

FOR LEASE OFFICE / WAREHOUSE PROJECT

3701 Pegasus Drive, Bakersfield, CA



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FOR LEASE

OFFICE / WAREHOUSE PROJECT

PROPERTY INFORMATION

3701 Pegasus Drive, Bakersfield, CA

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.

AVAILABLE

Suite 102.....3,191 SF	All office space	\$0.99/SF Modified Gross
Suite 108.....2,430 SF	All office space	\$0.99/SF Modified Gross
Suite 126.....3,376 SF	Office/Warehouse	\$0.75/SF Modified Gross

Tenant Improvements Negotiable - Subject to Terms of Lease

HIGHLIGHTS

- › Office space available in a 70,208 SF multi-tenant office / warehouse project
- › Concrete tilt construction
- › Property is zoned M2-PD
- › Suites are individually metered for utilities
- › Power: PG&E 480 volt, 200 Amp
- › 12' x 20' clear height
- › 12' x 12' roll-up doors
- › 192 parking stalls, 50 covered
- › Monument signage and building signage available
- › Property is close to Meadows Field Airport
- › Easy access to Freeway 99 and Highway 65
- › Recent and ongoing building upgrades include: new exterior paint, landscaping, covered parking structure, restrooms, common area and parking lot

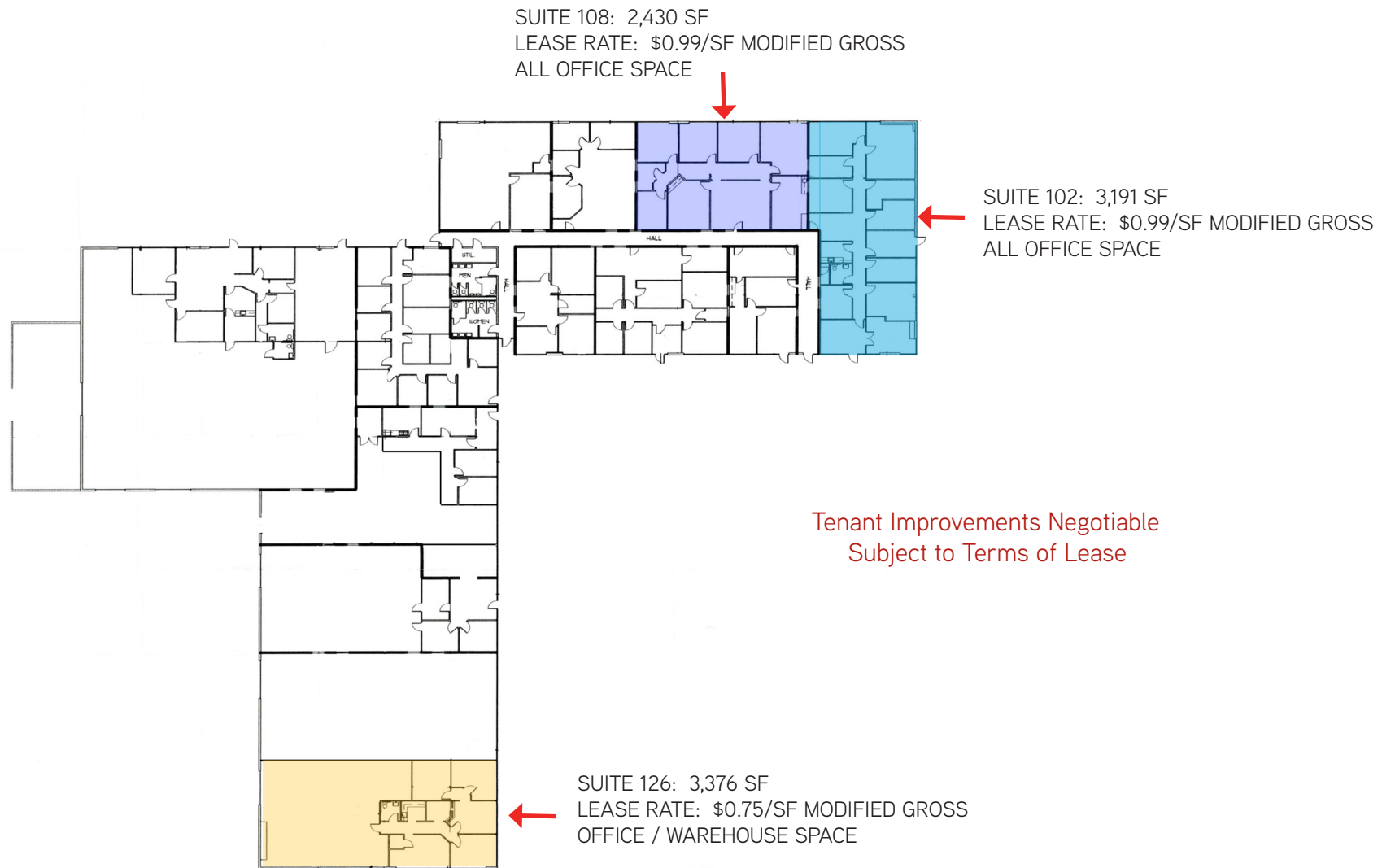


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FOR LEASE OFFICE / WAREHOUSE PROJECT CURRENT SUITE LAYOUT

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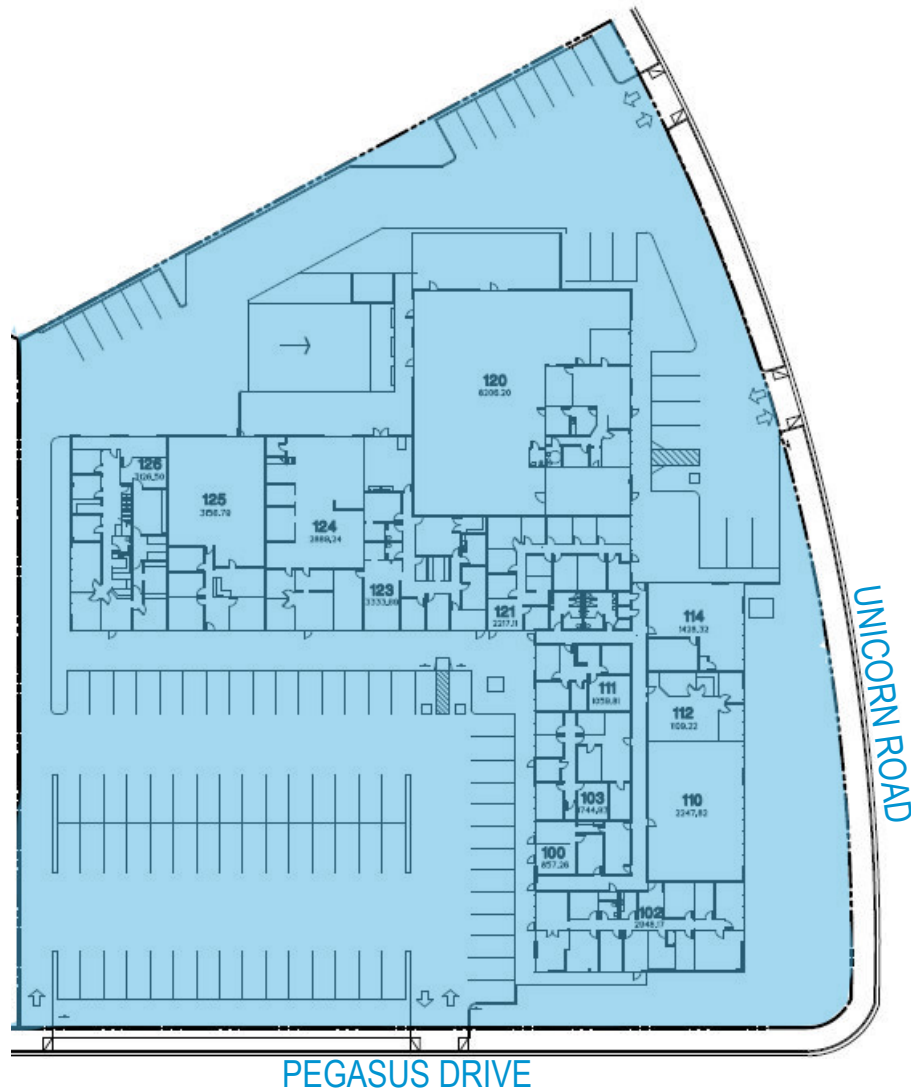
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FOR LEASE OFFICE / WAREHOUSE PROJECT SITE PLAN

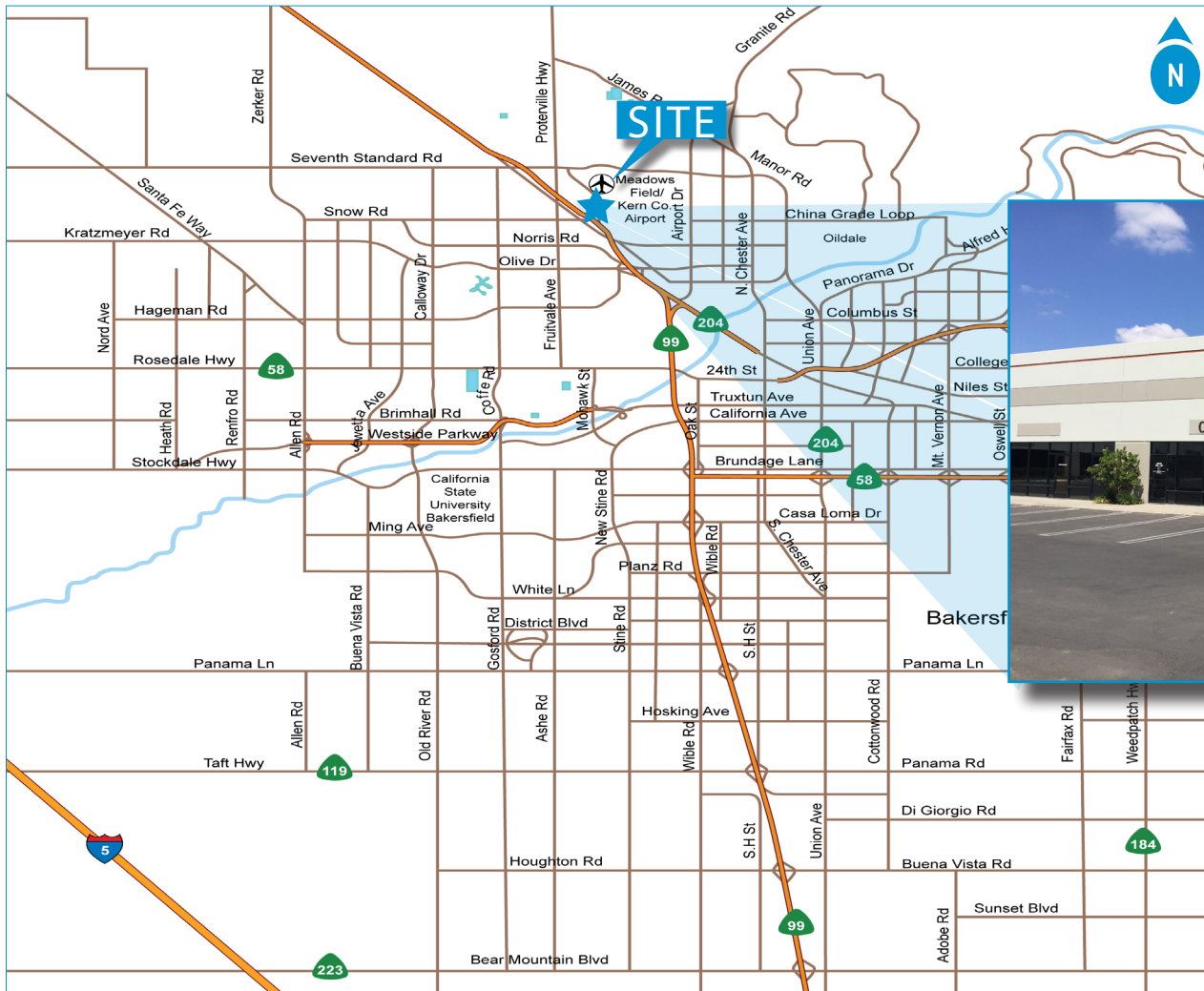
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FOR LEASE OFFICE / WAREHOUSE PROJECT PROPERTY LOCATION MAP

3701 Pegasus Drive, Bakersfield, CA



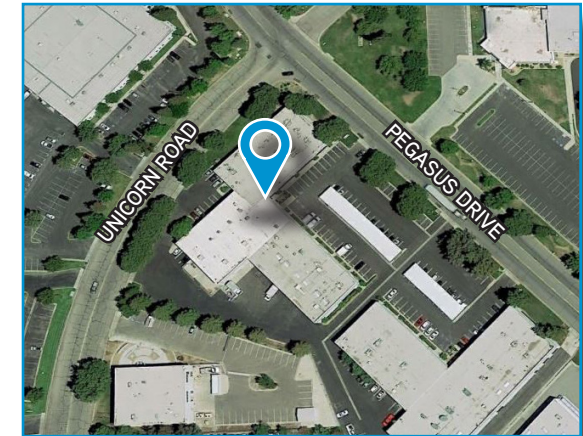
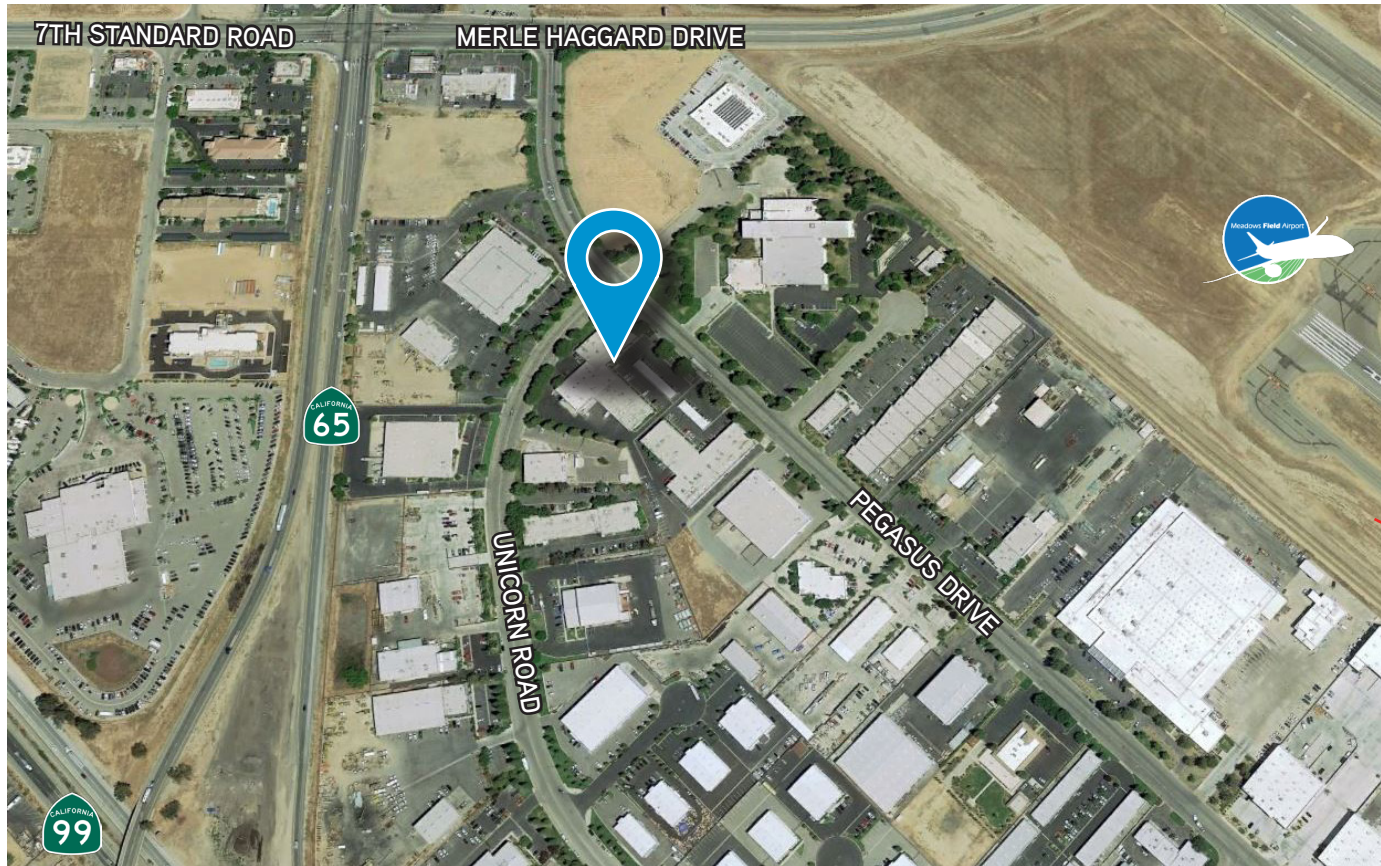
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FOR LEASE OFFICE / WAREHOUSE PROJECT AERIAL MAP

3701 Pegasus Drive, Bakersfield, CA



LOCATION HIGHLIGHTS

Easy access to Freeway 99
and Highway 65

Close to Meadows Field Airport

CONTACT US

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