

AVAILABLE For Lease

Office Space

2809
Unicorn Road
Suite 102
Bakersfield, CA



Wesley M. McDonald

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*Rendering Not Final, Subject To Change.



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Property Details | Floor Plan

2809 Unicorn Road - Suite 102
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Available

- **Office** 1,680 SF
- **Lease Rate** \$1.35 PSF Industrial Gross
- Unicorn Road Facing Suite

Property Location

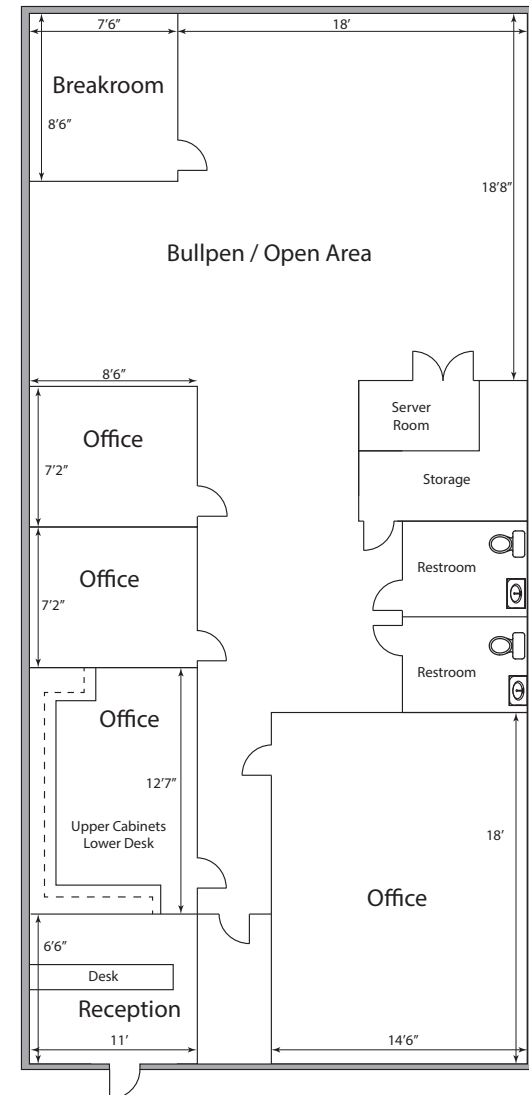
2809 Unicorn is located in the highly desirable Bakersfield Airport Business Park on 10.06 acres in North Bakersfield, California. This property is near the Highway 99 and Highway 65 interchange, and Meadows Field Airport. There are available pads featuring Build-to-Suit opportunities. Subject property offers Highway 99 frontage and exposure.

Property Description

- Total building is 37,850 SF
- Project consists of two (2) buildings totaling approximately 68,880 SF
- Build-to-Suit opportunities available
- Concrete tilt-up construction
- Development sits on a 10.06 acre parcel
- M-2 PD (Medium Manufacturing), County of Kern
- APN 490-120-41
- Building is fully sprinklered - ESFR

Utilities

- **Water** Oildale Mutual Water Service
- **Gas & Electric** PG&E
120/208 volt, 3 Phase, 200 amp
- **Sewer** North of the River Sanitation



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Interior Photos

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Office



Office with Built-In Desk and Storage Cabinets



Reception Desk



Reception



Bullpen/Office Area



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