



Suite 100
+/- 6,208 SF

Parking

Unicorn Rd

Pegasus Dr



Available - 6,208 sf
Professional Office
Space

Bakersfield Airport Business Center
3700 Pegasus Drive, Bakersfield, CA

Cameron Mahoney
Senior Vice President | Principal
License No. 01937802
+1 661 631 3814
cameron.mahoney@colliers.com

David A. Williams, SIOR
Senior Vice President | Principal
License No. 00855489
+1 661 631 3816
david.a.williams@colliers.com

Jason Alexander
Senior Vice President | Principal
License No. 01360995
+1 661 631 3818
jason.alexander@colliers.com

Colliers International
Central California
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
colliers.com/bakersfield



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.

- +/- 6,208 SF of professional office space available for Lease.
- Floor plan consists of reception area, two (2) conference rooms, large training room, ten (10) private offices, break room, and large bullpen space.
- Ample onsite parking.
- Exterior entrance from parking lot.
- 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 office space available in the submarket
- Zoning: M2-PD per the County of Kern.
- Site Area: +/- 9.72 AC.
- Neighbors include Schlumberger, Quinn Caterpillar, The State of California, Pacific Gas

Availability

Suite 100

+/- 6,208 SF

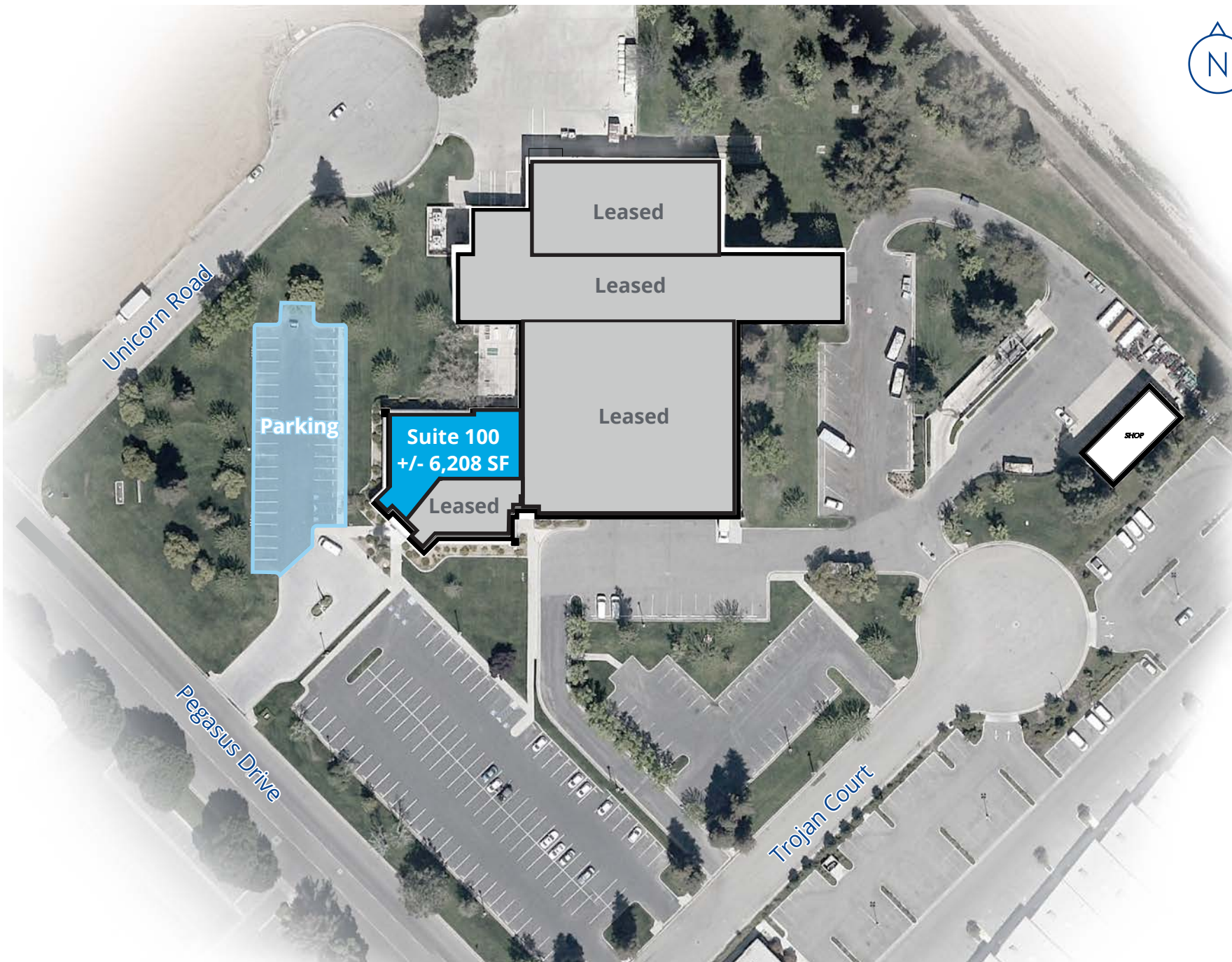
Lease Rate

\$1.45/SF Ind. Gross

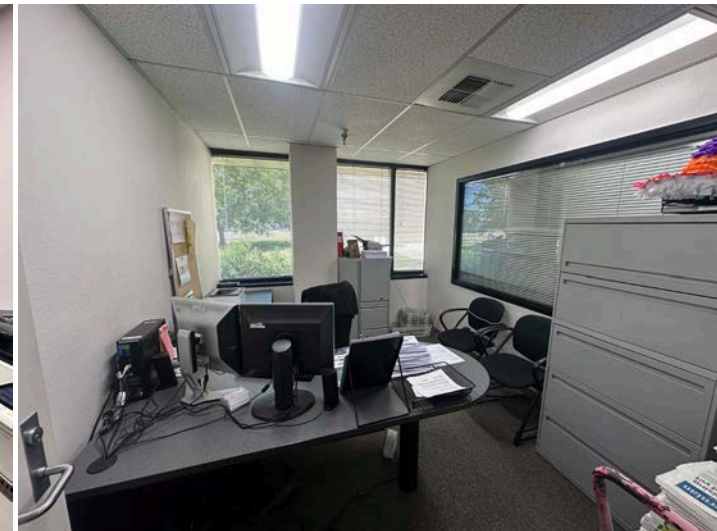
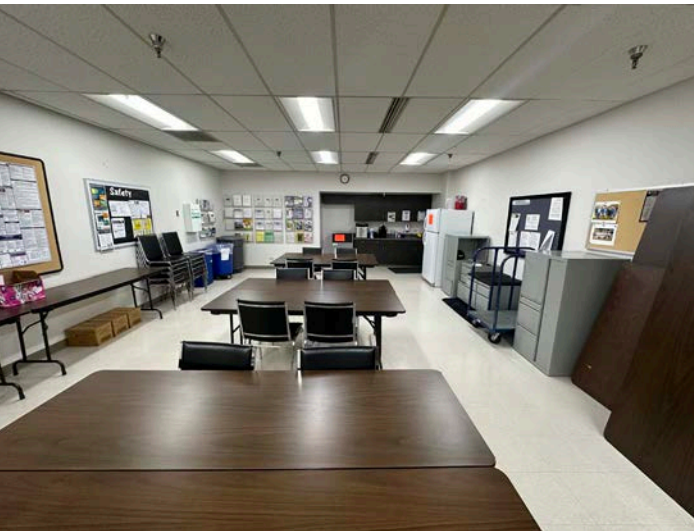
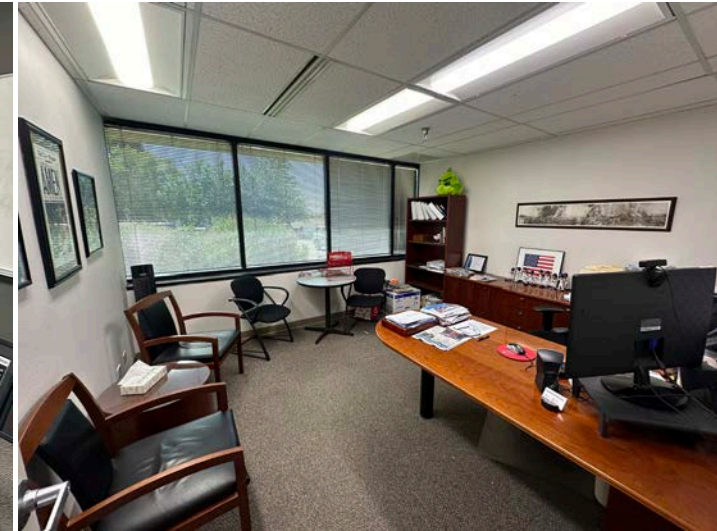
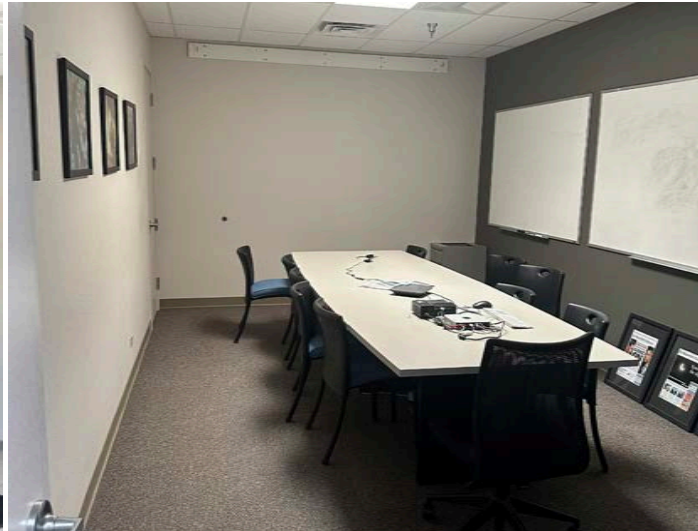
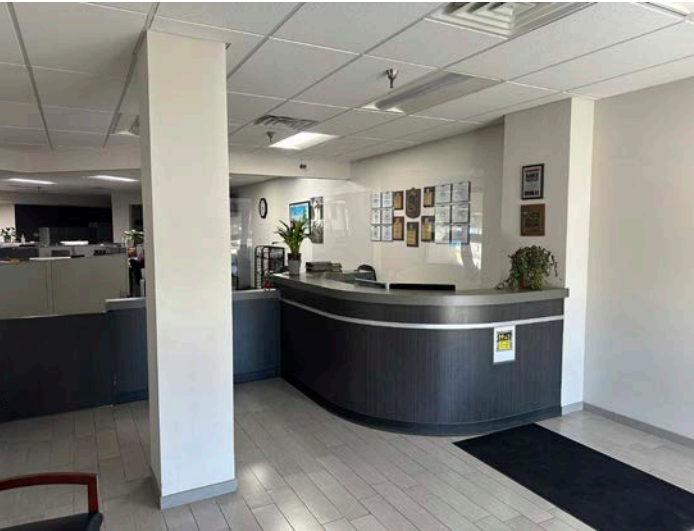
Tenant Improvements: Negotiable

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement

Site Plan



Suite 100 - Photos



Aerial



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.