

A wide-angle photograph of a modern, single-story commercial building with a light-colored facade and large glass windows. The building is situated in a parking lot with several white pickup trucks parked. The sky is clear and blue. The building has a red horizontal stripe running along its upper edge. Signs for "HILL-ROM", "PRO", and "KCDOA" are visible on the building's facade.

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

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

David A. Williams, SIOR

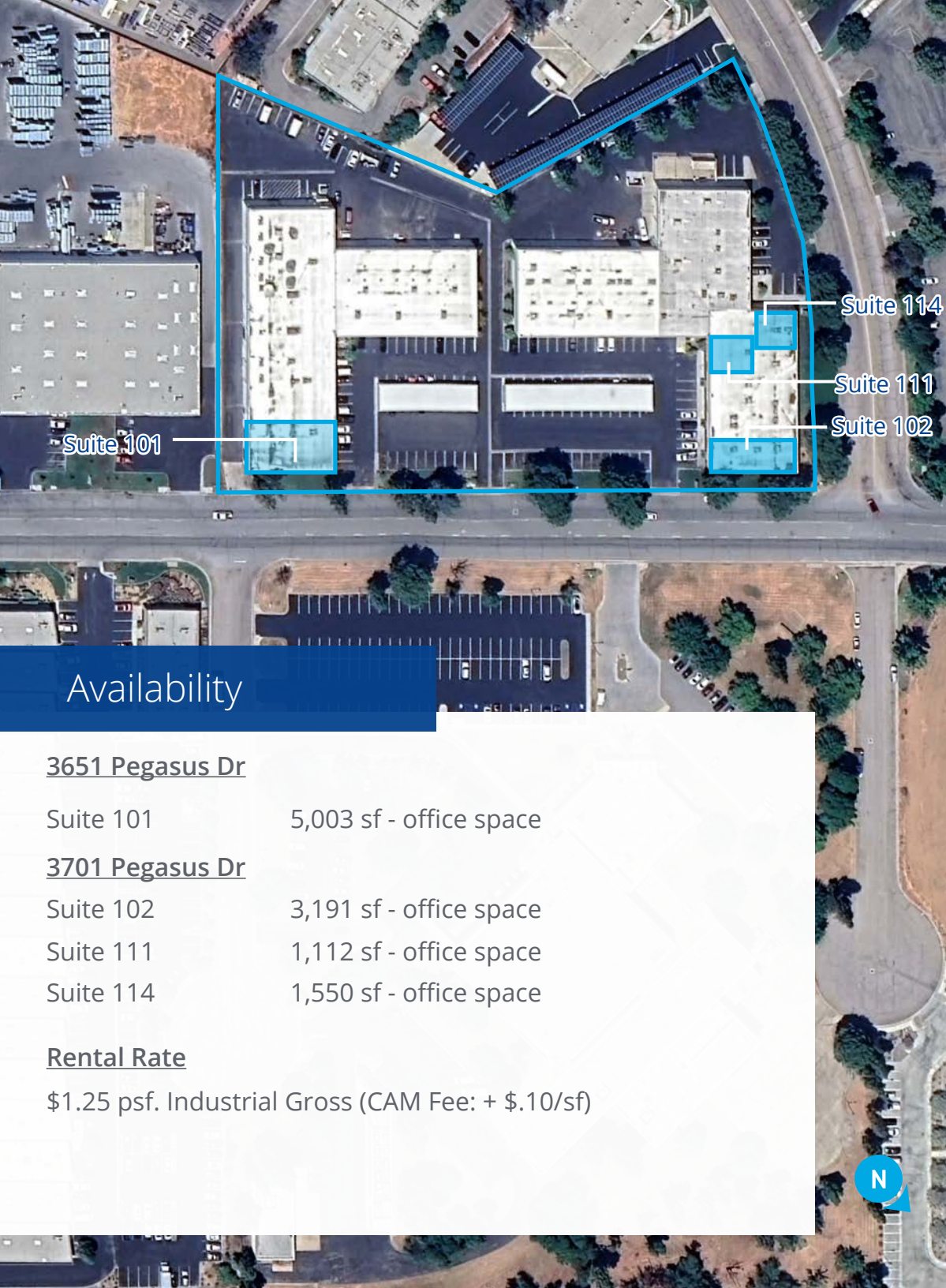
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Availability

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)

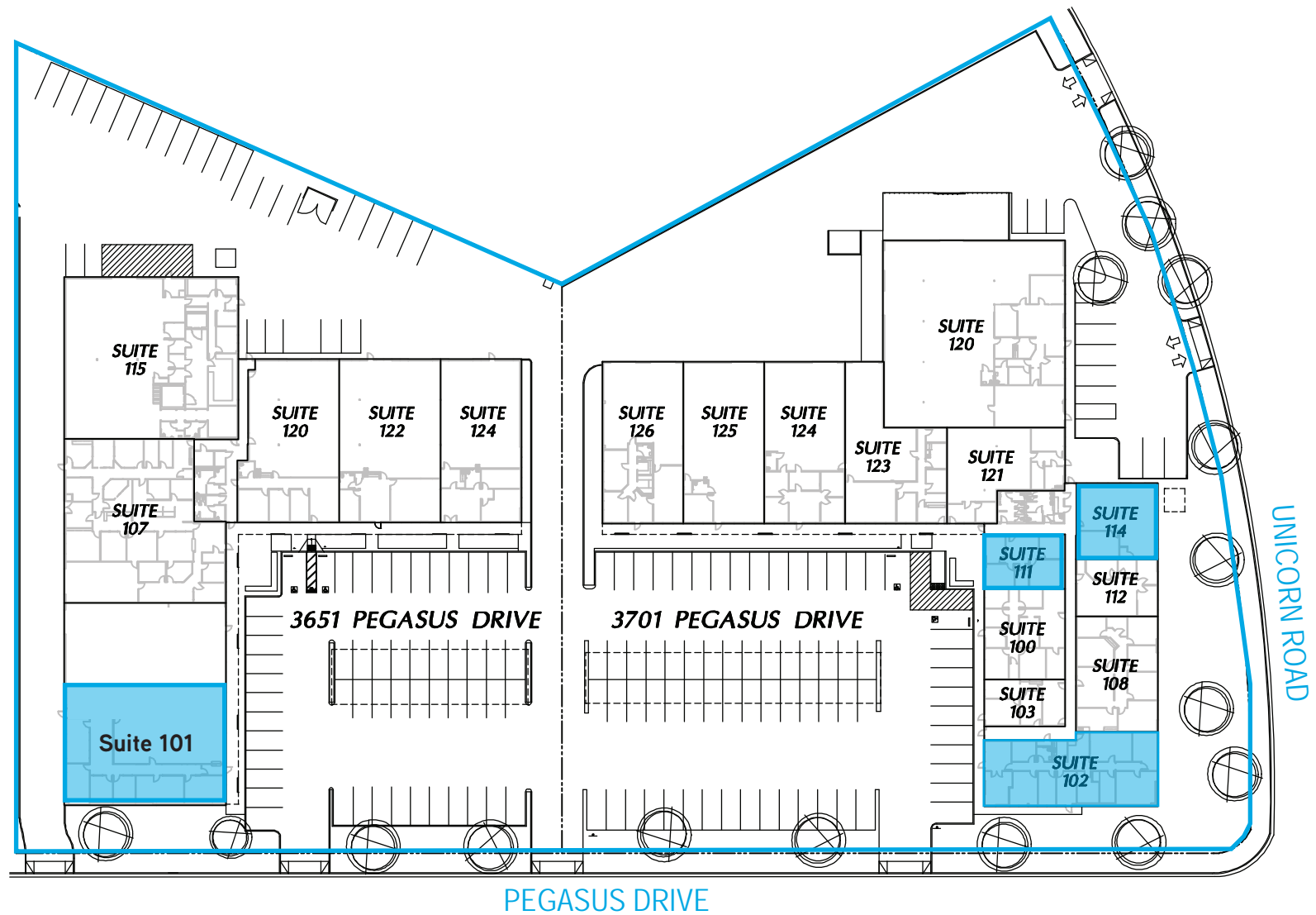
Property Information

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

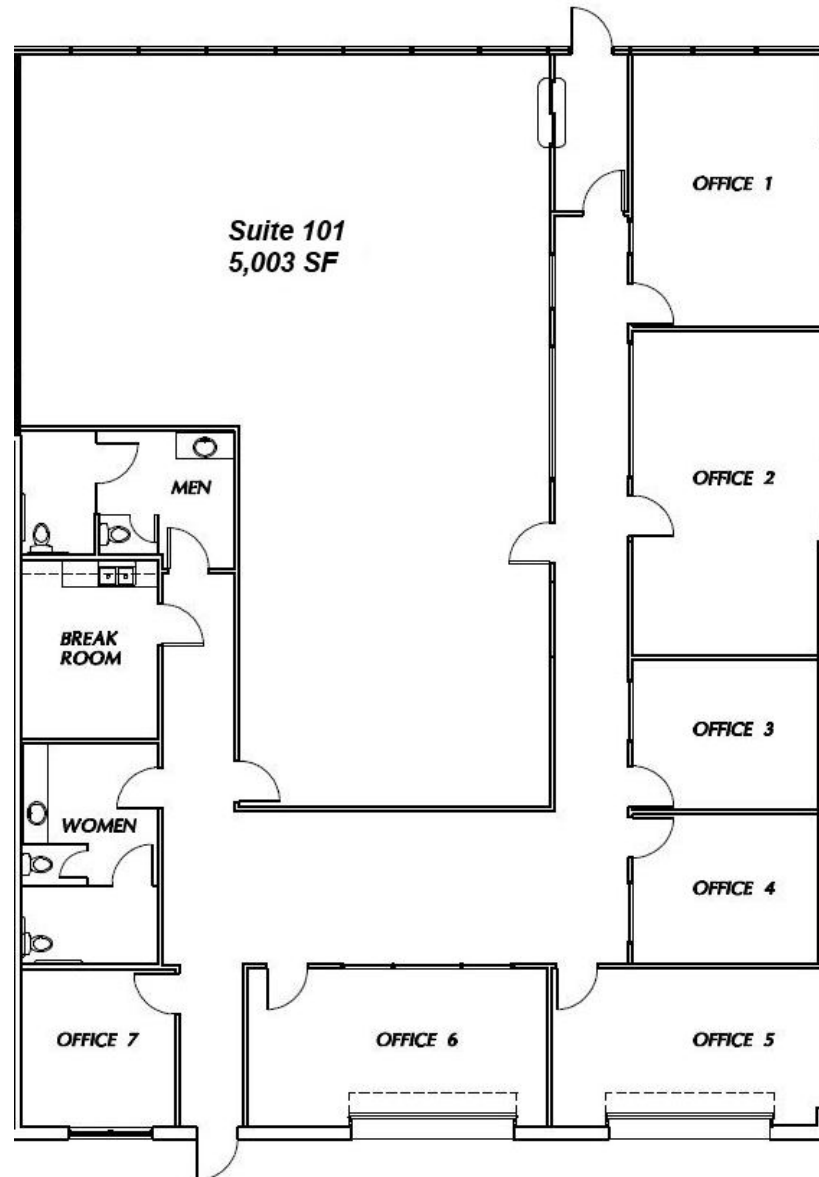


Site Plan



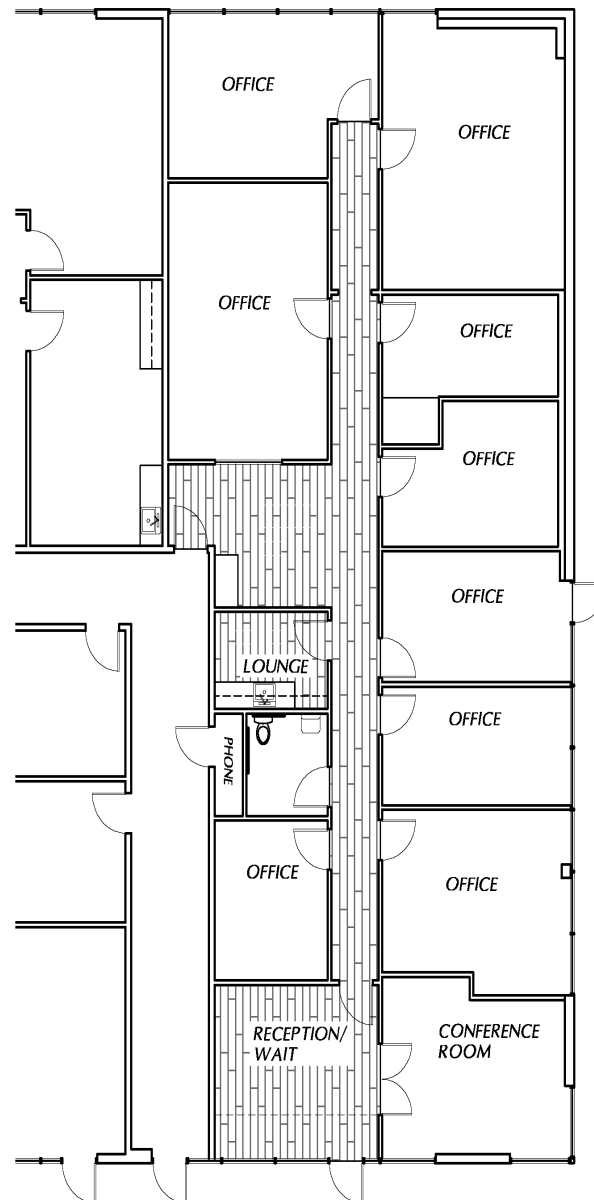
Floor Plan

Suite 101
± 5,003 sf

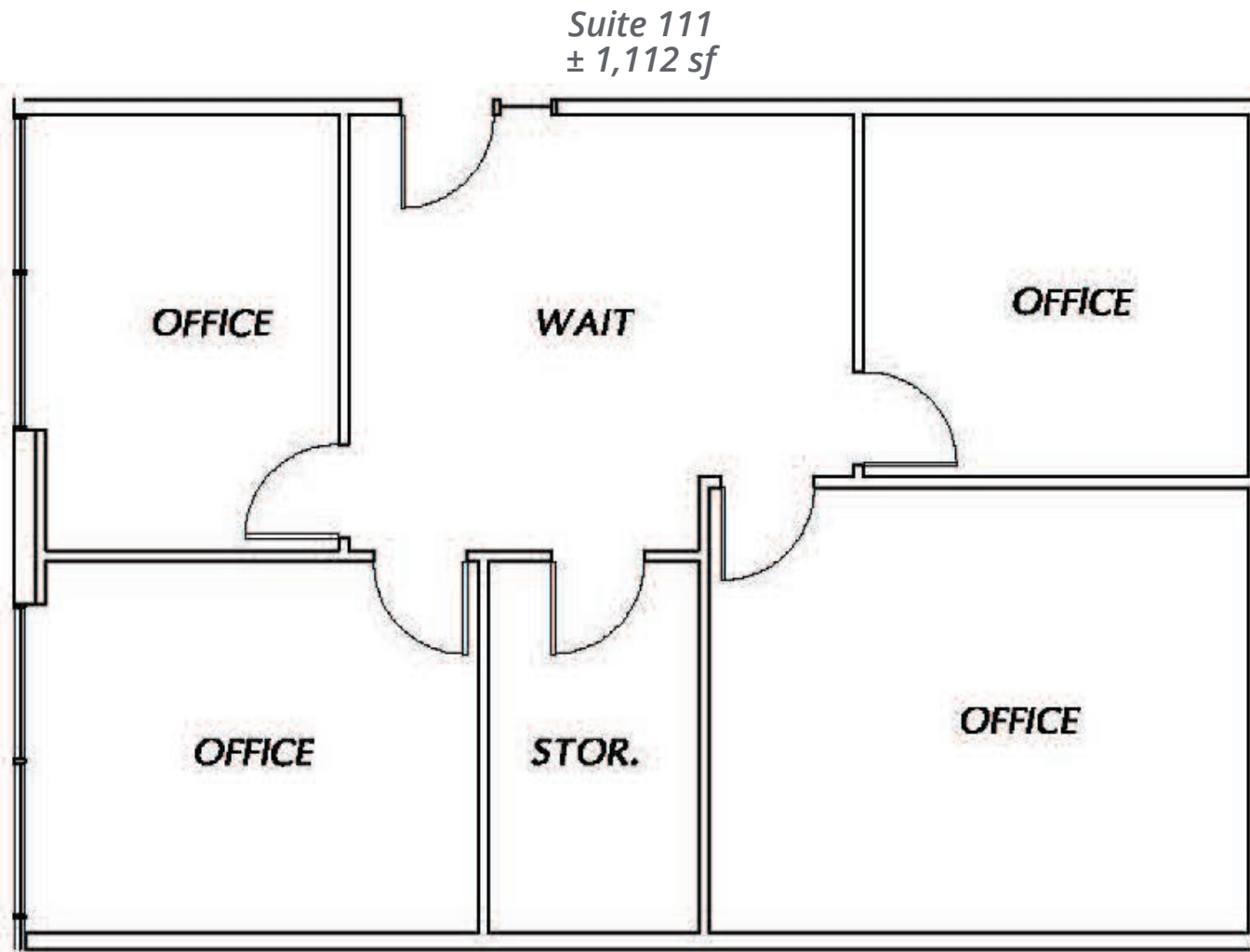


Floor Plan

Suite 102
± 3,191 sf

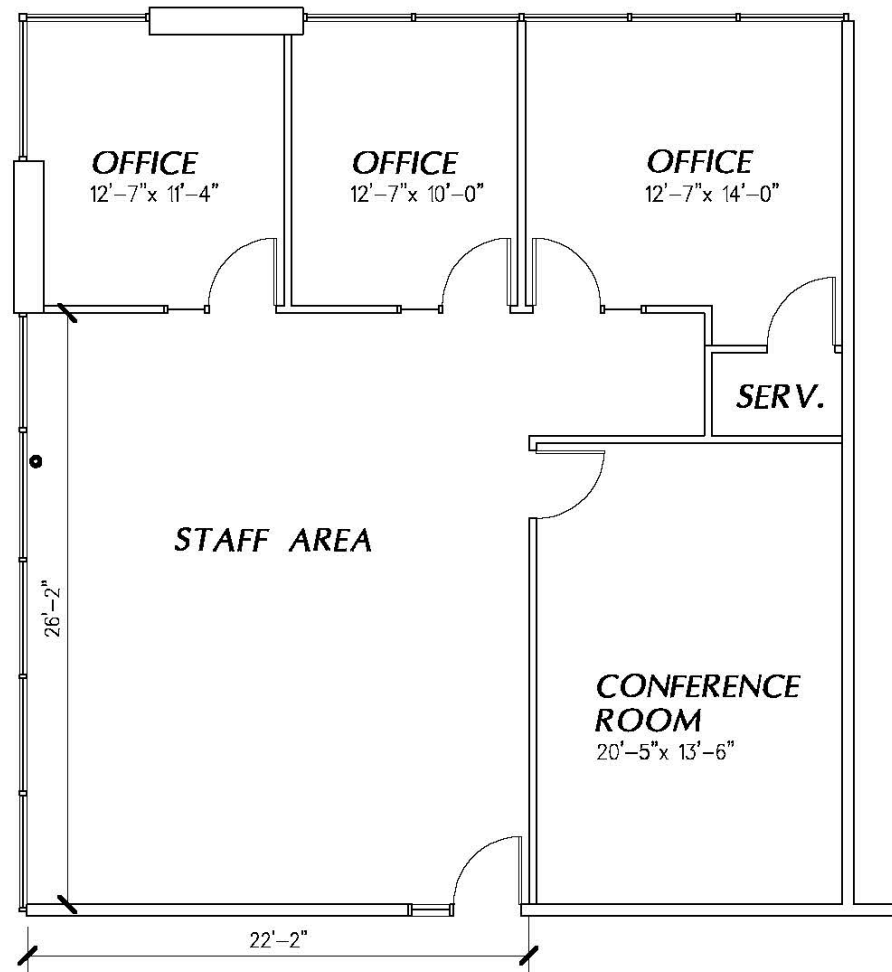


Floor Plan



Floor Plan

Suite 114
± 1,550 sf



Aerial

