



For Lease | Office & Warehouse Space  
± 1,112 sf - ± 5,003 SF Available

Bakersfield Airport Business Center  
3651 & 3701 Pegasus Drive, Bakersfield, CA

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## Availability

### 3651 Pegasus Dr

Suite 101 5,003 sf - office space

### 3701 Pegasus Dr

Suite 102 3,191 sf - office space

Suite 111 1,112 sf - office space

Suite 114 1,550 sf - office space

### Rental Rate

\$1.25 psf. Industrial Gross (CAM Fee: + \$.10/sf)

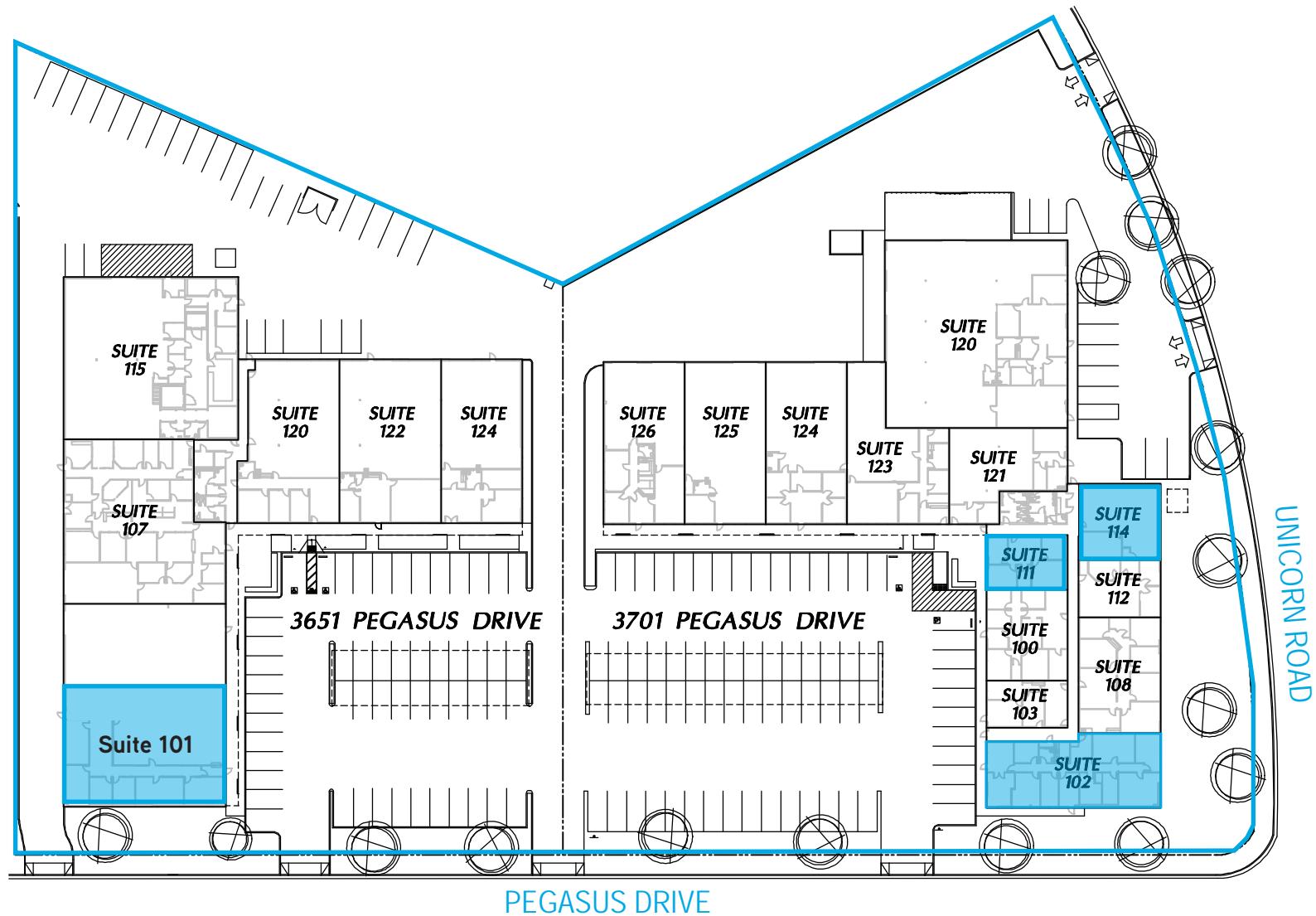
## Property Information

*3651 & 3701 Pegasus Drive* is located in northwest Bakersfield off of Merle Haggard Drive conveniently close to the Meadows Field Airport with easy access to Freeway 65 and Highway 99.

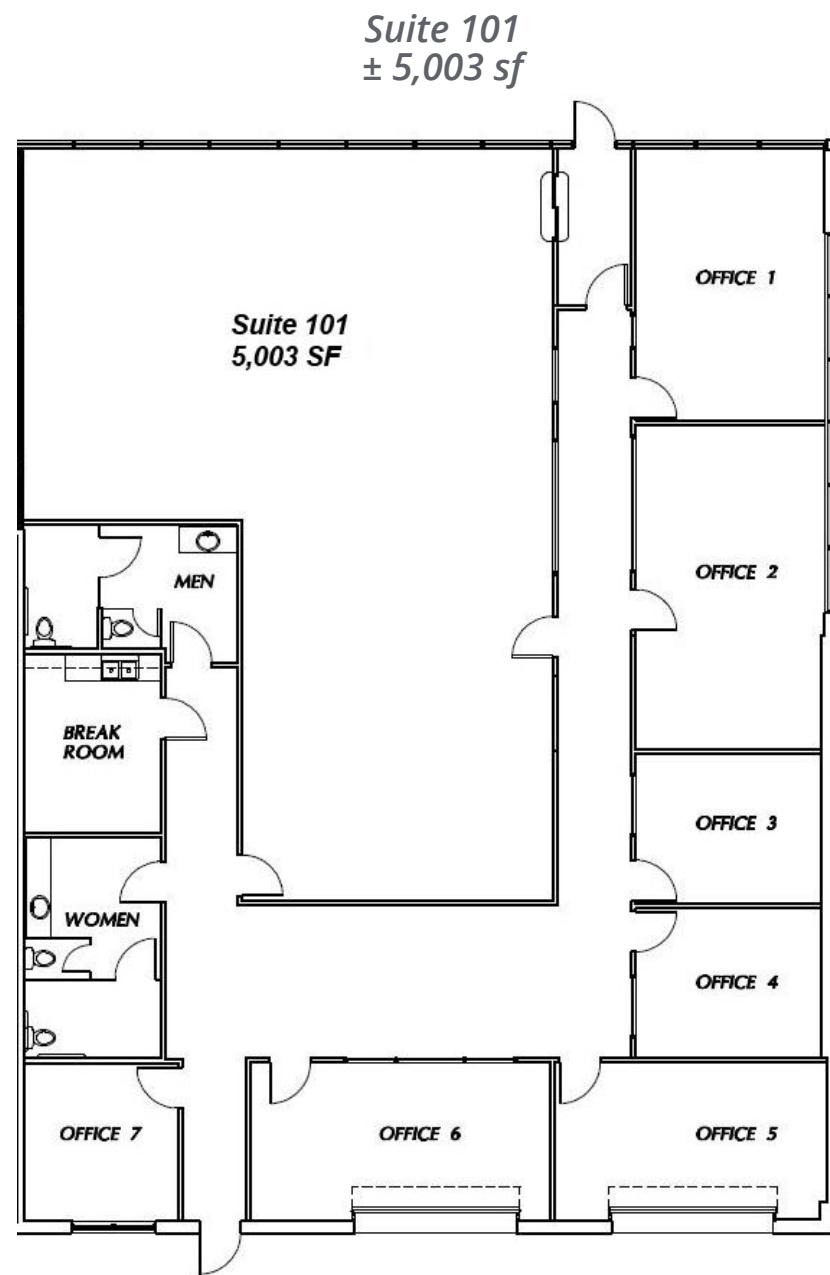
- Office & warehouse space available in a 70,456 square foot multi-tenant office/warehouse project
- Office/warehouse spaces have 12'x12' roll up door
- Power: PG&E (3 phase, 480 volt, 200 amp)
- Exterior suite entrances
- Concrete tilt-up construction
- Property is zoned M2-PD
- 192 parking stalls, 50 covered
- Monument signage and building signage available
- Property is close to Meadows Field Airport
- Easy access to Highway 99 and Freeway 65
- Recent building upgrades include: new exterior paint, landscaping, covered parking structure, restrooms, common area and parking lot



# Site Plan

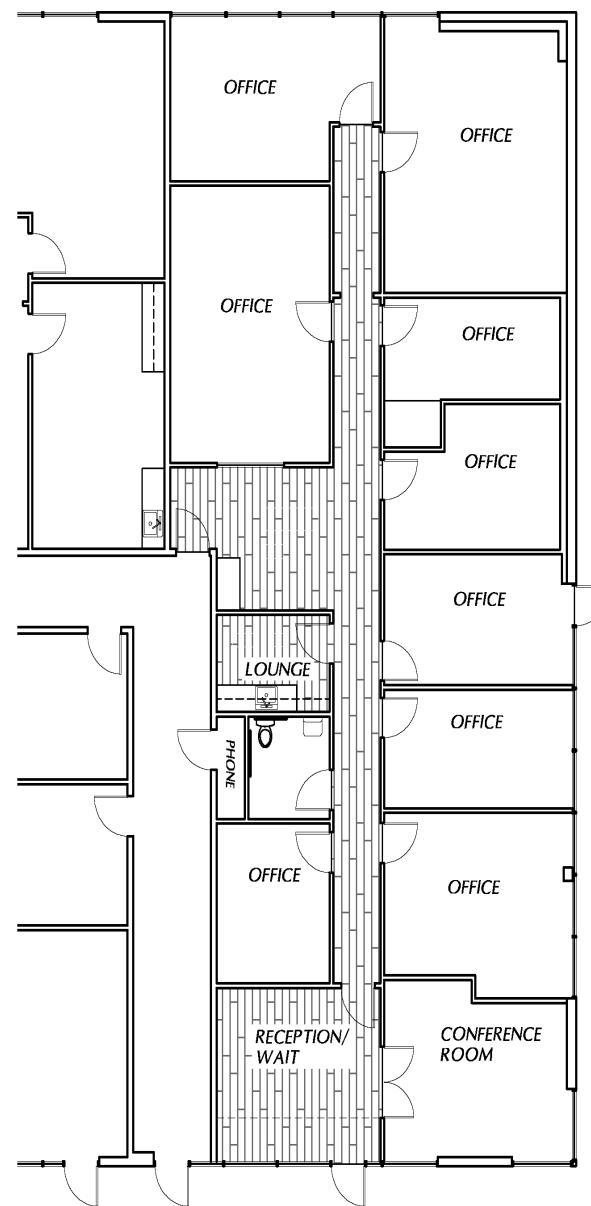


# Floor Plan

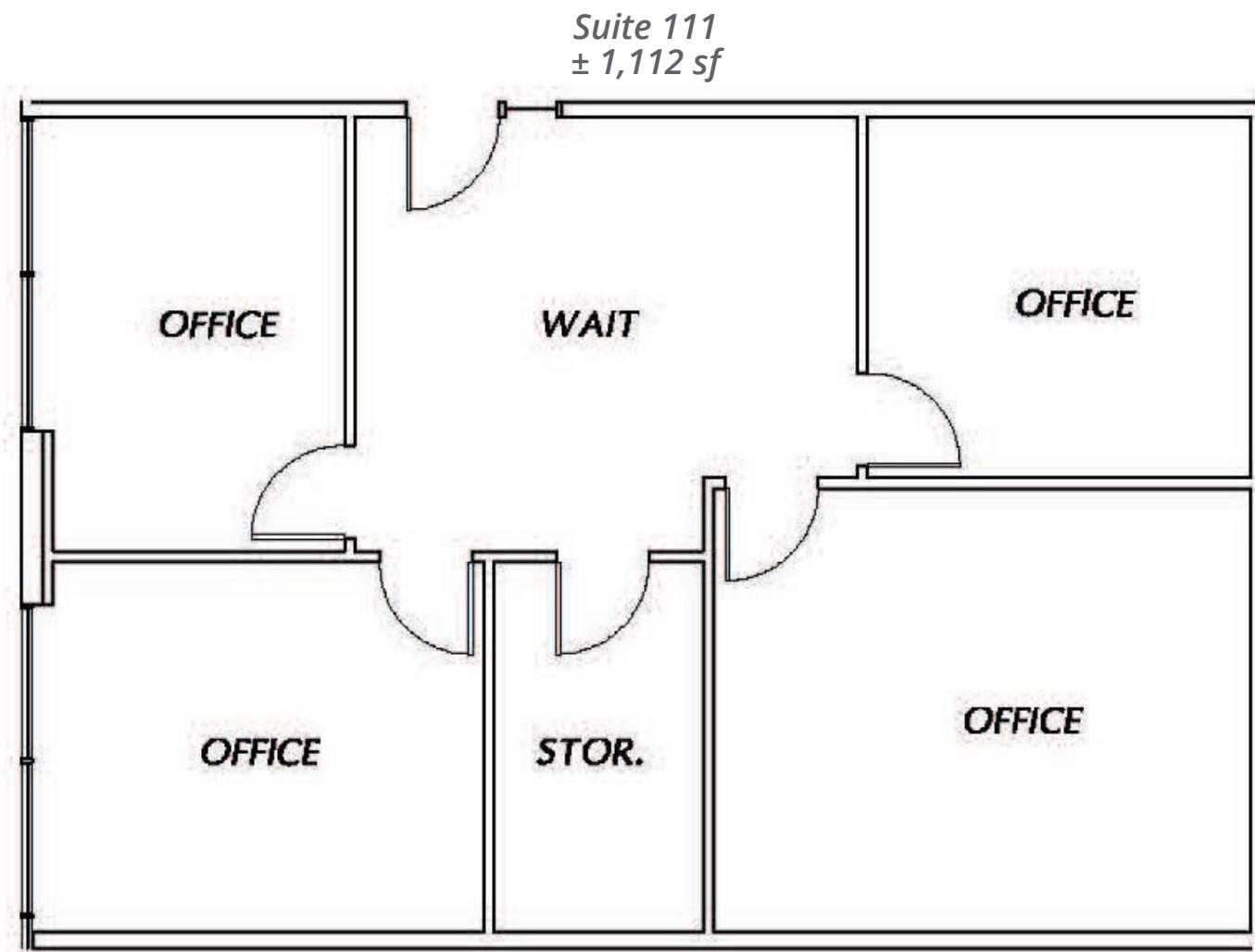


# Floor Plan

*Suite 102*  
 $\pm 3,191 \text{ sf}$

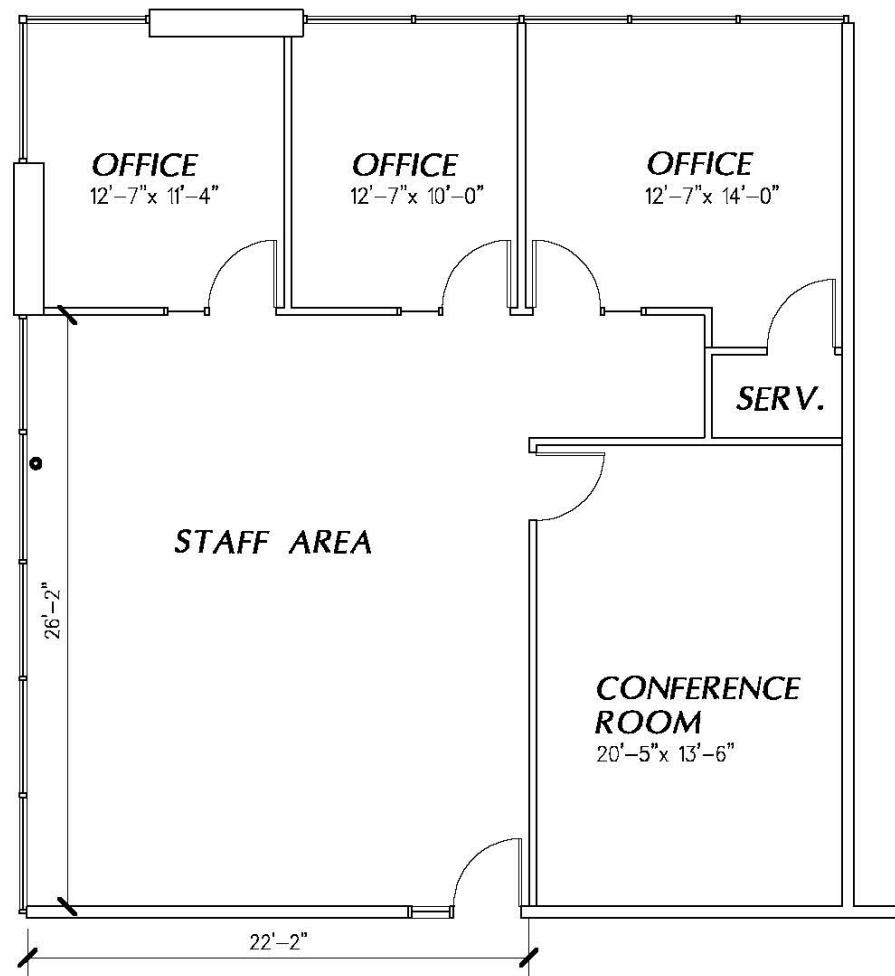


# Floor Plan



# Floor Plan

*Suite 114*  
 $\pm 1,550 \text{ sf}$



# Aerial



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