



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

3331 3335

**FOR LEASE**

**PEGASUS DRIVE**

**PEGASUS BUSINESS PARK**

**3331-3363**

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

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

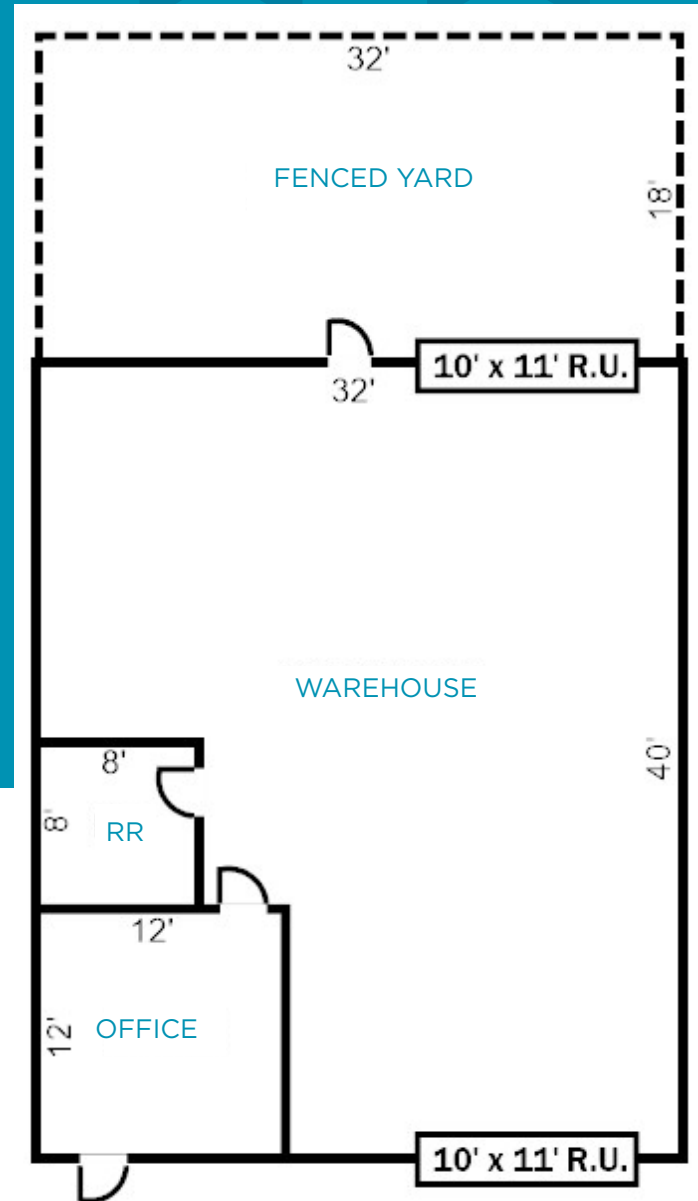
### AVAILABILITIES

<b>Suite 104</b>	1,280 RSF ready to go
<b>Suite 202</b>	1,500 RSF probably ready 10/1/24
<b>Suite 203</b>	1,500 RSF probably ready 10/1/24
<b>Suite 402</b>	1,238 RSF probably ready 10/1/24
<b>Suite 405</b>	1,238 RSF ready now.

**Asking Rent:** \$1.30/sf Industrial Gross

# FLOOR PLAN

±1,280 RSF  
TOTAL AVAILABLE

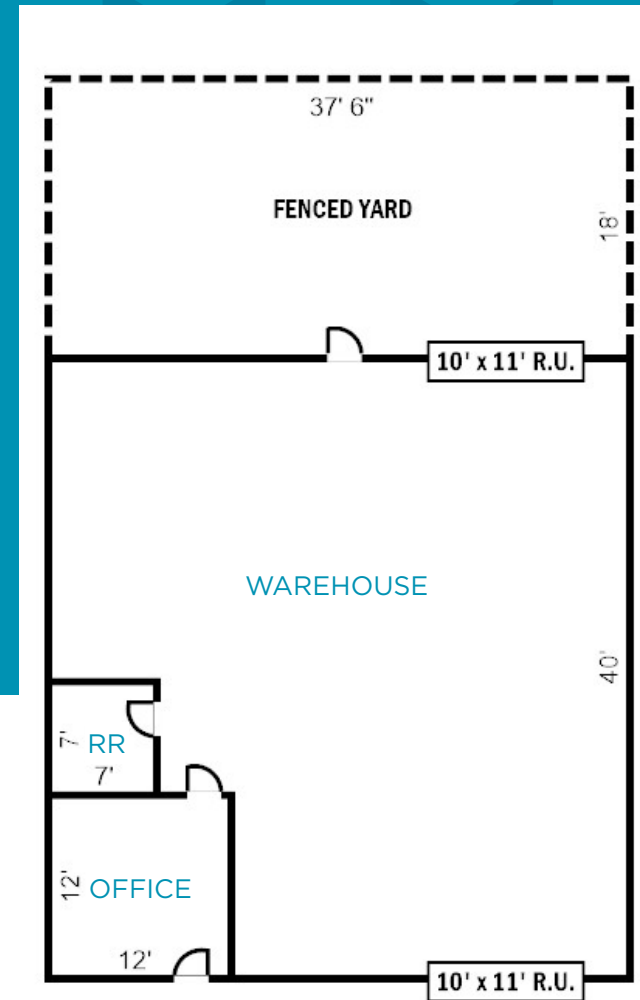


NOTE: PLANS NOT  
DRAWN TO SCALE

# FLOOR PLAN

±1,500 RSF  
TOTAL AVAILABLE

±144 RSF  
OFFICE



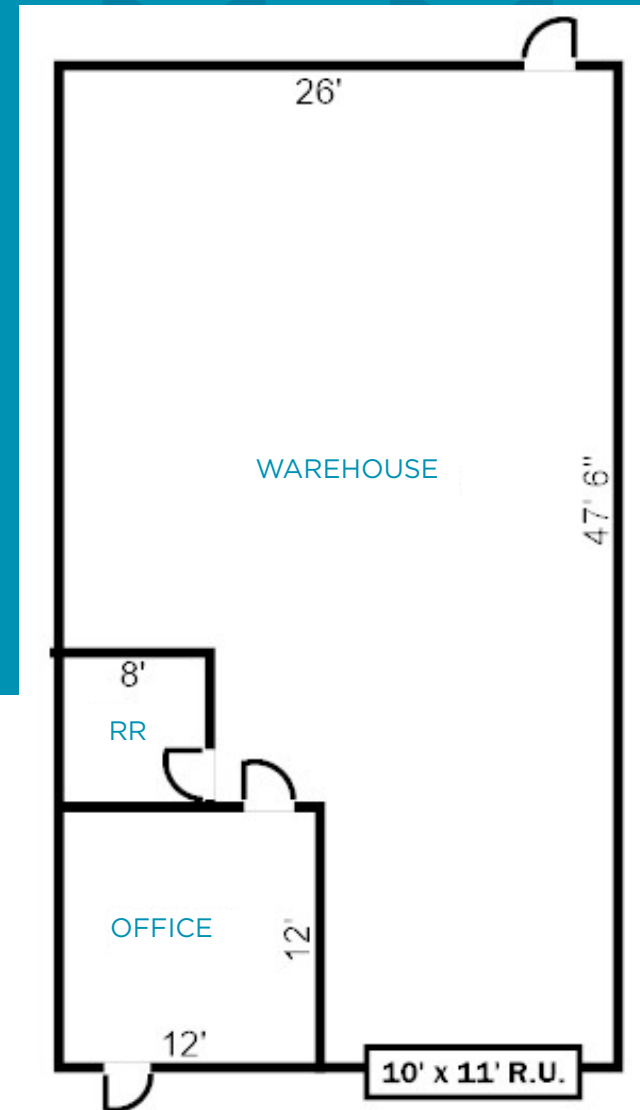
NOTE: PLANS NOT  
DRAWN TO SCALE

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











## CONTACT INFO

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*Lights Camera Action Cinema*