

Office ▪ Warehouse
FOR SALE

3201
Pegasus Drive
Bakersfield, CA 93308



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Office ▪ Warehouse For Sale

Property Information & Floor Plan

3201 Pegasus Drive ▪ Bakersfield, CA

Property Detail

- **Availability** 4 suites
- **Total SF** 12,000 SF
- **Each Suite** 3,000 SF
 - **Office** 600 SF
 - **Warehouse** 2,400 SF
 - **Roll-Up Door** One (1) 14'x14'
- **Clear Height** 12'-16'6"
- **Power** 200 Amps, 120/208v, 3 Phase
- **Zoning** M-2 PD, County of Kern
- **Warehouse Climate** One (1) Evaporative Cooler
One (1) Heater

Utilities



Pacific Gas &
Electric



The Gas
Company



Oildale
Mutual Water
Water



North of the
River

Sale Price

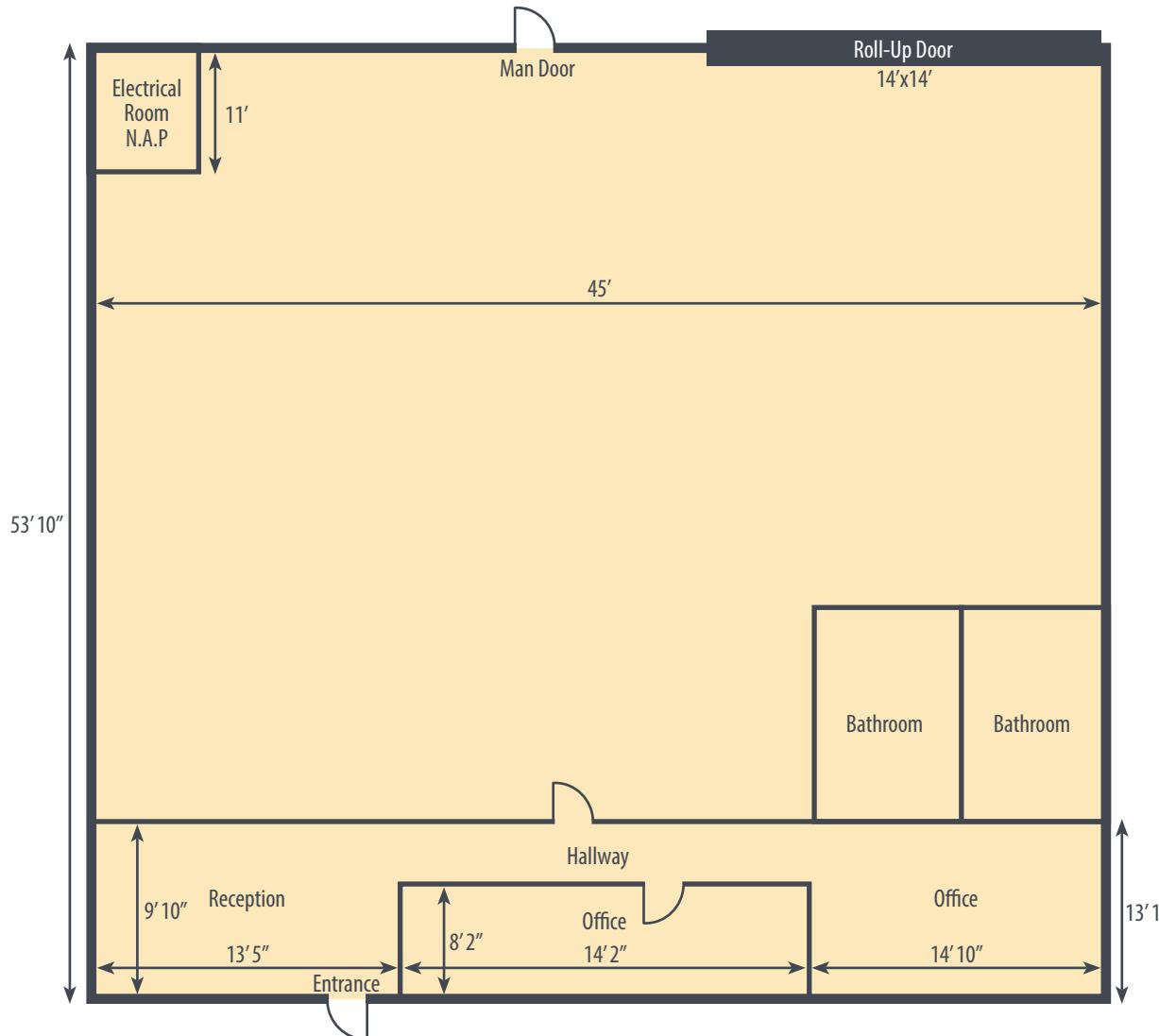
- \$2,920,000 / \$244 PSF



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Floor Plan

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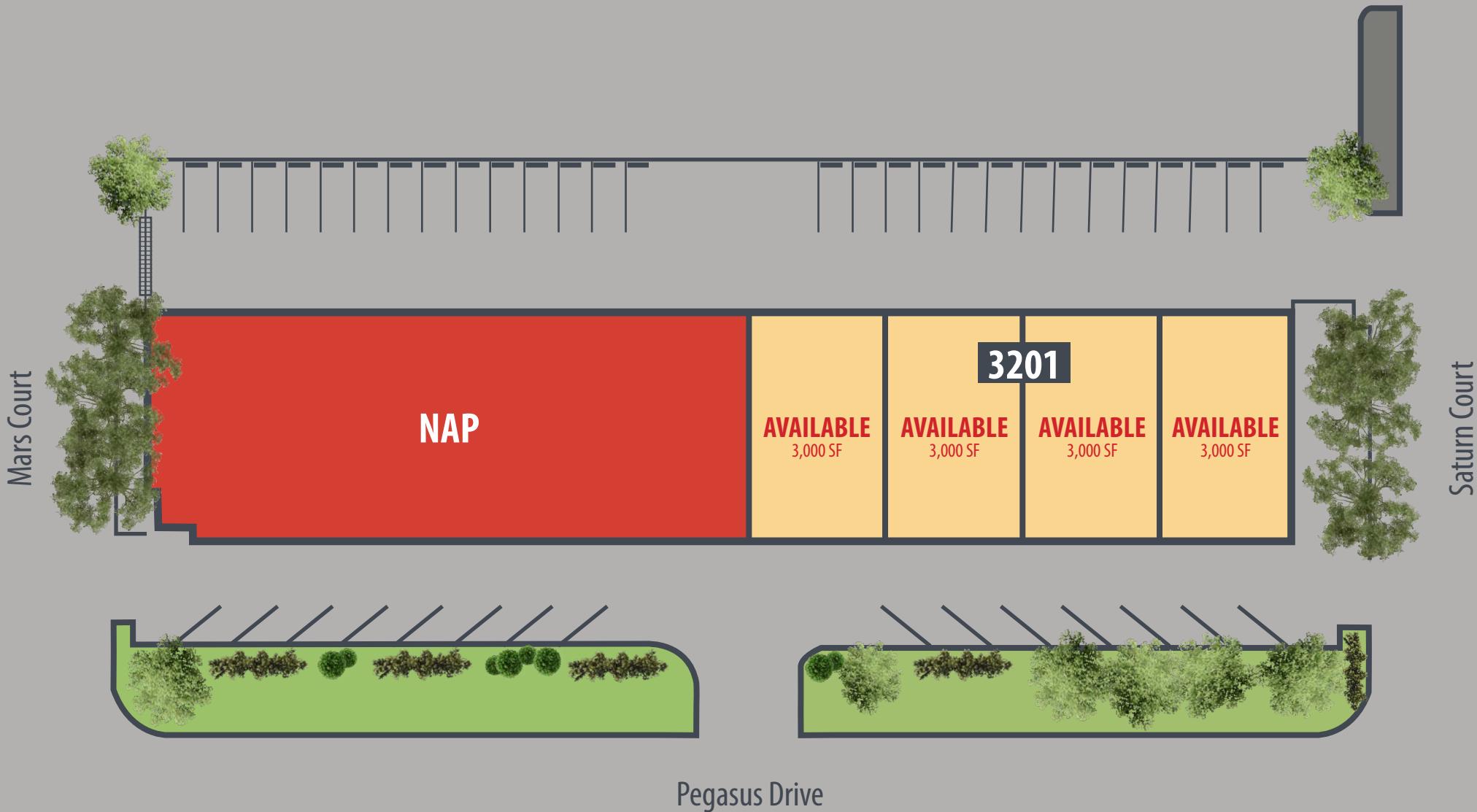


Plans deemed correct but verify

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Site Plan

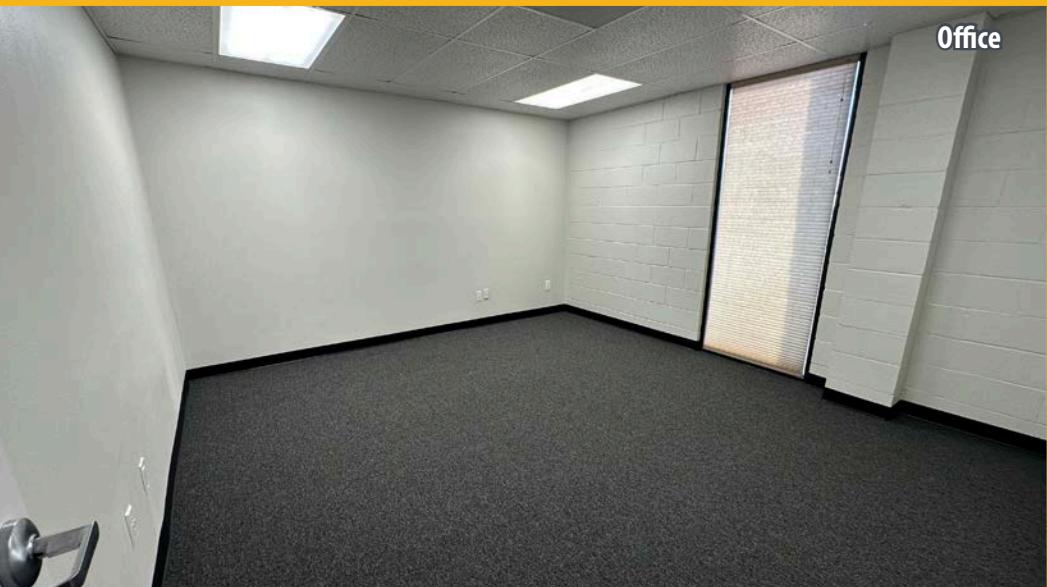
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Property Photos

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Neighborhood Aerial

3201 Pegasus Drive • Bakersfield, CA

