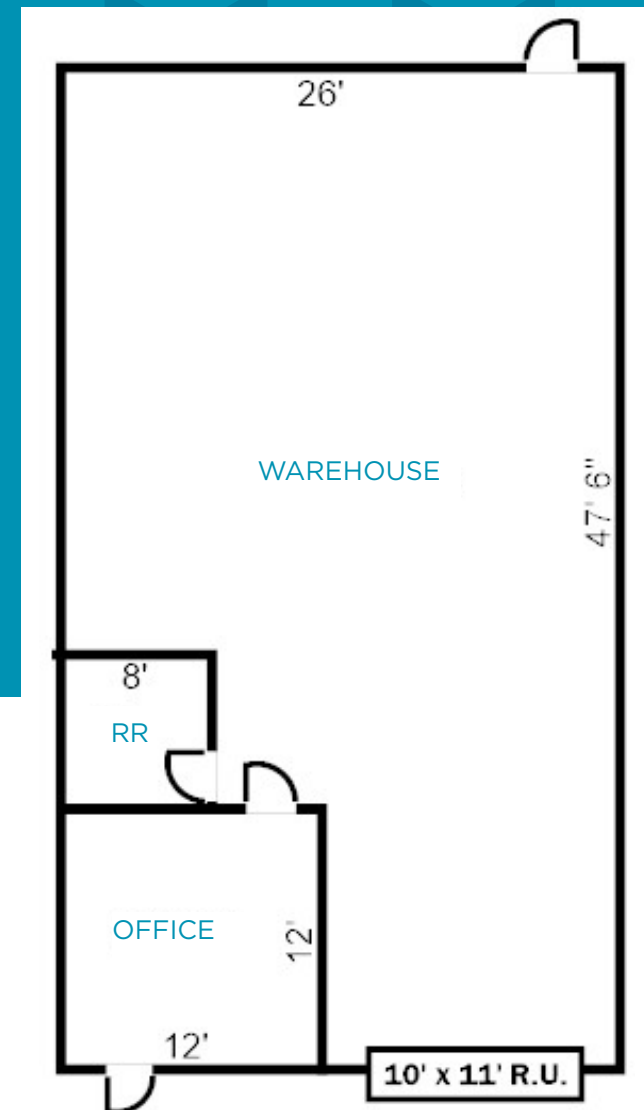
NOTE: PLANS NOT
DRAWN TO SCALE

PEGASUS BUSINESS PARK

FLOOR PLAN

±1,238 RSF
TOTAL AVAILABLE

±144 RSF
OFFICE



NOTE: PLANS NOT
DRAWN TO SCALE

AERIAL MAP

BUILDING 1

- Each suite is 1,280sf with (2) 10' x 11' roll-up doors and fenced yard space
- Suite 104: ±1,280 RSF

BUILDING 2

- Each suite is 1,500sf with (2) 10' x 11' roll-up doors and fenced yard space
- 202 - 1,500 RSF probably ready 10/1/24
- 203 - 1,500 RSF probably ready 10/1/24

BUILDING 3

- Each suite is 1,238sf with (1) 10' x 11' roll-up door
- Fully Leased

BUILDING 4

- Each suite is 1,238sf with (1) 10' x 11' roll-up door
- Suite 402: ±1,238 RSF probably ready 10/1/24
- Suite 405: ±1,238 RSF





AERIAL MAP





CONTACT INFO

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