

**For Sale or For Lease
Price Reduced!**

Colliers

Near Amazon Distribution
Center & 7th Standard Rd

Merle Haggard

Highway 65

Large Yard

Future
Development

3501 Unicorn Rd

3801 Pegasus Dr

Pegasus Dr

Unicorn Road

Up to ± 57,439 SF
Class A Flex Office/Warehouse
in Bakersfield's Premier
Industrial Submarket

3801 Pegasus Dr & 3501 Unicorn Rd | Bakersfield CA 93308

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3801 Pegasus Dr



*Class A Flex Office/Warehouse Facility in the Heart of
Bakersfield's Premier Industrial Submarket*

Colliers International proudly presents 3801 Pegasus Dr and 3501 Unicorn Rd, a best-in-class, institutional-grade office/warehouse/flex property situated within the Bakersfield Airport Business Park—one of Kern County's fastest-growing industrial corridors. The property was originally constructed for the Bureau of Land Management and offers a variety of office, warehousing, and vehicle maintenance improvements. With over 57,439 square feet of high-quality improvements situated on 7.83 acres of land, this property is ideal for tenants and buyers seeking a strategic foothold in Central California. Located at the northwest corner of Pegasus Dr and Unicorn Rd, the property offers proximity to Freeway 99, Highway 65, and Merle Haggard which is the corridor to Interstate 5.



Pricing

Sales Price:

\$8,900,000

\$8,250,000 (\$143.63/psf)

Lease Rate:

3801 Pegasus Dr \$1.40/PSF, IG

3501 Unicorn Rd \$1.25/PSF, NNN

**Buildings can be leased together or separate.*

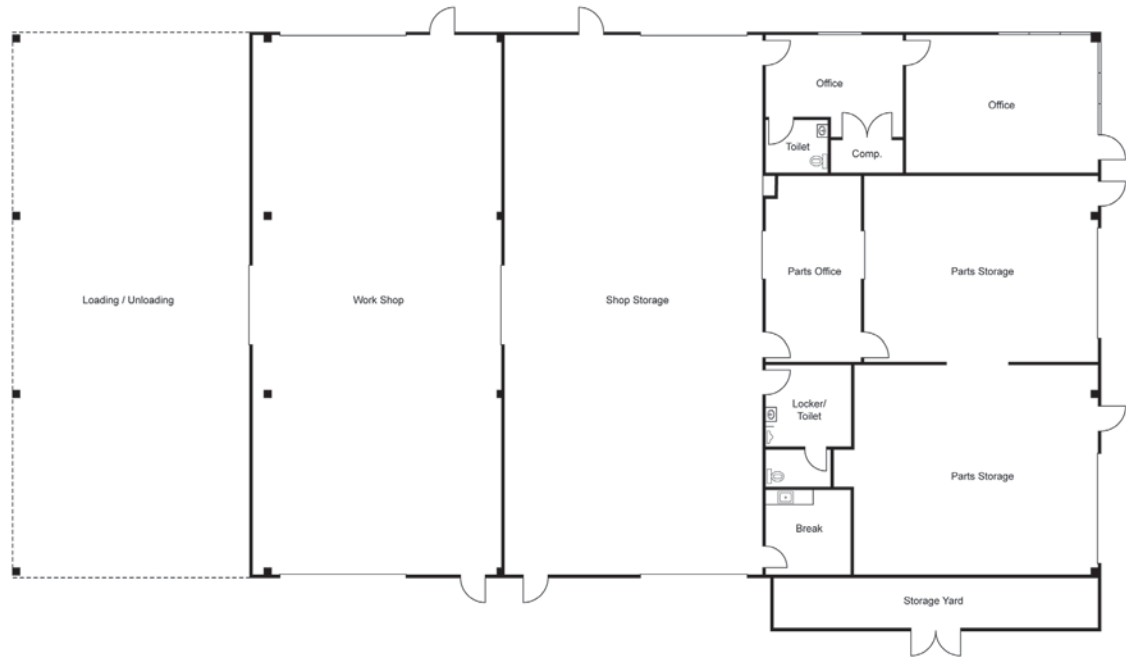
Property Information

- Total building square footage of 57,439 SF between two buildings.
- Total land area of 7.83 acres.
- The site offers an extra-large yard area, fenced and gated for storage or parking, and has a 5,250 SF covered canopy, plus a 2,400 SF covered parking.
- Entire property is fenced with multiple gated entrances.
- Abundant doorstep parking and multiple entrances.
- Buildings were constructed in 1994 and have been updated.
- Property is zoned M-2 PD H (Medium Industrial - County of Kern)
- Concrete Tilt-Up construction.
- Clear Height: 18'6" to 19'6"
- Power: 480/277V, 1,200 Amps
- Fire Suppression: .10 GPM/1,500 SF fire sprinkler system.
- Corner lot with multiple points of ingress and egress from Pegasus Drive and Unicorn Road.
- Approx. 1.5 miles from 2.6 Million SF Amazon Fulfillment Center.
- Highway Access: Less than 1 mile from Highway 99, minutes from Highway 65, and access to Interstate 5 via 7th Standard Rd.
- Proximity to Transportation Hubs: Close to Meadows Field Airport, regional freight lines, and central distribution corridors.
- High Visibility frontage of 575' along Hwy 65.

Floor Plan

Drive-Thru Truck Access

3501 Unicorn Rd



3501 Unicorn Rd is a 9,730 SF building situated on 1.55 acres, of which +/- 1.15 acres is secured yard area. Building has a total of four (4) 14' x 16' ground-level roll-up Doors, two (2) 16'x16' ground-level roll-up doors, and two (2) 10'x14' ground-level roll-up doors. APN #492-150-09

3501 Unicorn Rd

Total Building Size	9,730 SF
Office Space	1,430 SF
Warehouse Space	6,150 SF
Canopy Space	2,170 SF
Land Area	1.55 Acres

Aerial

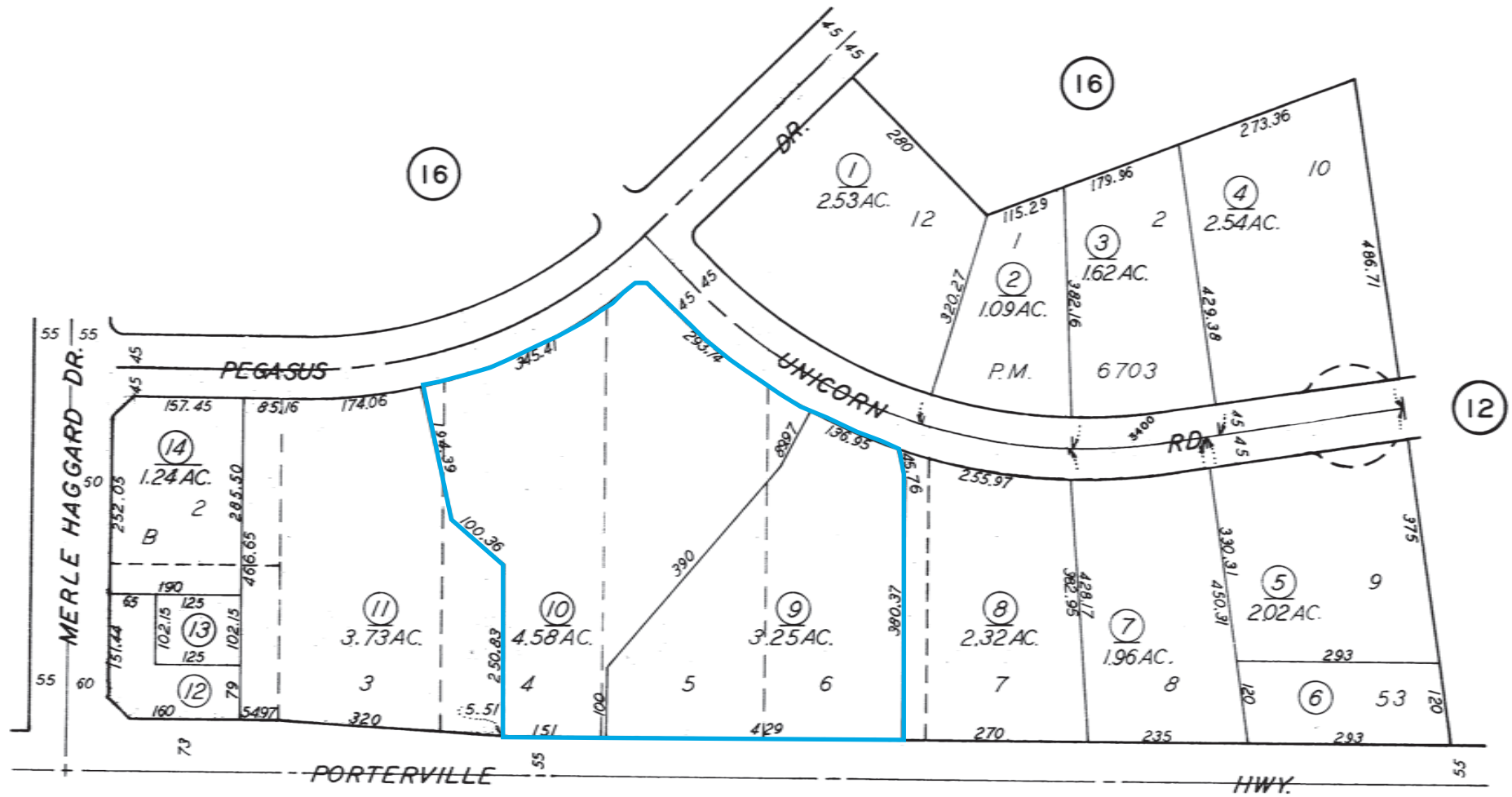


Photos



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Parcel Map



Aerial



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