

FOR LEASE

OFFICE / WAREHOUSE SPACE

3651 Pegasus Drive, Bakersfield, CA



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OFFICE / WAREHOUSE SPACE PROPERTY INFORMATION

3651 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

North Wing Office/Warehouse: 3,000 s.f. - 11,366 s.f.

Suite 101/102 Office/Warehouse: 8,391 s.f. *

➤ Office: 6,260 s.f. ➤ Warehouse: 2,131 s.f.

*Can be demised to:

Suite 101 Office: 5,003 s.f.

Suite 102 Office/Warehouse: 3,388 s.f.

➤ Office: 1,125 s.f. ➤ Warehouse: 2,263 s.f.

LEASE RATE

➤ Office/Warehouse: \$0.75/s.f. Industrial Gross (15% build-out in North Wing)

➤ Office: \$0.99/s.f. Industrial Gross

HIGHLIGHTS

- Space available in a 70,208 s.f. multi-tenant office / warehouse project
- Concrete tilt construction
- Situated on 2.1 acres of land
- Property is zoned M2-PD
- Suites are individually metered for utilities
- 12' x 20' clear height
- 12' x 12' roll-up doors
- Abundant on-site and street parking
- Monument signage and building signage available
- Property is close to Meadows Field Airport
- Easy access to Freeway 99 and Highway 65

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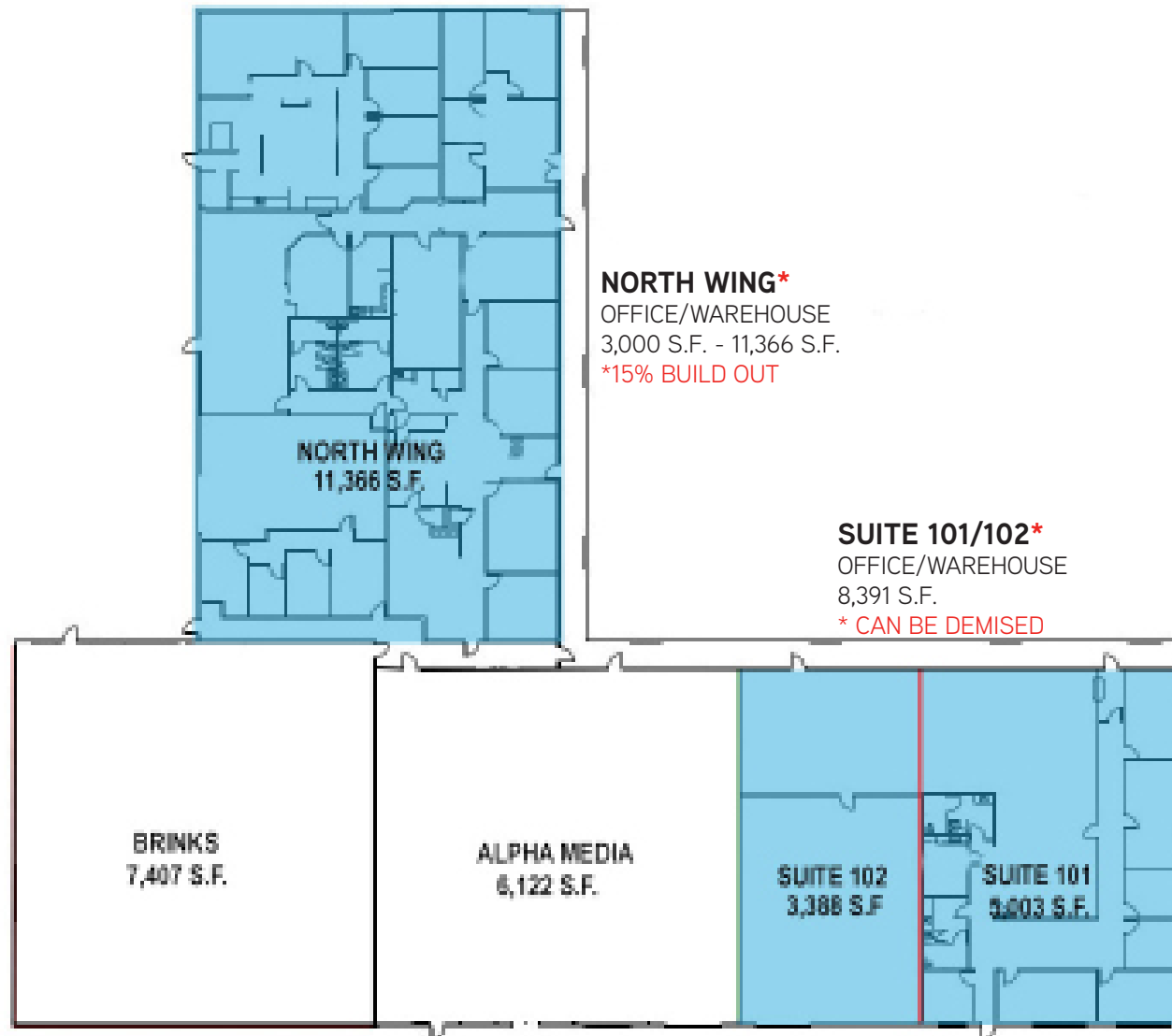
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OFFICE / WAREHOUSE SPACE CURRENT SUITE LAYOUT

3651 Pegasus Drive, Bakersfield, CA

AVAILABLE SPACE



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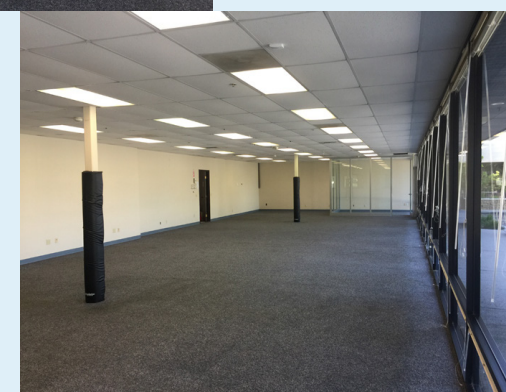
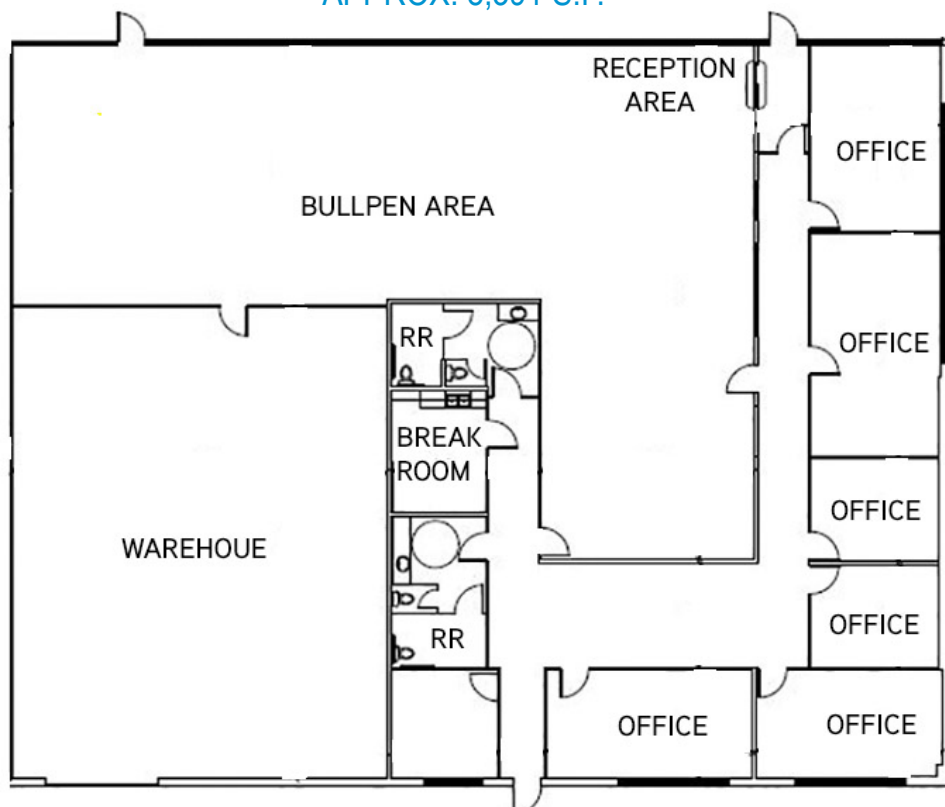
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OFFICE / WAREHOUSE SPACE SUITE 102 FLOOR PLAN / INTERIOR PHOTOS

3651 Pegasus Drive, Bakersfield, CA

SUITE 101/102 - FLOOR PLAN
APPROX. 8,391 S.F.



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OFFICE / WAREHOUSE SPACE BUILDING PHOTOS

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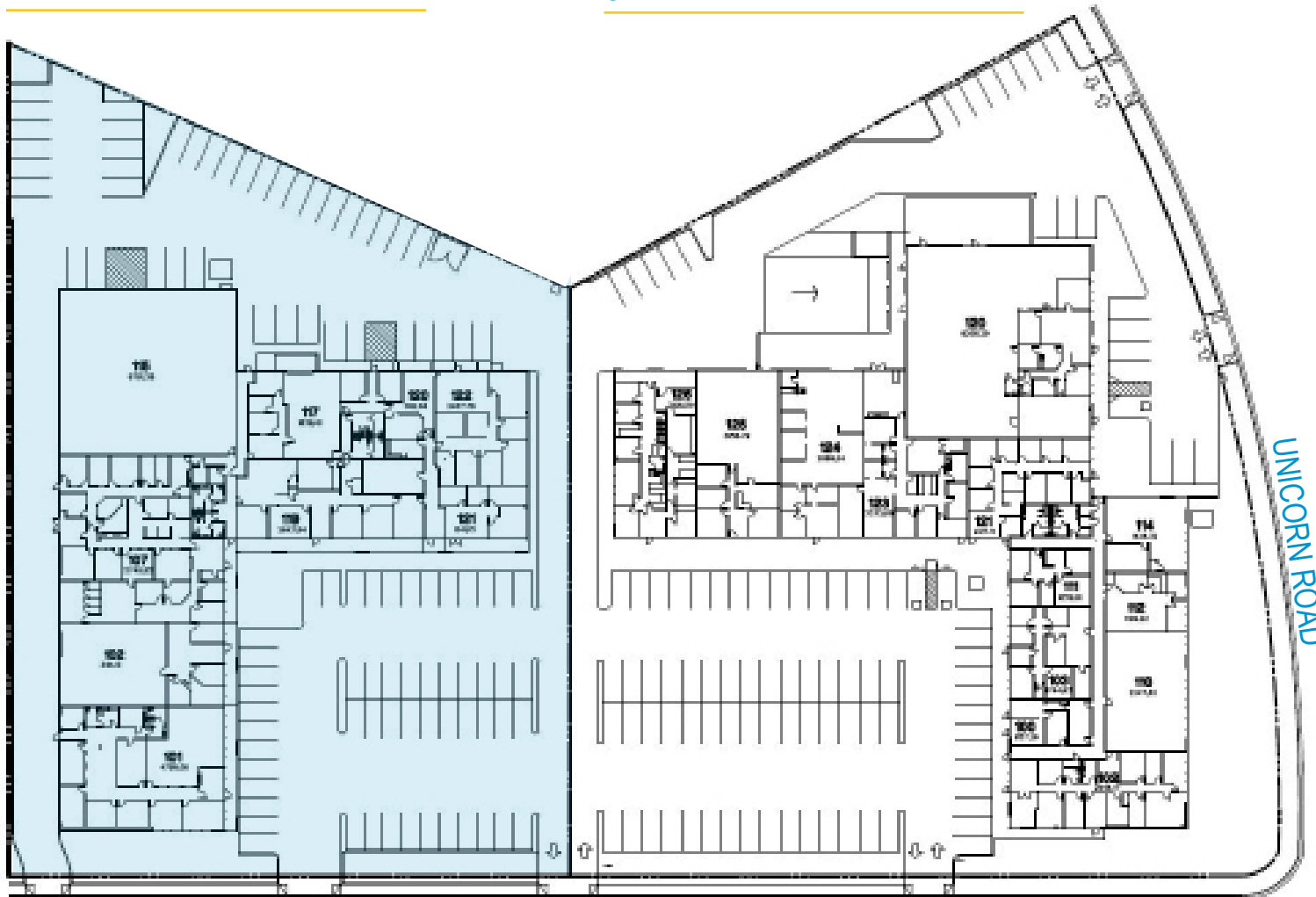


OFFICE / WAREHOUSE SPACE SITE PLAN

3651 Pegasus Drive, Bakersfield, CA

3651 PEGASUS DRIVE SITE PLAN

3701 PEGASUS DRIVE SITE PLAN



PEGASUS DRIVE

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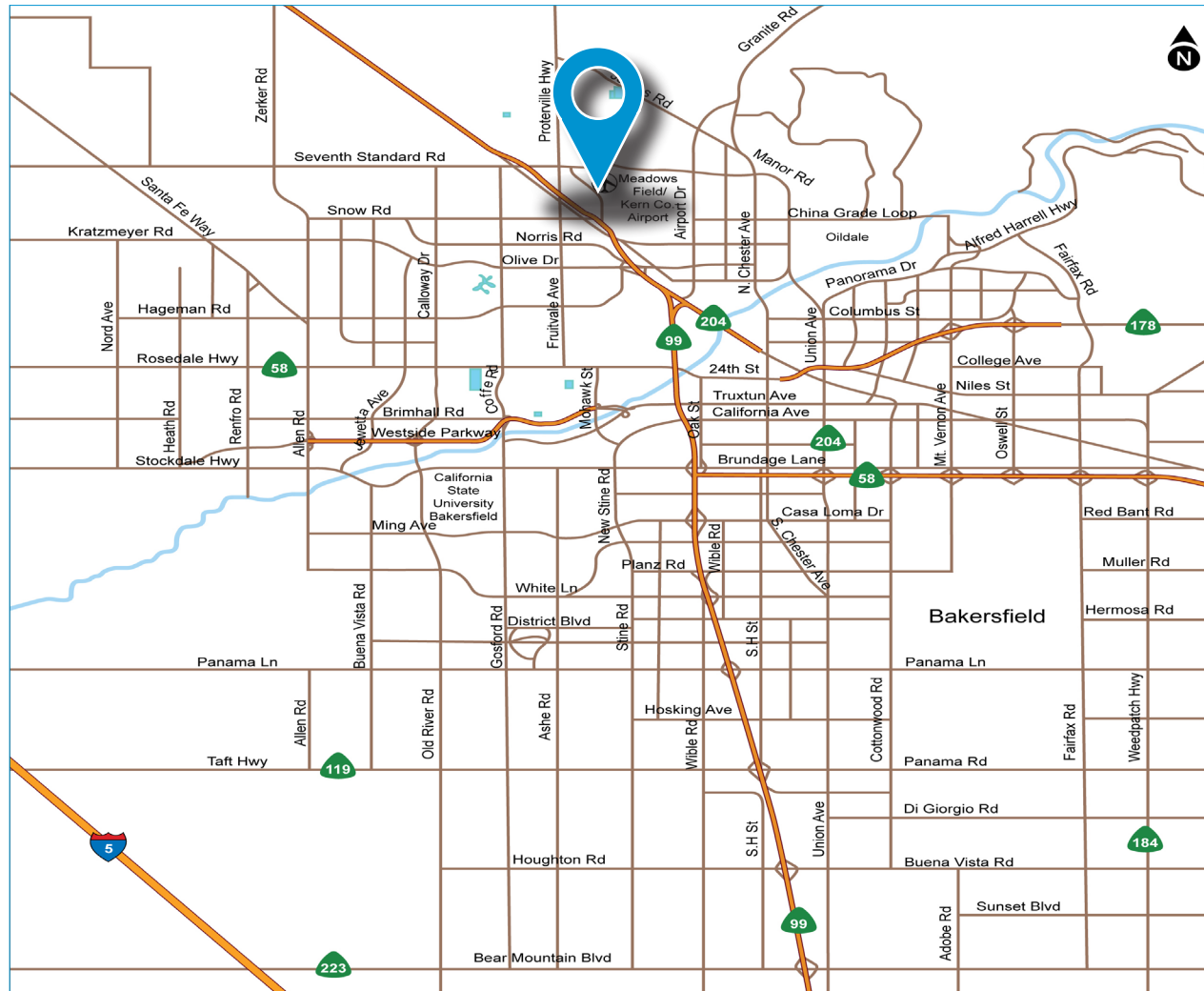
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OFFICE / WAREHOUSE SPACE PROPERTY LOCATION MAP

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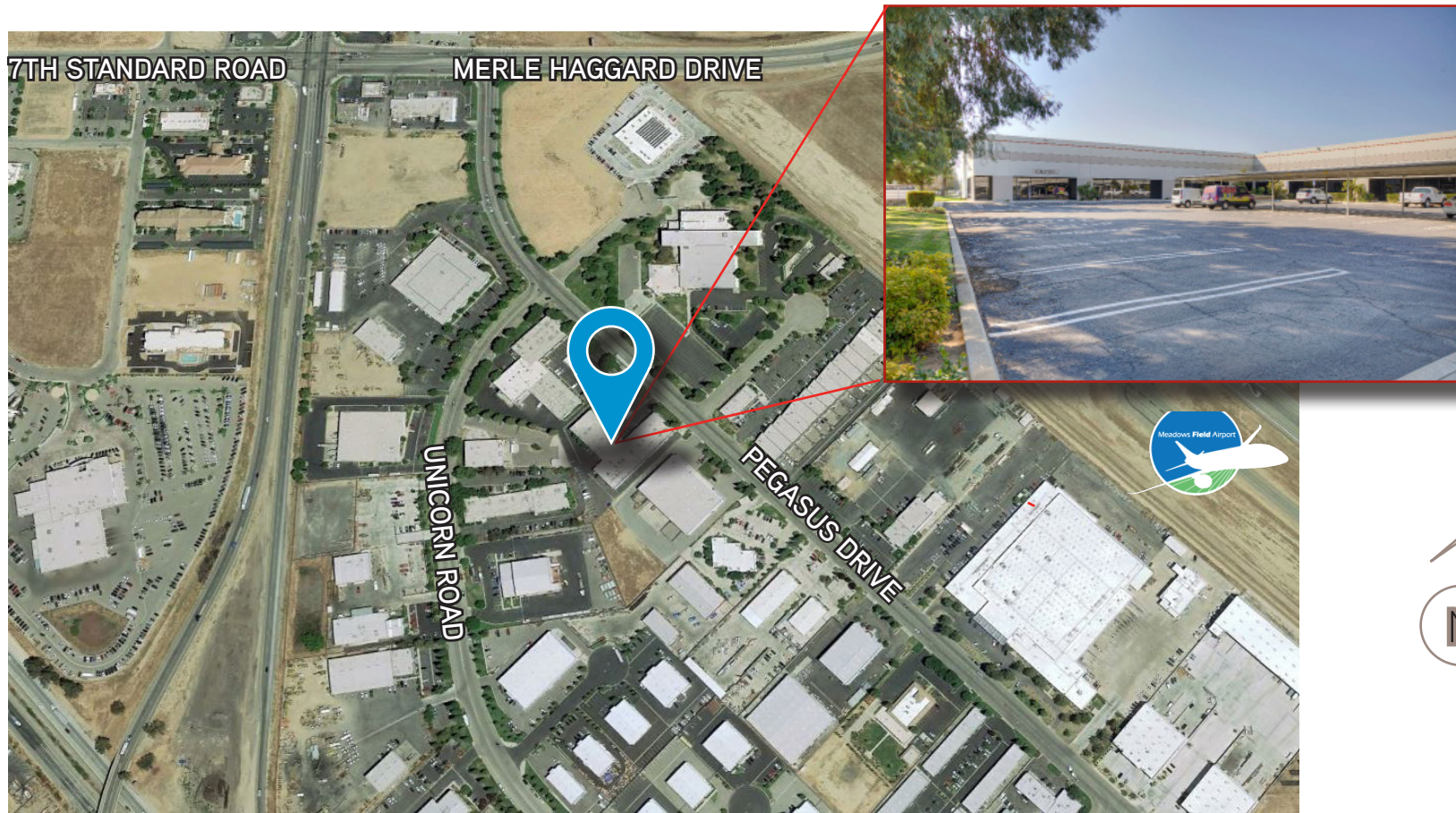
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OFFICE / WAREHOUSE SPACE AERIAL MAP

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