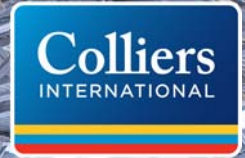


FOR LEASE

MANUFACTURING/WAREHOUSE/DISTRIBUTION

2841 UNICORN ROAD
BAKERSFIELD, CA 93308



PROPERTY LOCATION:

2841 Unicorn Road is located in the highly desirable Bakersfield Airport Business Park on 10.06 acres in North Bakersfield, California. This property is near the Freeway 99/Highway 65 interchange and the Meadows Field Airport. There are available pads featuring build-to-suit opportunities and the subject property offers Freeway 99 frontage.

PROPERTY DESCRIPTION:

- Approximately 37,850sf Building
- Freeway 99 frontage
- Concrete Tilt-Up Construction
- M-2, County of Kern Medium Manufacturing Zone
- 115' Truck Court
- Recessed Truck Dock
- Two (2) 12'x14' Ground Level Roll-Up Doors
- Fully Sprinklered-ESFR
- 23' Clear Height
- Lighted Parking Lot
- Two (2) Evaporative Coolers in warehouse
- Two (2) Roof mounted heaters in warehouse
- Column Spacing: 50'x 65'

AVAILABLE:

Suite 101-102.....24,275sf Total
Office.....2,275sf

LEASE RATE

\$0.65/sf./mo. Industrial Gross

UTILITIES:

Water:	Oildale Mutual Water Service
Gas & Electric:	PG&E, 480/277 Volt, 3 Phase, 400 Amp
Sewer:	North of the River Sanitation

AGENT: WESLEY MCDONALD
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CA License Number 01511739

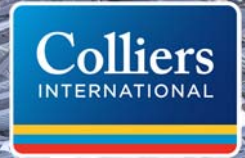
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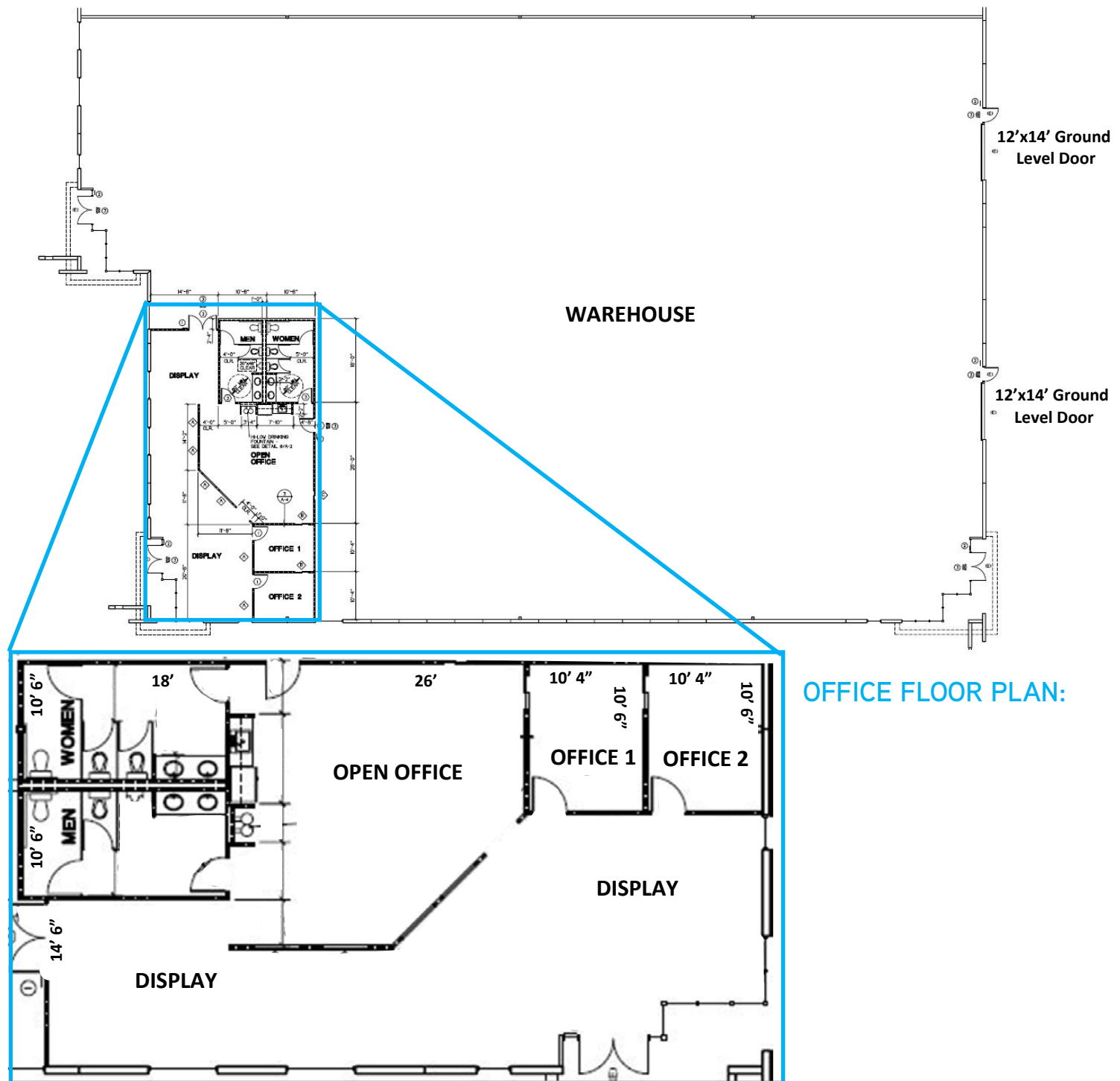
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FLOOR PLAN:



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SITE PLAN:

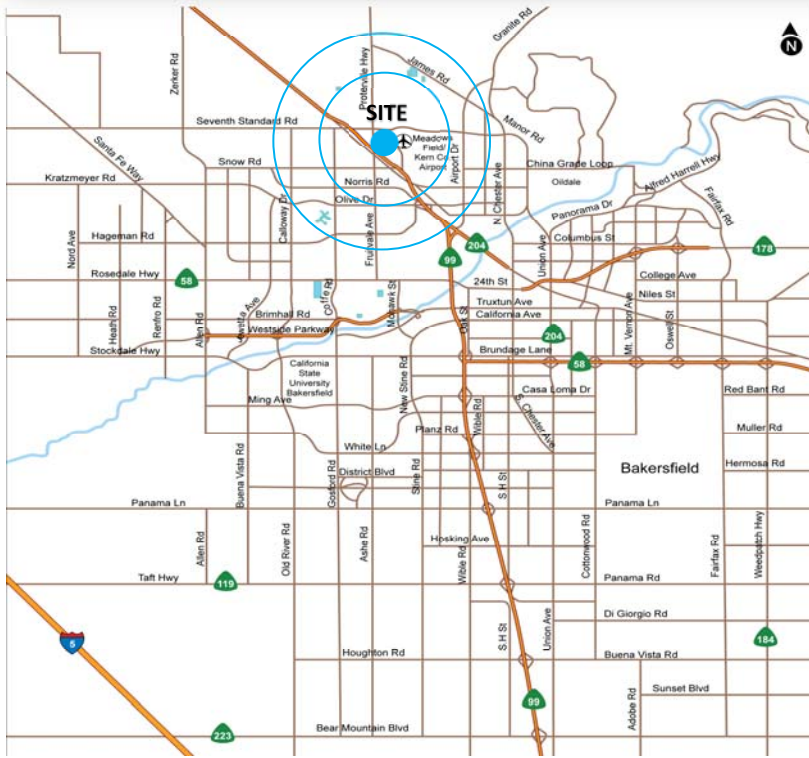


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