

Office ▪ Warehouse ▪ Yard

# AVAILABLE FOR LEASE

**3600**  
**Pegasus Drive**  
**Unit 4**

**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



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## Property Information Site Plan | Floor Plan

3600 Pegasus Drive • Unit 4 • Bakersfield, CA

### Property Description

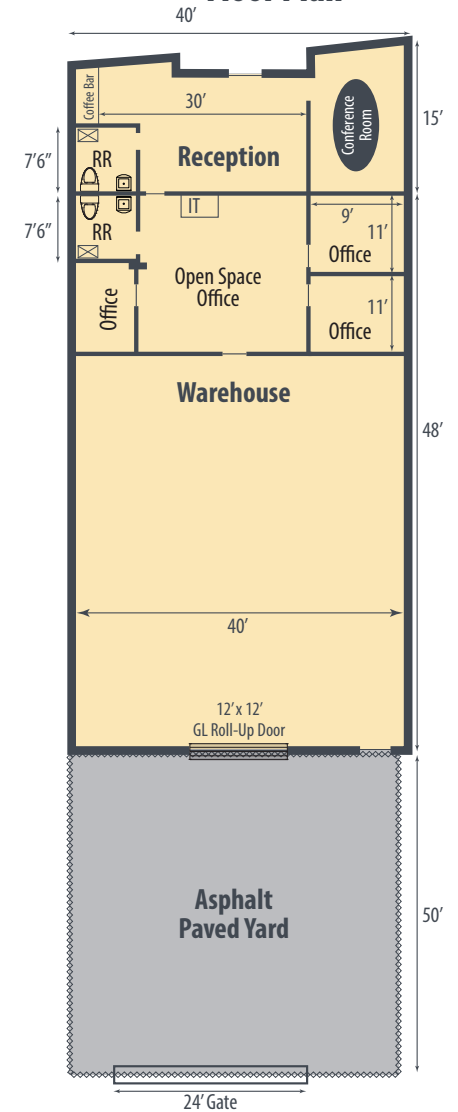
- **Total Available** 3,400± SF
- **Warehouse** 1,920± SF
- **Office** 1,480± SF
- **Yard** 2,000± SF
- **Power** 200 Amps, 480/270 volt
- **Doors** (1) 12' x 12' Roll-up door
- **Zoned** M-2 PD H
- **Lease Rate** \$1.30/SF / Month / Industrial Gross
- **Association Dues** \$324.38 per month



### 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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