



For Sale | Price Reduced! ~~\$4,850,000~~ \$4,500,000

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~~ \$4,500,000

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:

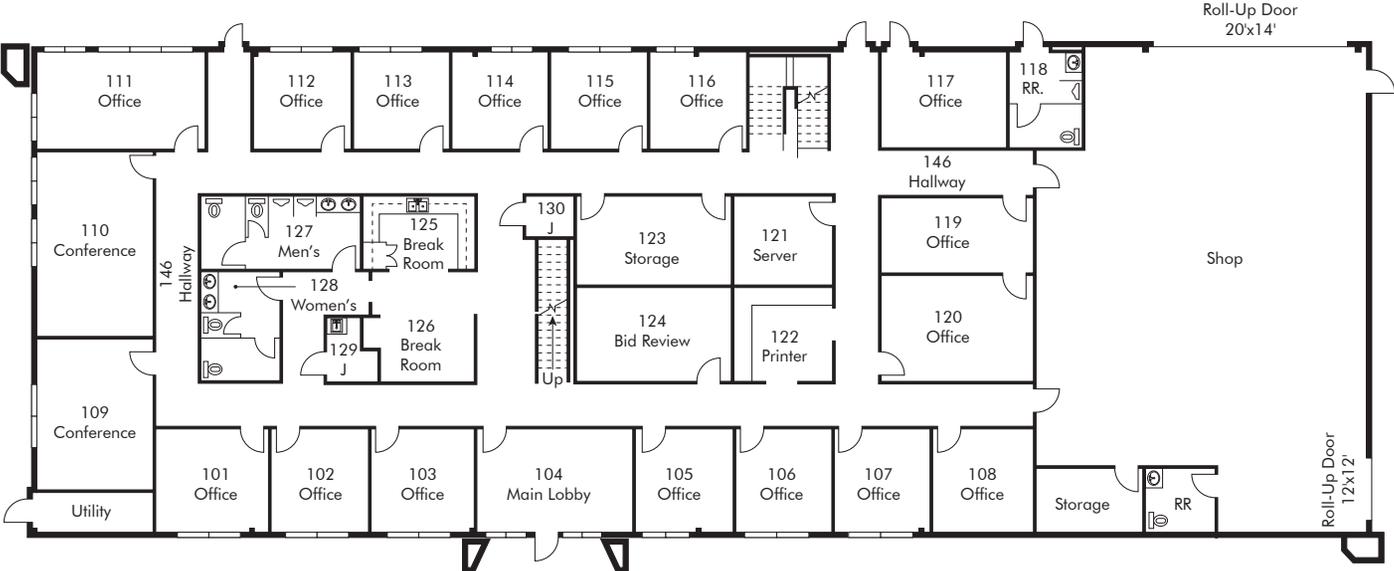
Tenant	Vacant
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Utilities:

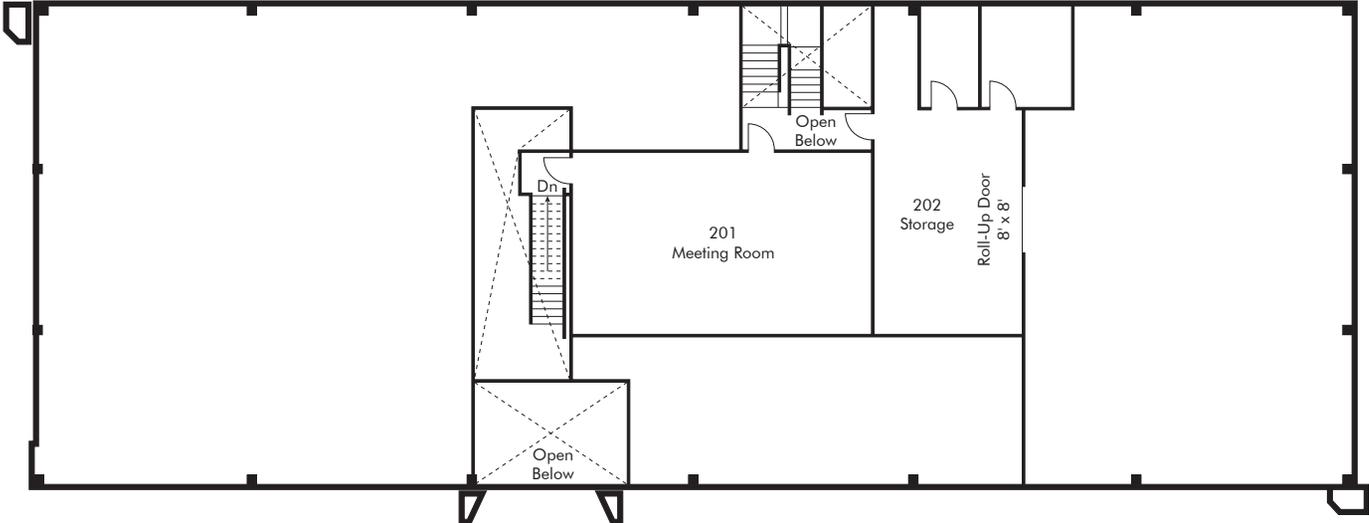
Electrical	PG&E (400 AMP, 480 V, 3 Ph)
Gas	So. Cal Gas
Sewer	North of the River
Water	Oildale Mutual

Floor Plan

2756 Unicorn Road



First Floor



Second Floor

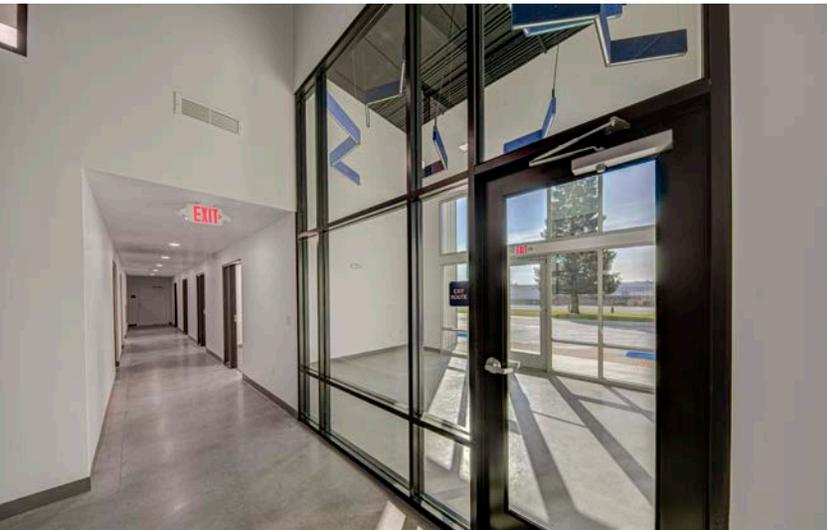
Property Photos

2756 Unicorn Road



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 Jasper & 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



United Rentals

Amazon Distribution Center

Pape Kenworth

Carquest Auto Parts

Holiday Inn Express

SunRun Solar

So. Cal Gas

Spectrum

Pro Safety & Rescue

North Bakersfield Toyota

United States Postal Service

Safelite Auto Glass

Berchold Equipment

US Storage Centers

Ashli Healthcare

Schlumberger

99

Platt Electric

Winegard Energy Inc.

W.M. Lyles Construction.

Sherwin Williams

Fresh Choice Distribution

2730 & 2756 Unicorn Road

Quinn Caterpillar

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