



Industrial
Office | Warehouse | Yard

AVAILABLE
FOR LEASE

2925
Unicorn Road
Bakersfield, CA

Located within
Unicorn Business Park

Wesley M. McDonald • Principal • 661 885 6950 • wesley.mcdonald@asuassociates.com • CA RE #01511739
Parker Reynolds • Associate • 661 885 6925 • parker@asuassociates.com • CA RE #02156913
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

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Property Information | Office Floor Plan

2925 Unicorn Road ▪ Suites A & B ▪ Bakersfield, CA

Property Details

- **Total Available Space (A & B)** ±16,250 Square Feet
- **Total Available Warehouse Space (A & B)** ±14,250 Square Feet
- **Total Available Office Space (A & B)** ±2,000 Square Feet
- **Total Available Yard Space (A & B)** ±37,600 Square Foot concrete paved
- **Total Available Ground Level Doors** Four (4) 14' x 16'
- **Clear Height** 18'10" – 20'10"
- **Lighting** LED

Suite A

- **Available Space** 8,125 Square Feet
- **Warehouse Space** 7,125 Square Feet
- **Office Space** 1,000 Square Feet
- **Yard Space** 18,800 Square Foot (Concrete paved)
- **Ground Level Doors** Two (2) 14' x 16'

Suite B

- **Available Space** 8,125 Square Feet
- **Warehouse Space** 7,125 Square Feet
- **Office Space** 1,000 Square Feet
- **Yard Space** 18,800 Square Foot (Concrete paved)
- **Ground Level Doors** Two (2) 14' x 16'

Property Highlights

- First class exterior elevation with glass storefront
- Zoning M-2 PD (Medium Manufacturing) per the County of Kern
- Easy access to Northbound and Southbound Freeway 99, Highway 58, Highway 65 and the Westside Parkway
- One (1) point of ingress/egress to yard with wrought-iron rolling gate entrance and CMU Wall per suite (two (2) points total)
- CMU Block Fence on southern perimeter and six-foot-tall chain-link fence with privacy slats surrounding the balance of the Premises
- Building has insulated walls and roof
- Private concrete road access to building
- Professionally landscaped
- Monument Signage with electrical service to provide illuminated signage
- Located in the Airport Submarket - Fastest growing industrial Sub-market in Bakersfield

Utilities

- **Electric** PG&E 480/277 volt, 3 Phase, 800 amps
- **Gas** Pacific Gas & Electric
- **Water** Oildale Mutual Water Company
- **Sewer** North of the River Sanitation

Lease Rate

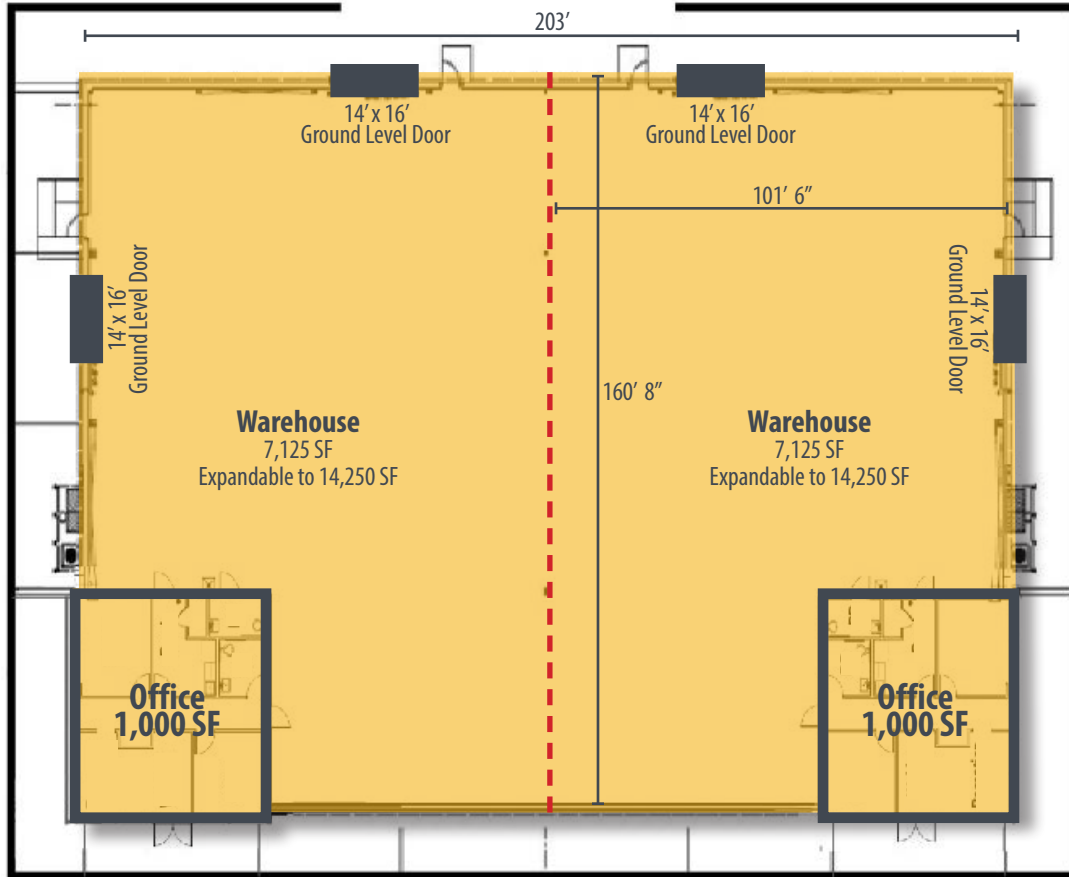
- **-\$1.25 PSF Industrial Gross**
- \$1.05 PSF Industrial Gross - 3 Year Lease Term
- \$1.00 PSF Industrial Gross - 5 Year Lease Term

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Building & Office Floor Plan

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Building Floor Plan



Office Floor Plan

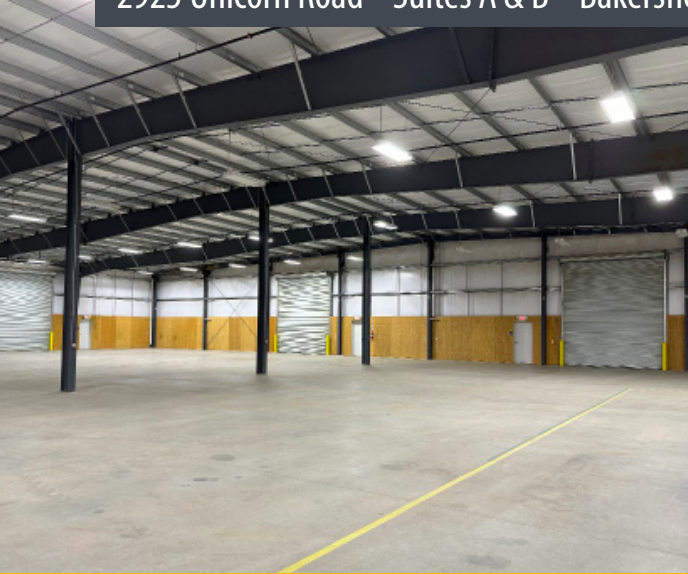


**Plans deemed to be accurate, but not guaranteed. Plan not to scale.*

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Photos

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Unicorn Business Park Site Plan

2925 Unicorn Road ■ Suites A & B ■ Bakersfield, CA



2925 Unicorn Road



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Area Map

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