



Colliers

Near Amazon Distribution
Center & 7th Standard Rd



Highway 65

Large Yard

Merle Haggard

Future
Development

Pegasus Dr

Unicorn Road

For Lease | Up to \pm 47,709 SF
Class A Flex Office/Warehouse
in Bakersfield's Premier
Industrial Submarket

3801 Pegasus Dr | Bakersfield CA 93308

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3801 Pegasus Dr

Highway 65

Future
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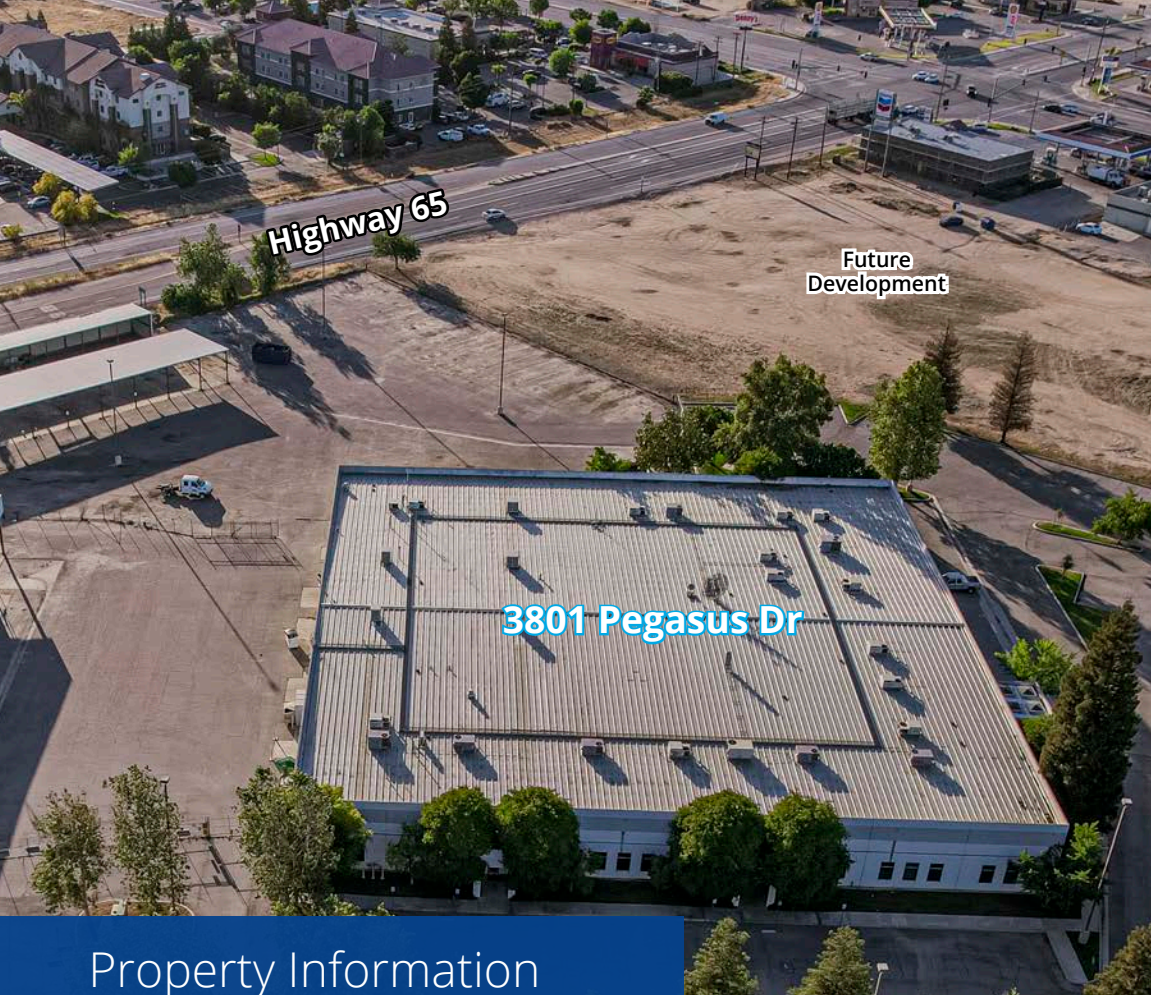
Large Yard

3801 Pegasus Dr

Class A Flex Office/Warehouse Facility in the Heart of Bakersfield's Premier Industrial Submarket

Colliers International proudly presents 3801 Pegasus Dr, a best-in-class, institutional-grade office/warehouse facility situated within the Bakersfield Airport Business Park—one of Kern County's fastest-growing industrial corridors. With over 47,709 square feet of high-quality improvements situated on 4.58 acres of land, this property is ideal for tenants seeking a strategic foothold in Central California. Located at the northwest corner of Pegasus Dr and Unicorn Rd, the property offers close proximity to Meadows Field Airport, Freeway 99, Highway 65, and 7th Standard Rd which is the corridor to Interstate 5.

Unicorn Rd



Property Information

3801 Pegasus Dr is a 47,709 square foot building with a 5,250 sf detached metal canopy, and 2,400 sf. of detached covered parking (not included in overall square footage of Premises), all situated on a 4.58 acre parcel of land, zoned M-2PD.

- Multiple entrances into building
- Building has a total of four (4) 14'x16' ground level roll-up doors, and one (1) 6'x10' ground level roll-up door.
- Approx. 1.5 acres of the site is fenced and gated for storage or parking with a 5,250 sf. covered canopy, plus a 2,400 sf. covered parking structure.
- Abundant doorstep parking
- Building was constructed in 1994 and has been updated
- Property is zoned M-2 PD H (County of Kern)
- Concrete Tilt-Up construction
- Clear Height: 18'6" to 19'6"
- Power: 480/277V, 1,200 Amps
- Fire Suppression: .10 GPM/1,500 SF fire sprinkler system
- Corner lot with dual access from Pegasus Drive and Unicorn Road
- **Approximately 1.5 miles from Amazon Distribution Center**
- Highway Access: Less than 1 mile from Highway 99, minutes from Highway 65, and access to Interstate 5 via 7th Standard Rd.
- **Proximity to Transportation Hubs: Close to Meadows Field Airport, regional freight lines, and central distribution corridors**

Property Information

Availability

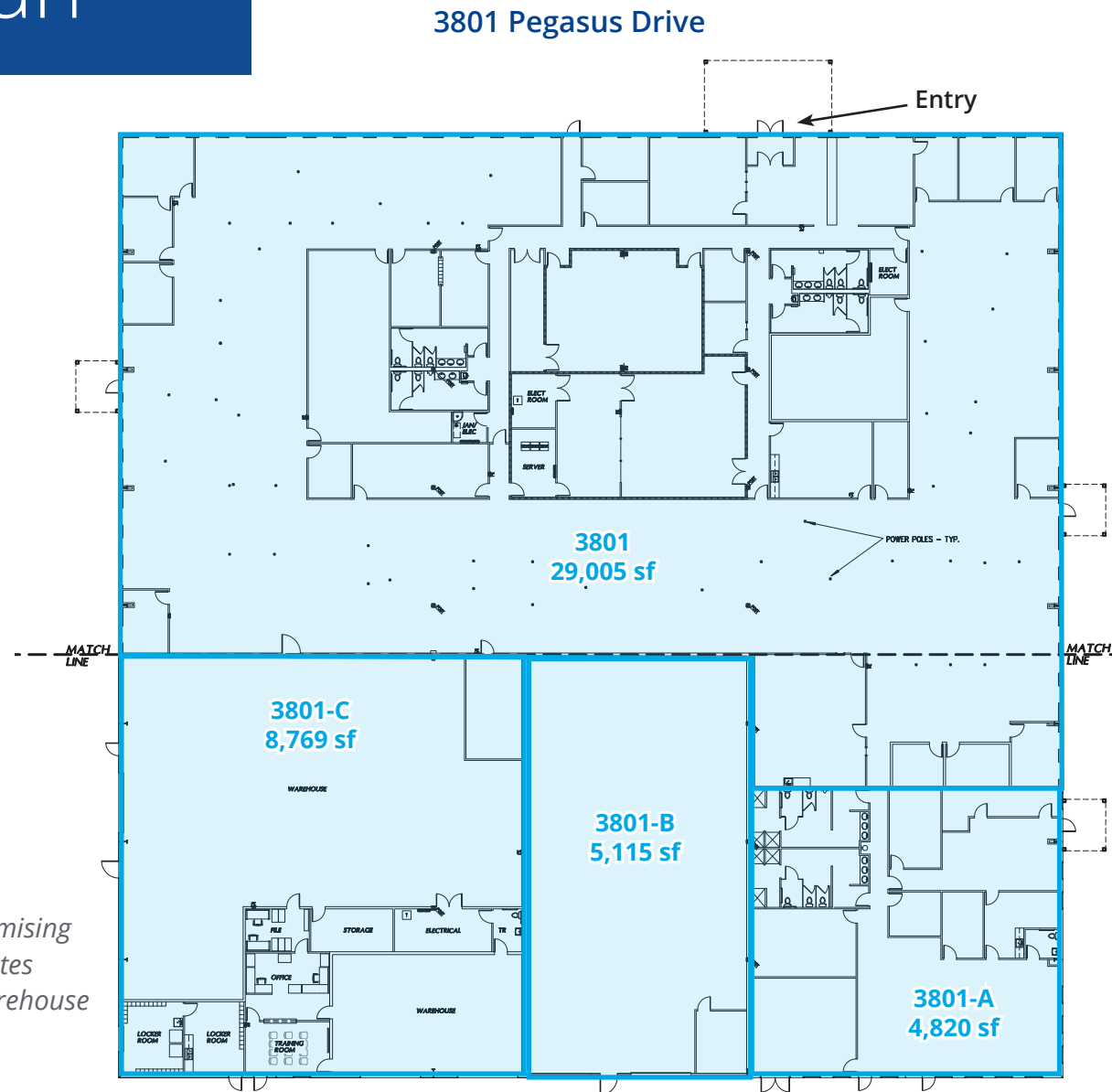
Total Building Size	47,709 SF
Office Space	33,825 SF
Warehouse Space	13,884 SF
Land Area	4.58 Acres

**Landlord may consider demising the building into smaller suites and/or create additional warehouse space within the building.*

Lease Rate

\$1.30/SF Modified Gross

Floor Plan

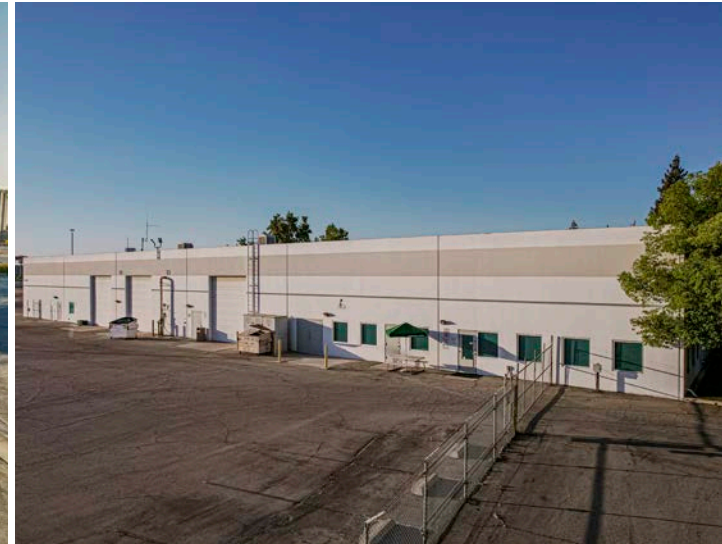


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Aerial

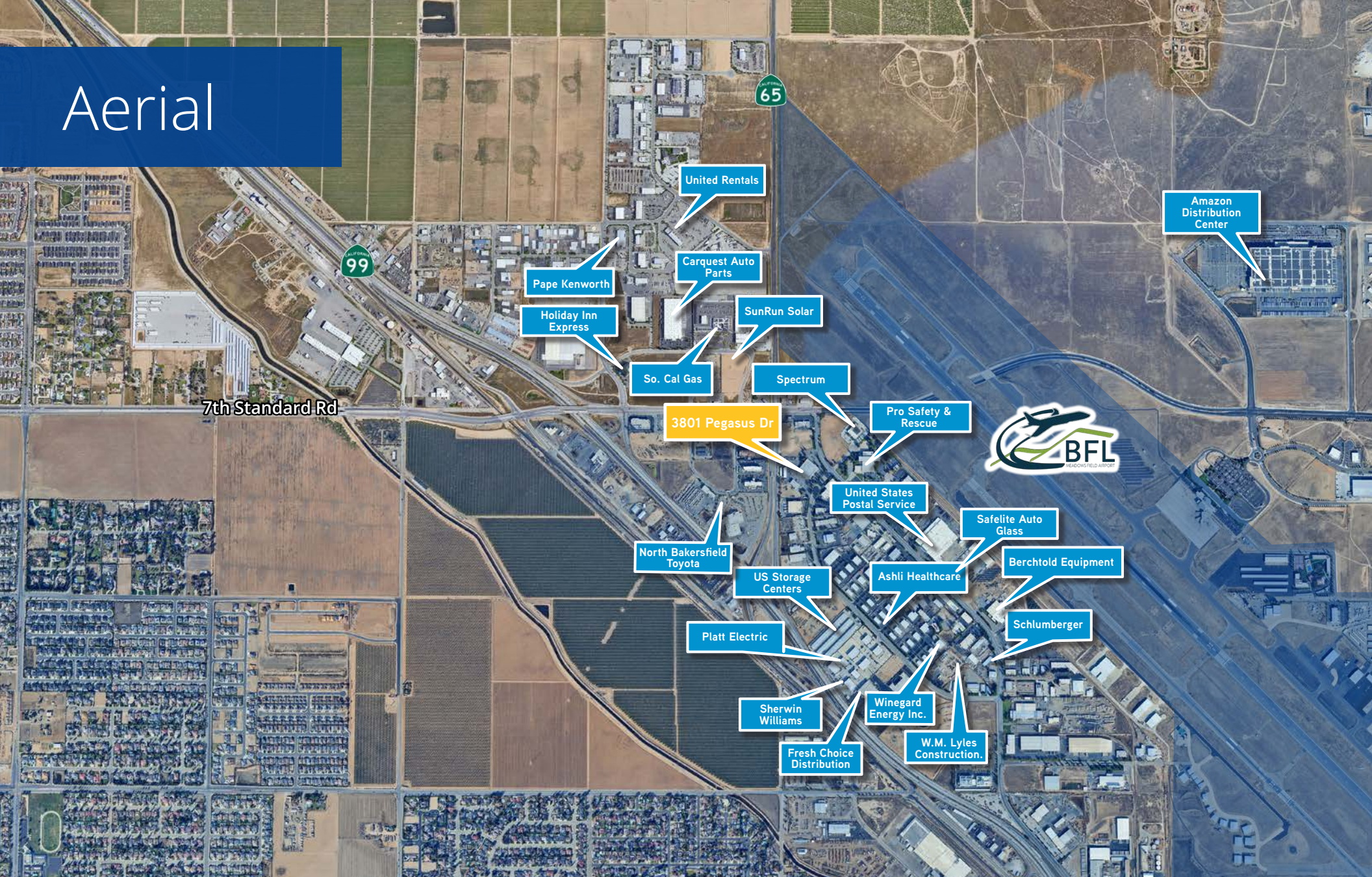


Photos



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Aerial



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