

Office ▪ Warehouse  
**FOR SALE**

**3201**  
**Pegasus Drive**  
Bakersfield, CA 93308

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11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax



# 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

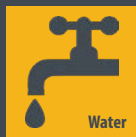
### Utilities



Pacific Gas &  
Electric



The Gas  
Company



Oildale  
Mutual Water



North of the  
River

### Sale Price

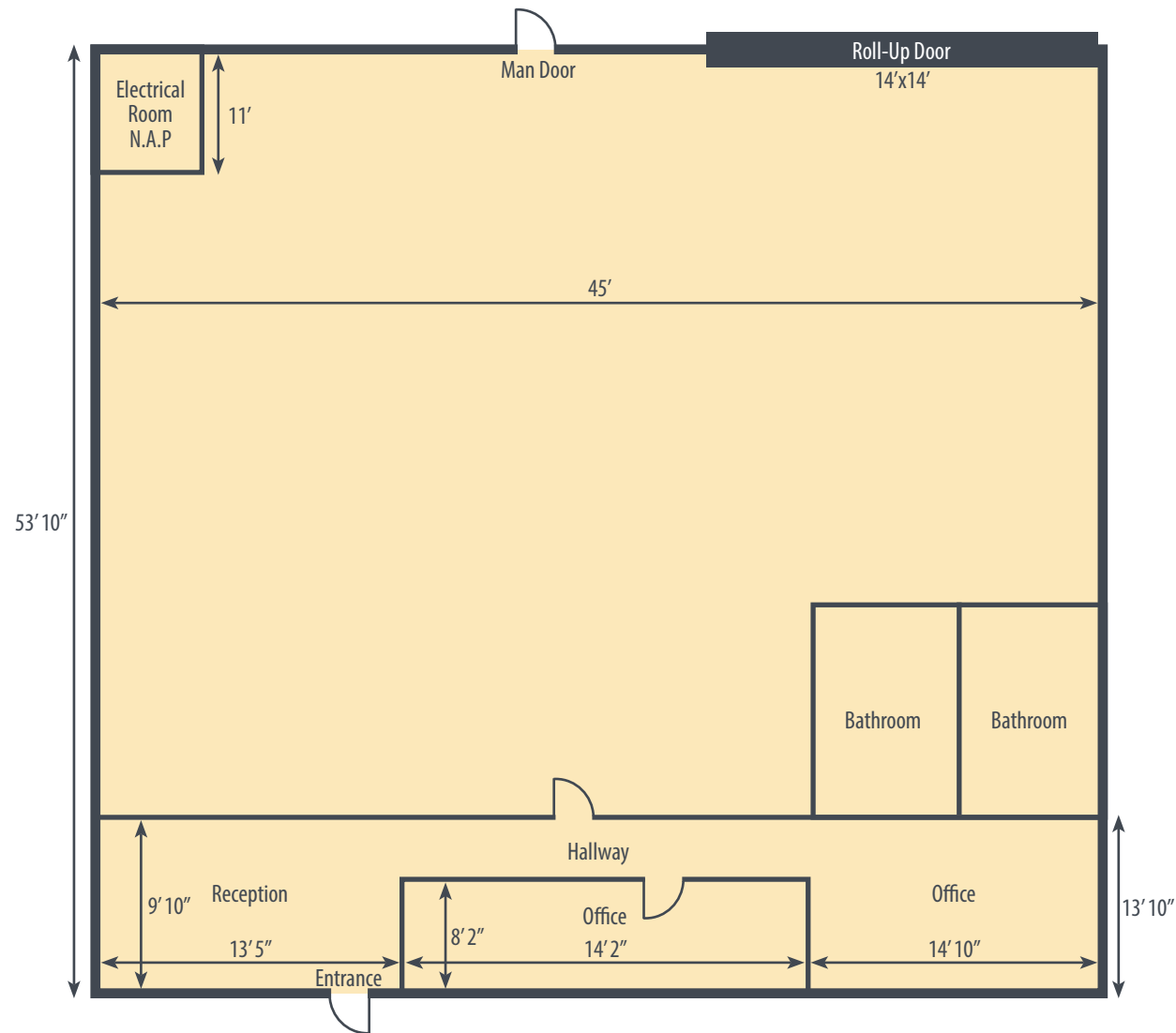
- \$2,920,000 / \$244 PSF



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## Floor Plan

3201 Pegasus Drive - Bakersfield, CA



*Plans deemed correct but verify*

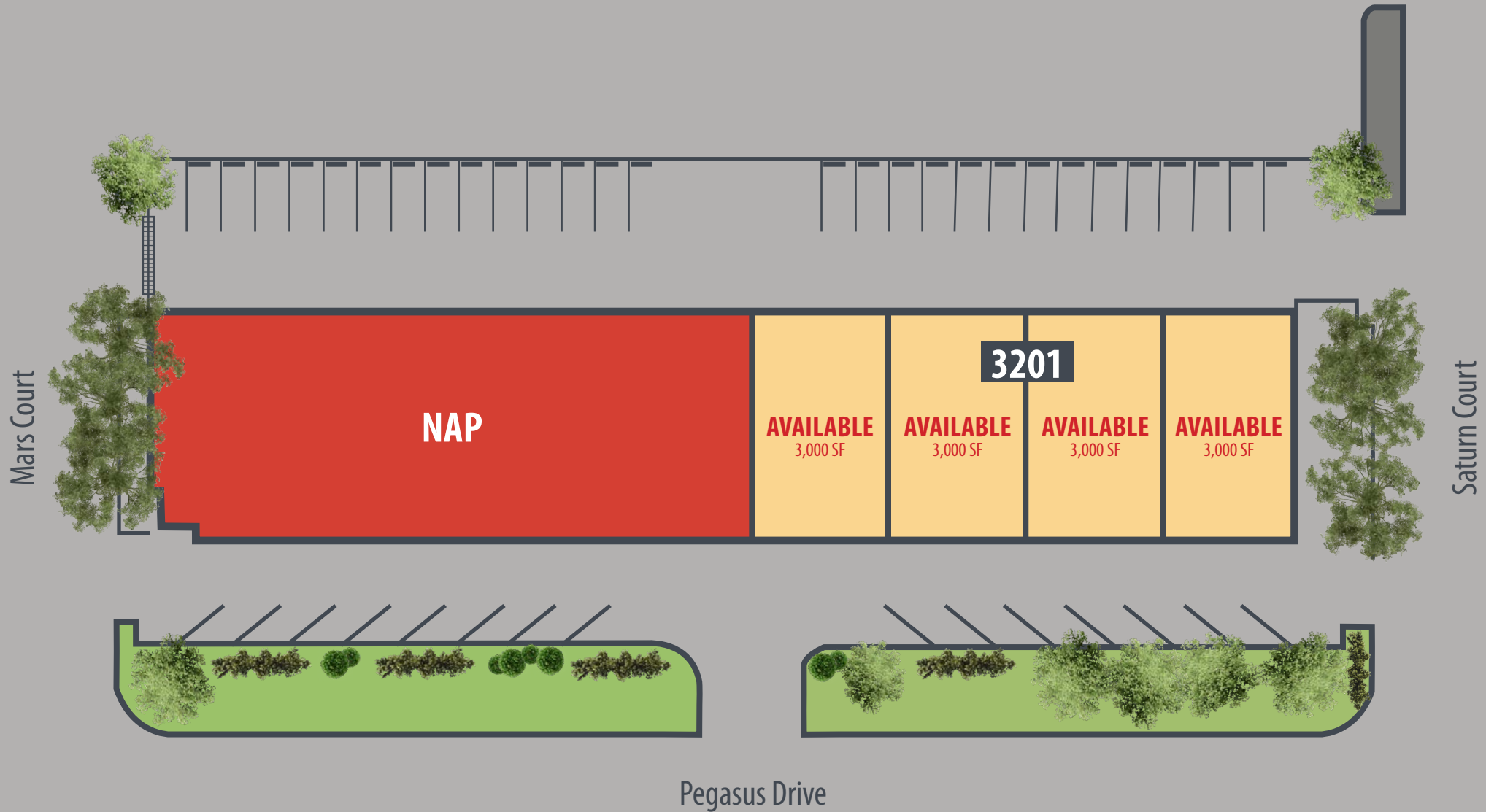


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## Site Plan

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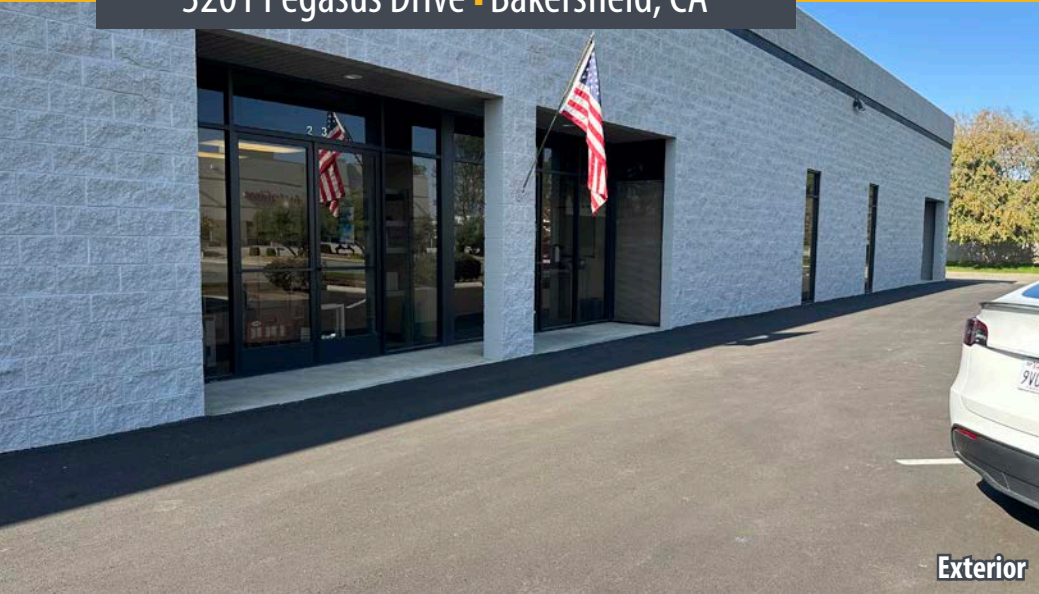




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## Property Photos

3201 Pegasus Drive • Bakersfield, CA





# Office • Warehouse For Sale

## Neighborhood Aerial

3201 Pegasus Drive • Bakersfield, CA



3201 Pegasus Drive

