

Office ▪ Warehouse

**FOR SALE**

**3201**

**Pegasus Drive**

**Bakersfield, CA 93308**

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# Office - Warehouse For Sale

## Property Information & Floor Plan

3201 Pegasus Drive - Bakersfield, CA

### Property Detail

- **Availability** 3 suites
- **Total SF** 12,000 SF
- **Suite 1** 3,000 SF
- **Suite 2** 3,000 SF
- **Suite 3** 6,000 SF
- **Each Suite** 3,000 SF
  - **Office** 600 SF
  - **Warehouse** 2,400 SF
  - **Roll Up Door** One (1) 14'x14'
- **Clear Height** 12' -16'6"
- **Power** 200 Amps, 120/208v, 3 Phase
- **Zoning** M-2 PD, County of Kern
- **Warehouse Climate** One (1) Evaporative Cooler  
One (1) Heater

### Utilities



Pacific Gas &  
Electric



The Gas  
Company



Oildale  
Mutual Water



North of the  
River

### Sale Price

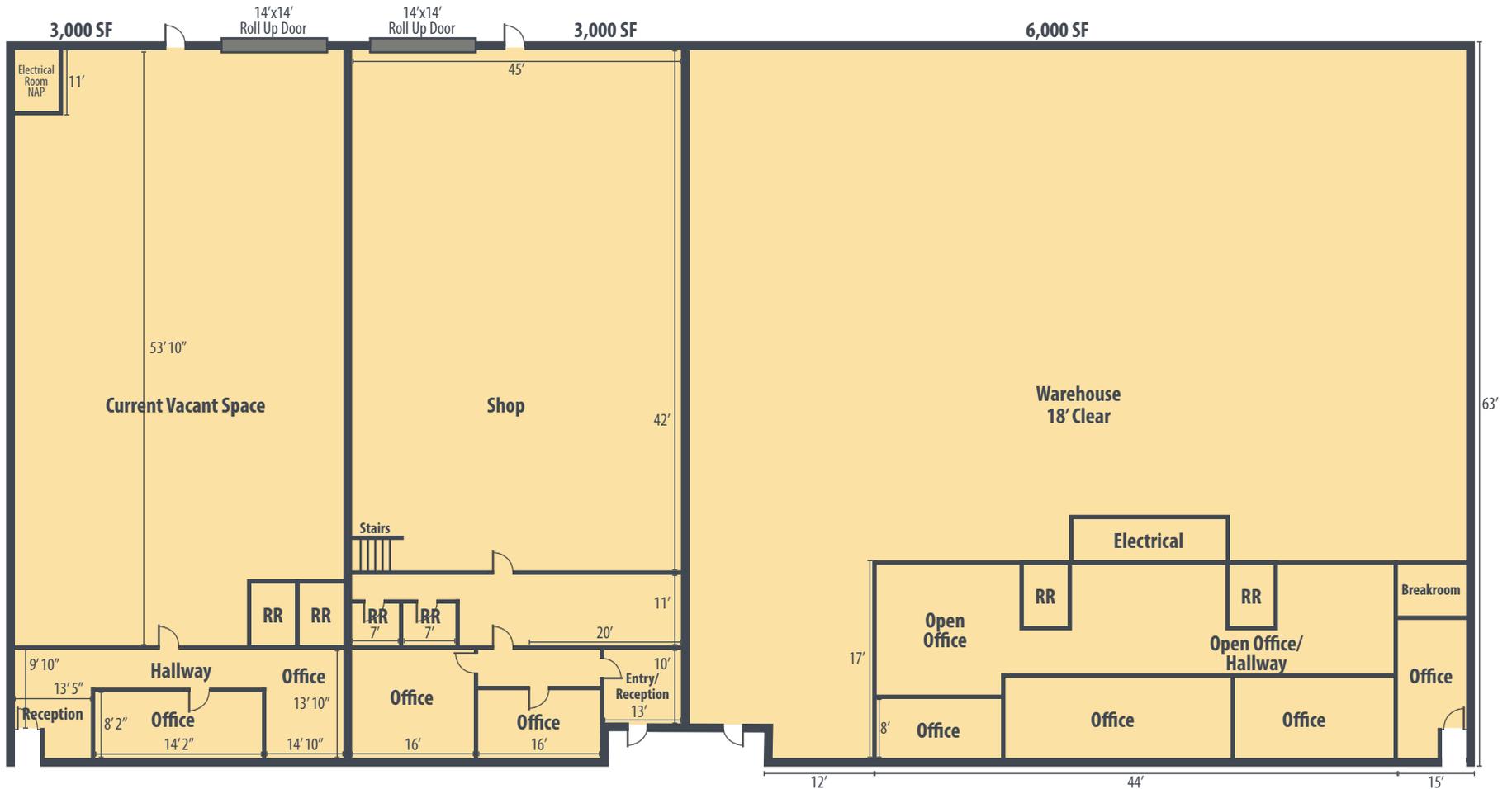
- \$2,920,000 / \$244 PSF



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## Floor Plan

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Plans deemed correct but verify

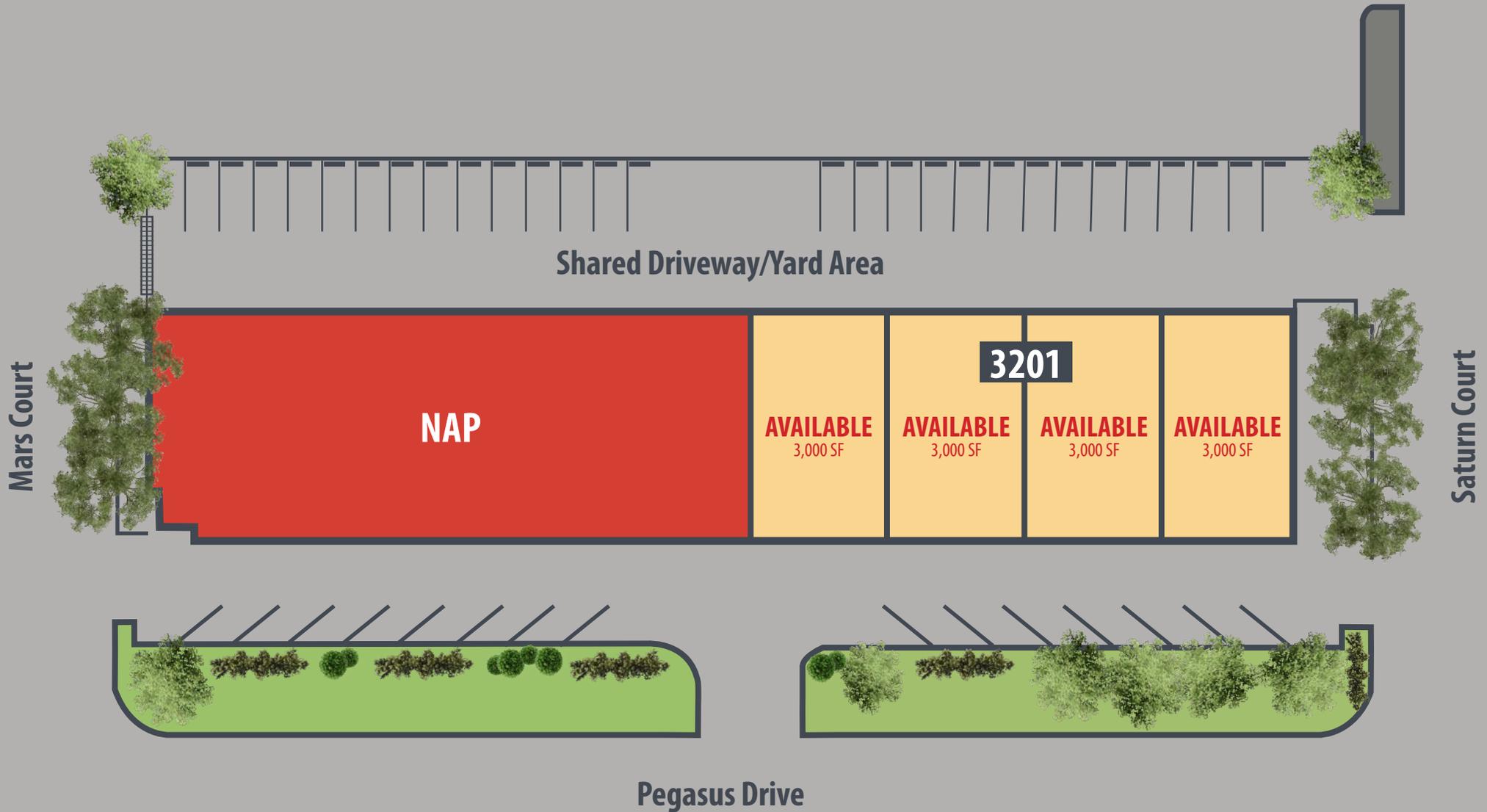


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## Site Plan

3201 Pegasus Drive - Bakersfield, CA



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## Property Photos

3201 Pegasus Drive - Bakersfield, CA



Exterior



Office



Office



Warehouse

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## Neighborhood Aerial

3201 Pegasus Drive - Bakersfield, CA



3201 Pegasus Drive



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