



Colliers

Near Amazon Distribution
Center & 7th Standard Rd



Highway 65

Large Yard

Merle Haggard

Future
Development

Pegasus Dr

Unicorn Road

For Sale or Lease | Up to \pm 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

Highway 65

Future
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Large Yard

3501
Unicorn Rd

3801 Pegasus Dr

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

Colliers International proudly presents, for the very first time since constructed, 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 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 7th Standard Rd which is the corridor to Interstate 5.

Unicorn Rd



Property Information

Sales Price:

\$8,900,000

Lease Rate:

\$1.40/per sf. Industrial Gross

3801 Pegasus Dr is a 47,709 SF building with a 5,250 SF detached metal canopy, and 2,400 SF of detached covered parking (not included in overall square footage of Premises), all situated on 4.58 acres of land, zoned M-2PD.

3801 Pegasus Dr

Total Building Size	47,709 SF
Office Space	33,825 SF
Warehouse Space	13,884 SF
Land Area	4.58 Acres

3501 Unicorn Rd is a 9,730 SF building situated on 3.25 acres, of which +/- 1.15 acres is secured yard area.

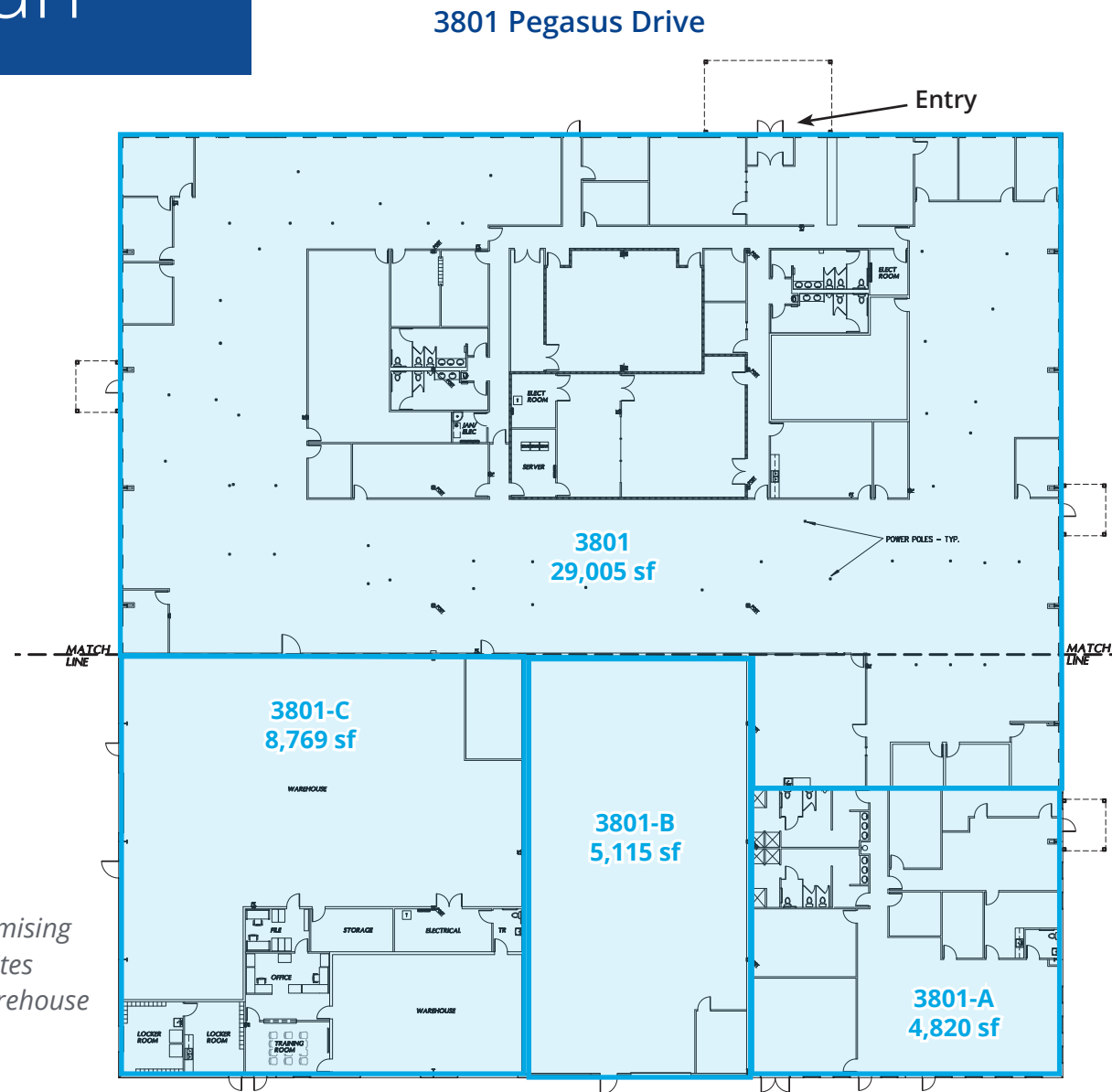
3501 Unicorn Rd

Total Building Size	9,730 SF
Office Space	1,430 SF
Warehouse Space	6,150 SF
Canopy Space	2,170 SF
Land Area	3.25 Acres

Property Information

- Total building square footage of 57,439 SF between two buildings
- Total land area of 7.83 acres
- Landlord will consider converting office space to warehouse if additional warehouse space is required.
- **3801 Pegasus** has a total of four (4) 14' x 16' Ground-Level Roll-Up Doors, and one (1) 6' x 10' ground level Roll-Up Door
- **3501 Unicorn** 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
- 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 1984 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

Floor Plan



**Landlord may consider demising the building into smaller suites and/or create additional warehouse space within the building.*

Floor Plan

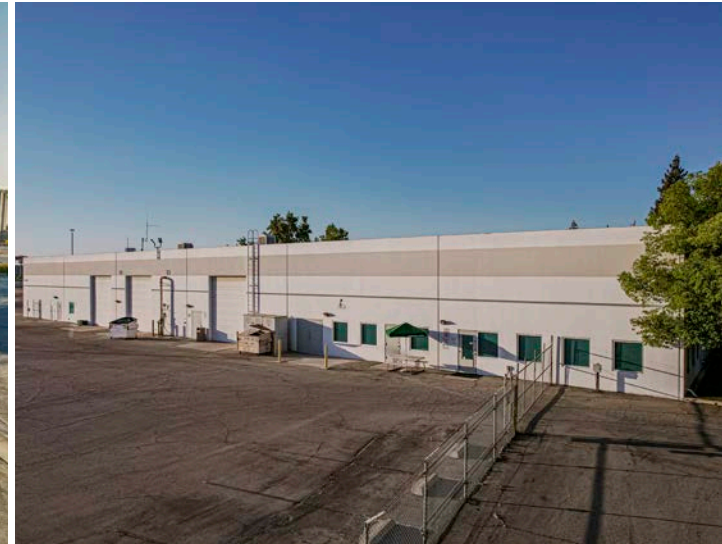
3501 Unicorn Rd



Aerial



Photos



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Aerial



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