

FOR SUBLEASE > APPROXIMATELY 23,704 S.F. ON 10.57 ACRES

OFFICE / WAREHOUSE / STORAGE YARD

3000 PEGASUS DRIVE, BAKERSFIELD, CALIFORNIA 93308



SUBLEASE RATE:

\$25,000.00/mo. NNN

PROPERTY LOCATION:

This property is located in Bakersfield, County of Kern, near Highway 65 (Porterville Highway) and south of Merle Haggard Drive (formerly known as 7th Standard Road). The subject property is conveniently adjacent to Bakersfield's new 16 million dollar William Thomas International Airport Terminal. Neighboring businesses include: Schlumberger, Pape, Kenworth, Pactiv, Safelite Auto Glass, Hertz Equipment Rentals, General Electric, William Lyles Company and the United States Postal Service.

PROPERTY HIGHLIGHTS:

- Great North Bakersfield location
- Close to Highway 99 and Highway 65
- Concrete tilt-up and metal construction
- Paved and fenced yard
- Power: PG&E: 480 Volt, 3 Phase, 600 Amp
- Fully sprinklered
- Rail spur and free standing truck dock
- Approx. 23,704s.f. Industrial office/warehouse
- Approx. 12,151 s.f. canopy
- 10.57 acres of land (+/- 6 acres paved)
- Zoned M2-PD, County of Kern

PROPERTY DESCRIPTION:

Main Building:

Office: 5,054 s.f.
Warehouse: 15,029 s.f.
Total: 20,083 s.f.

Canopy: 10,043 s.f.

Lighting: T-5 & Hi-Bay
Clear Height: 16' - 18'
Bay Spacing: 22' x 27'
Doors: Four (4) 12' x 12'

Shop Building:

Locker/RR: 353 s.f.
Shop: 3,268 s.f.
Total: 3,621 s.f.

Canopy: 2,108 s.f.

Lighting: Fluorescent
Clear Height: 11' - 12'
Doors: Six (6) 10' x 10'
One (1) 6' x 10'
Two (2) 16' x 10'
Four (4) 20' x 10'

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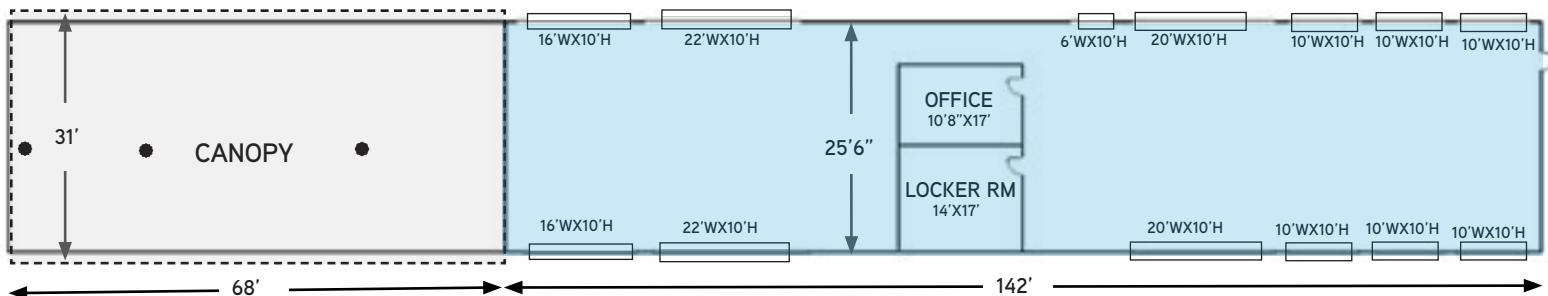
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SITE PLAN:



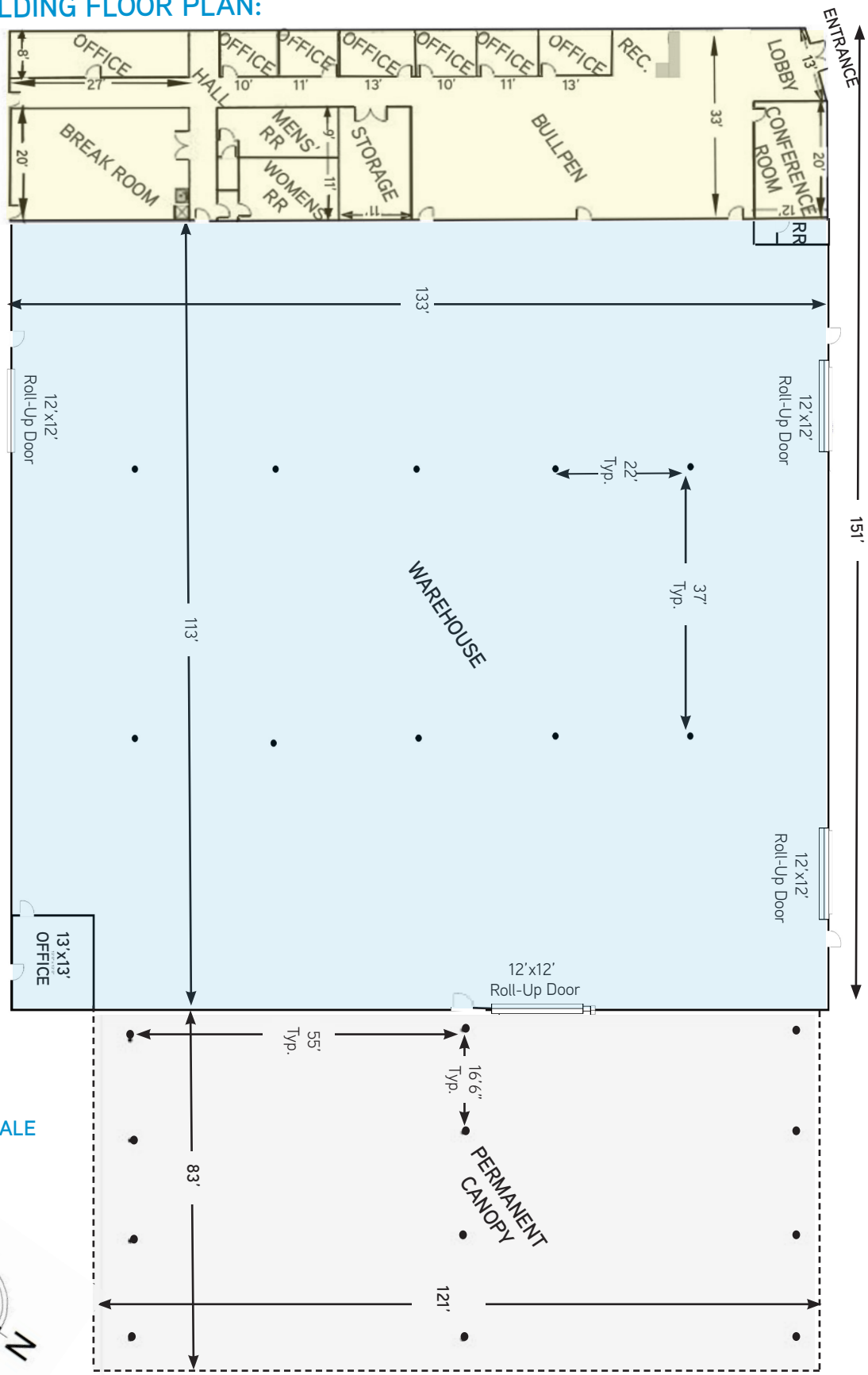
SHOP BUILDING FLOOR PLAN:



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MAIN BUILDING FLOOR PLAN:

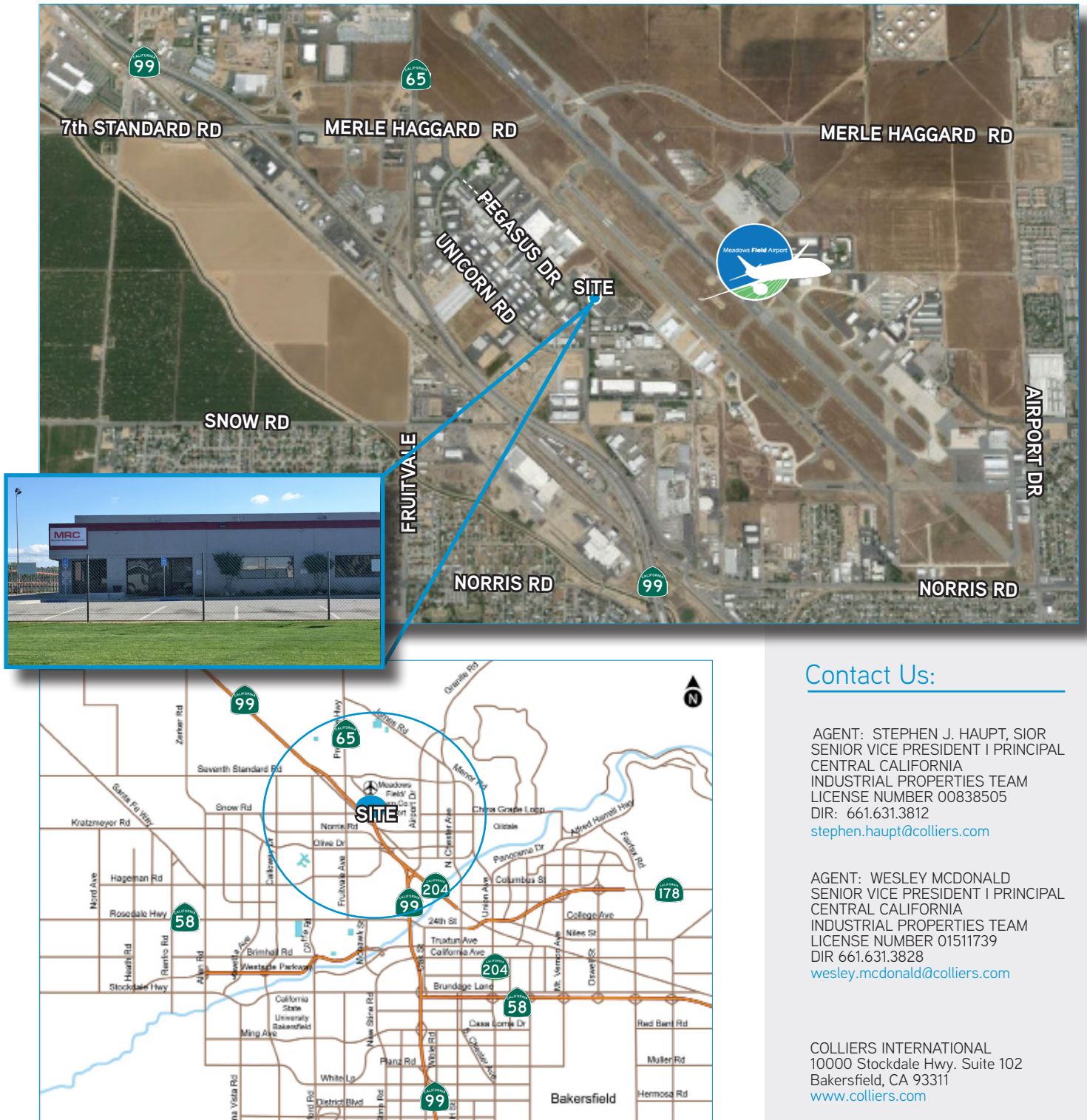


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