

**5% FEE TO TENANT REP BROKER
FOR ALL NEW LEASES SIGNED BEFORE
12/31/2024**



**Single Tenant
Office | Warehouse | Yard**

**AVAILABLE
FOR LEASE**

**2909
Unicorn Road**
Bakersfield, CA

Located within
Unicorn Business Park

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Property Information | Office Floor Plan

2909 Unicorn Road - Bakersfield, CA

Property Details

- **Total Available Space** ±9,693 Square Feet
- **Warehouse Space** ±8,693 Square Feet
- **Office Space** ±1,000 Square Feet
- **Yard Space** ±21,500 Square Foot concrete paved yard area
- **Ground Level Doors** Two (2) 14' x 16'
- **Clear Height** 18'10" – 20'10"
- **Lighting** LED
- **Parking** Eleven (11) reserved parking stalls in front of building

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 CMU Wall and wrought-iron rolling gate entrance
- 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 - Fast growing industrial Sub-market in Bakersfield

Lease Rate

- \$1.28 PSF Industrial Gross

Office Floor Plan

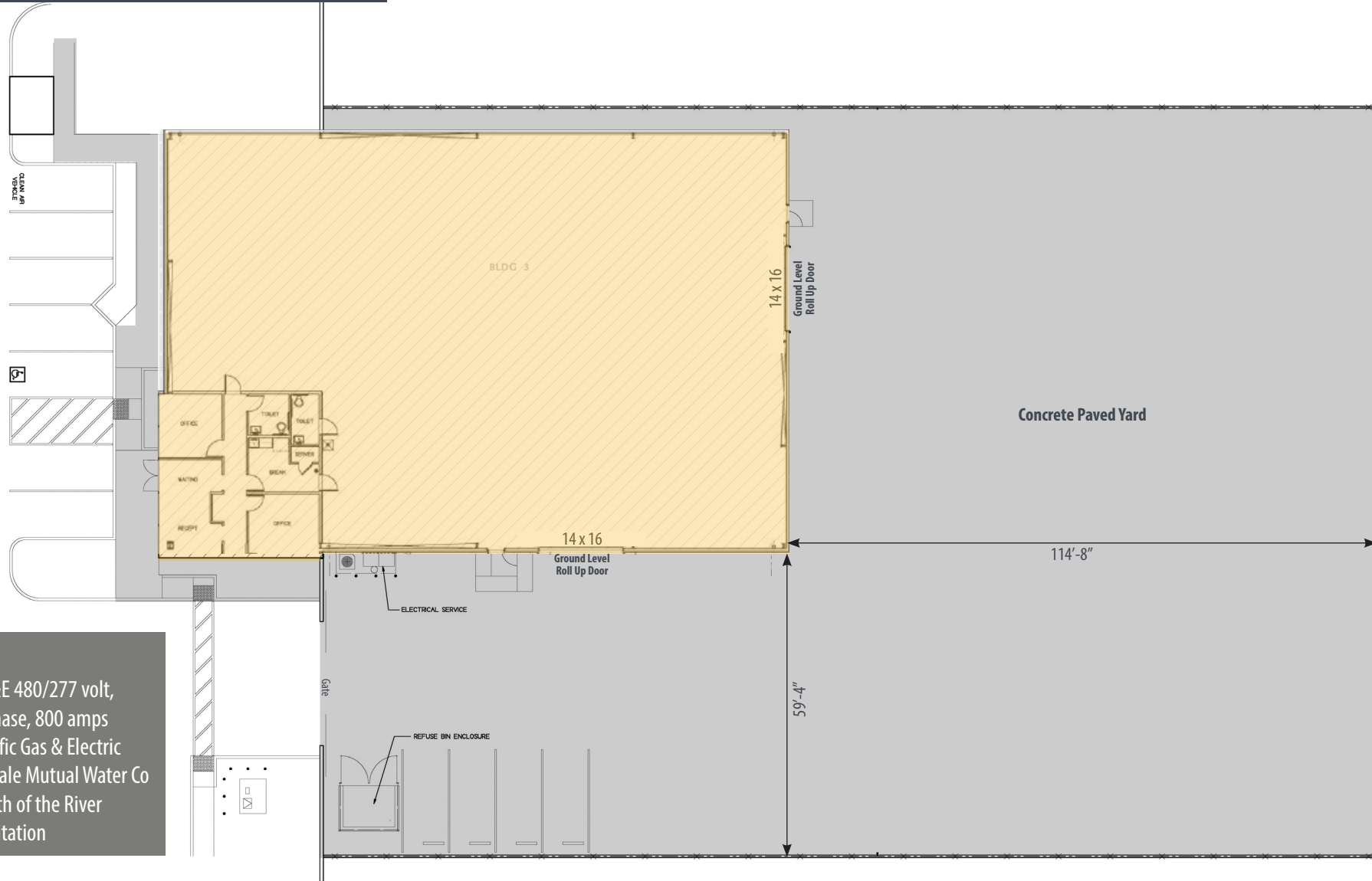


**Plans deemed to be accurate, but not guaranteed. Plan not to scale.*

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Building Site Plan

2909 Unicorn Road - Bakersfield, CA



Utilities

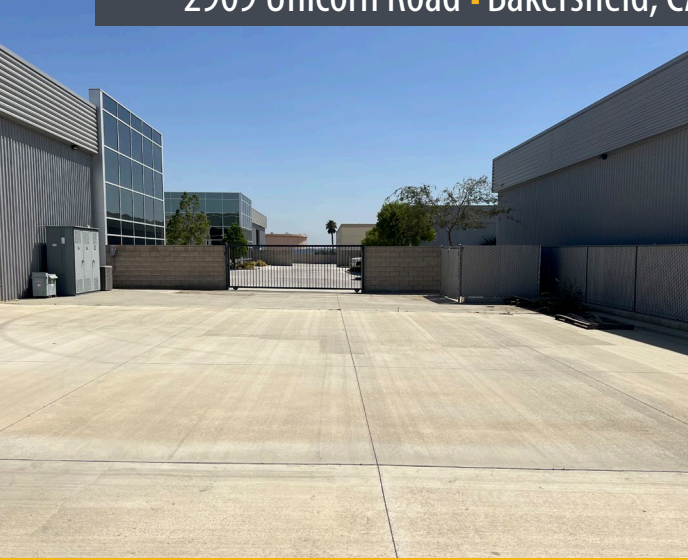
- **Electric** PG&E 480/277 volt, 3 Phase, 800 amps
- **Gas** Pacific Gas & Electric
- **Water** Oildale Mutual Water Co
- **Sewer** North of the River Sanitation

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Photos

2909 Unicorn Road - Bakersfield, CA

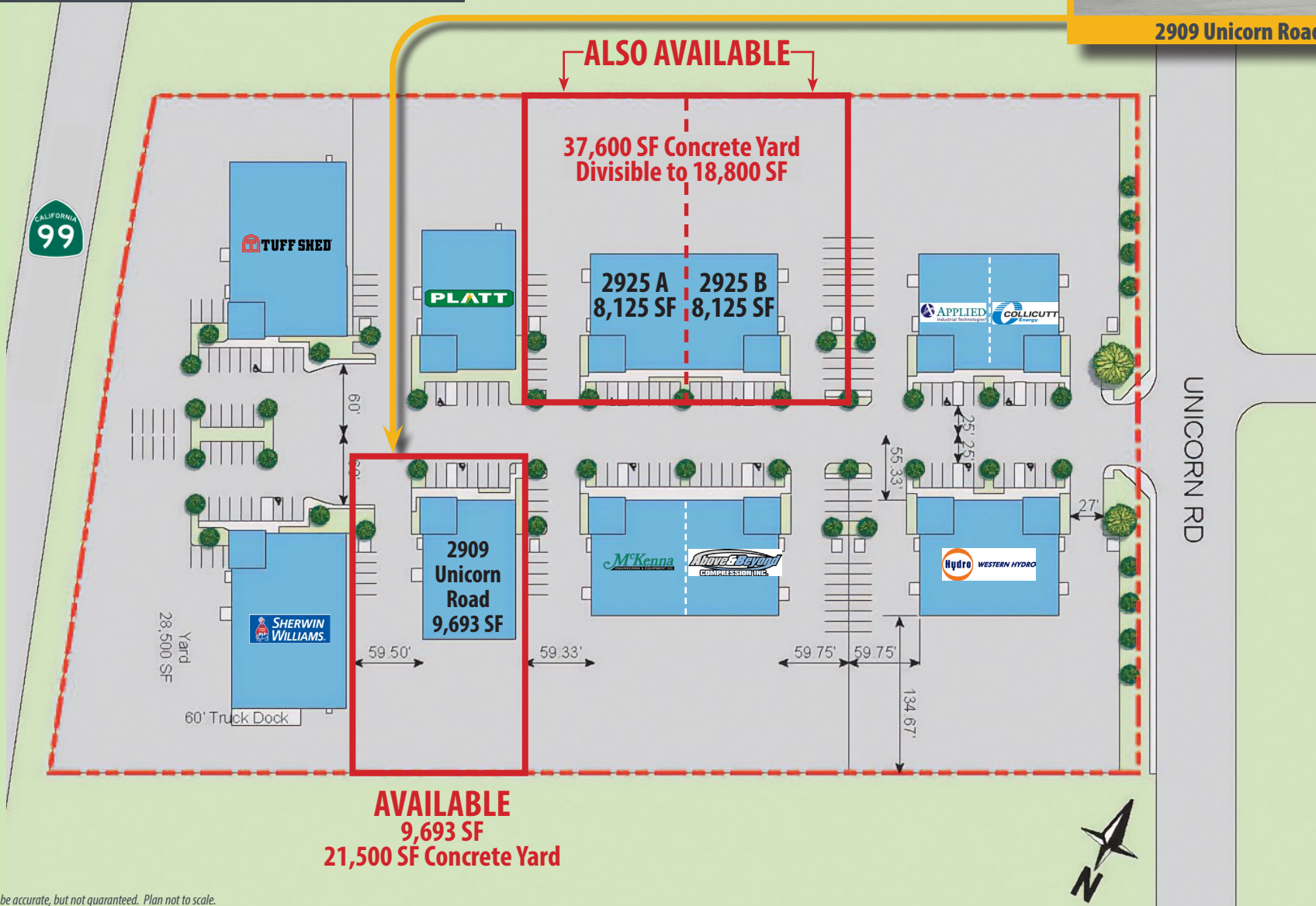


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Unicorn Business Park Site Plan
2909 Unicorn Road - Bakersfield, CA



2909 Unicorn Road



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Area Map

2909 Unicorn Road - Bakersfield, CA



2909 Unicorn Road

