

Office ▪ Warehouse ▪ Yard

FOR LEASE

3600
Pegasus Drive
Unit 10

Bakersfield, CA

Property Highlights

- Individual condo unit with separate fenced yard area
- Masonry block and steel construction
- Modern turn-key offices finishes with appliances
- High polish colored concrete floors
- Close proximity to Meadows Field Airport
- Easy Access to northbound/southbound Hwy 99 and Hwy 65

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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Property Information Site Plan | Floor Plan

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Property Description

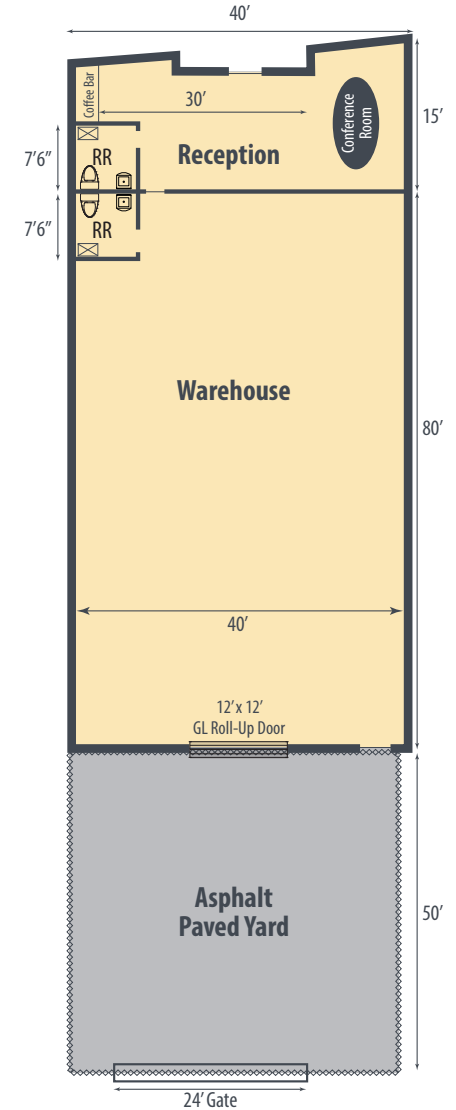
- **Total Available** 3,800± SF
- **Warehouse** 3,200± SF
- **Office** 600± SF
- **Yard** 2,000± SF
- **Power** 200 Amps, 480/270 volt
- **Doors** (1) 12' x 12' Roll-up door
- **Zoned** M-2 PD H
- **Lease Rate** \$1.30/SF / Month / Industrial Gross
- **Association Dues** \$324.38 per month



Site Plan



Floor Plan

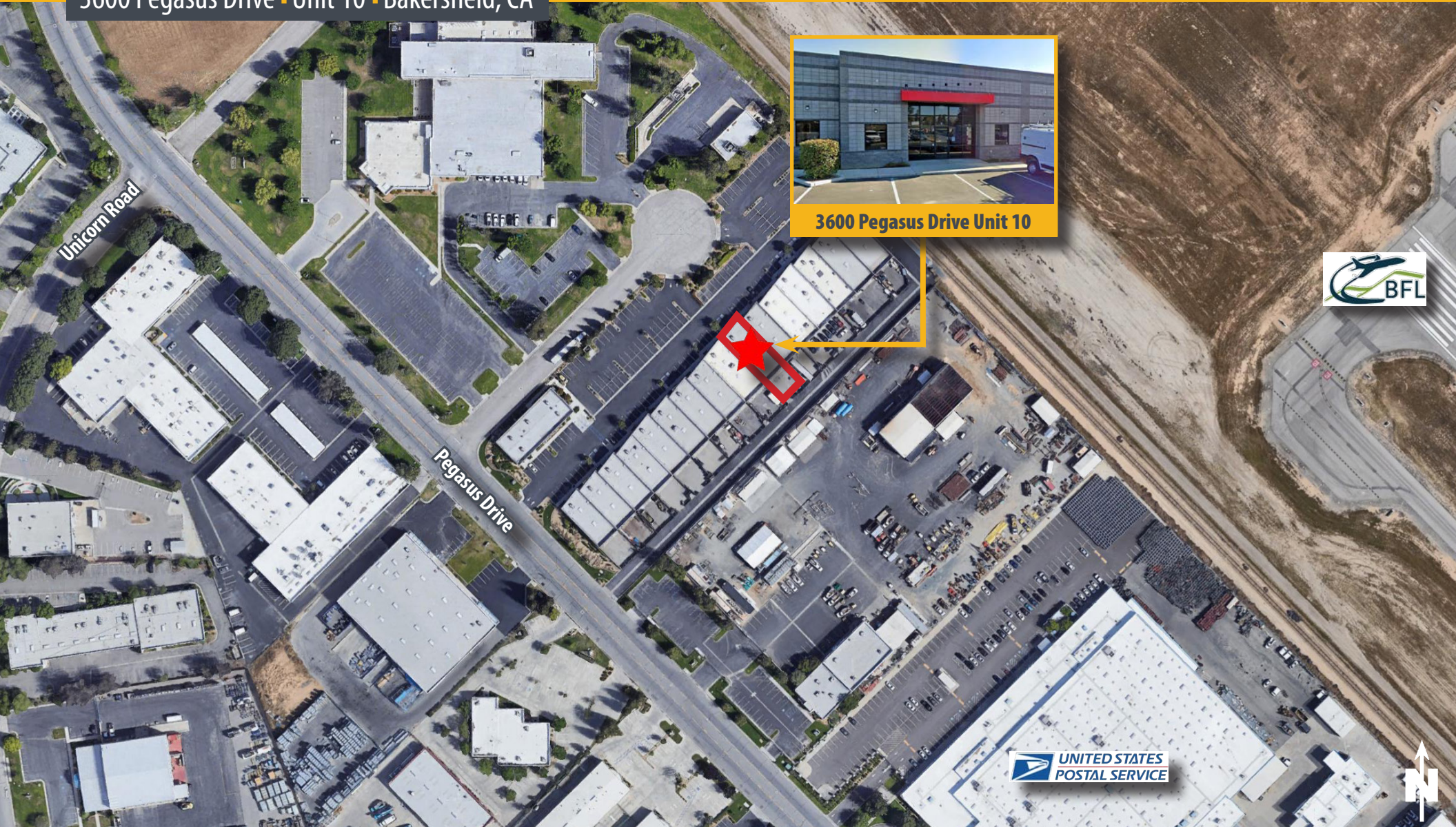


**Plans deemed to be accurate, but not guaranteed. Plan not to scale.*

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Aerial Site Map

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Airport Submarket Map

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