

FOR LEASE > INDUSTRIAL PARK PROJECT > NEW CONSTRUCTION

2901-2929 UNICORN ROAD, BAKERSFIELD, CA 93308



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# FOR LEASE > INDUSTRIAL PARK PROJECT > NEW CONSTRUCTION PROPERTY INFORMATION

2901-2929 UNICORN ROAD, BAKERSFIELD, CA 93308

**The project at 2901 - 2929 Unicorn Road** is located along Unicorn Road in proximity to North/South Freeway 99 on/off ramps and Highway 65 (Porterville Highway). This new Industrial Park Project, located just south of a main east/west arterial, Seventh Standard Road/Merle Haggard Drive, is adjacent to Pegasus Drive, Airport Business Park and the Meadows Field Airport in North Bakersfield.

## AVAILABLE

See Pages 3-4 for the breakdown of all 8 buildings.

**\$0.90/SF to \$0.95/SF Industrial Gross**

## HIGHLIGHTS

- > Brand new construction
- > Fully insulated warehouses
- > Concrete yard for all buildings
- > Freeway frontage/exposure
- > Private road access to all buildings in project
- > Professional landscaping
- > First class exterior elevations with glass storefronts
- > Concrete masonry wall with wrought iron sliding gates to yard
- > Ground level doors on all buildings-Minimum of two (2) 14'x16'
- > Clear Height: 18' 10" - 20' 10"
- > Zoning: M-2PD, County of Kern
- > Fire Sprinkler: .20gpm/1,500sf
- > Water: Oildale Mutual Water Service
- > Electric: Pacific Gas & Electric (480/277 Volt, 3 Phase, 800 Amp)
- > Gas: Pacific Gas & Electric
- > Sewer: North of the River Sanitation

## CONTACT US

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# FOR LEASE > INDUSTRIAL PARK PROJECT > NEW CONSTRUCTION AVAILABLE BUILDINGS > 2901, 2905, & 2909

2901-2929 UNICORN ROAD, BAKERSFIELD, CA 93308

## 2901 UNICORN ROAD:

BUILDING SIZE: 11,984SF. DIVISIBLE INTO 5,992SF.  
OFFICE SPACE: 1,000SF.  
CONCRETE YARD: 31,000SF. DIVISIBLE INTO 15,500SF.  
LEASE RATE: \$0.90/SF. INDUSTRIAL GROSS FULL BLDG.  
\$0.95/SF. INDUSTRIAL GROSS HALF BLDG.

## 2909 UNICORN ROAD:

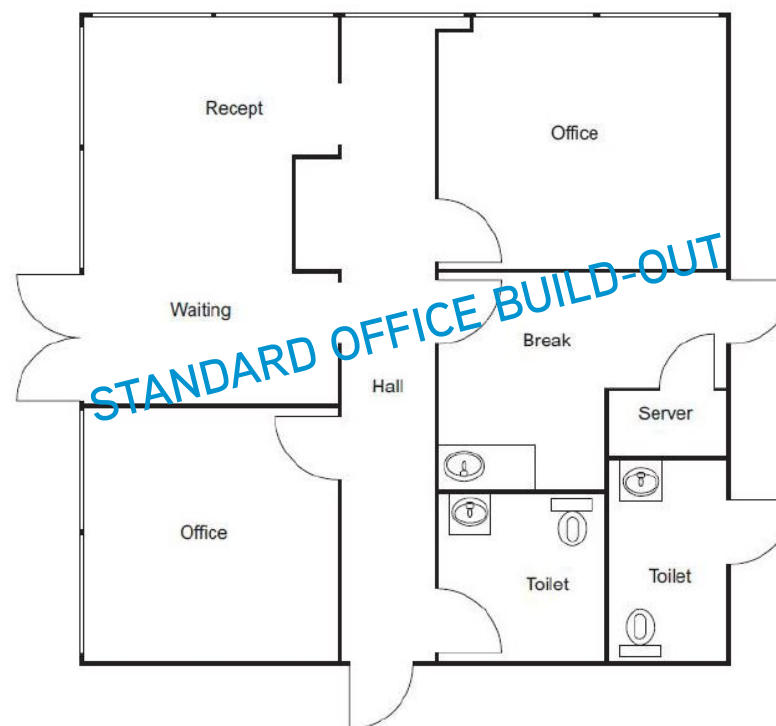
BUILDING SIZE: 9,693SF.  
OFFICE SPACE: 1,000SF.  
CONCRETE YARD: 16,600SF.  
LEASE RATE: \$0.90/SF. INDUSTRIAL GROSS

## 2913 UNICORN ROAD:

BUILDING SIZE: 15,094SF.  
OFFICE SPACE: 1,000SF.  
CONCRETE YARD: 28,500SF.  
LEASE RATE: \$0.90/SF. INDUSTRIAL GROSS

## 2905 UNICORN ROAD:

BUILDING SIZE: 15,938SF. DIVISIBLE INTO 7,969SF.  
OFFICE SPACE: 1,000SF.  
CONCRETE YARD: 37,600SF. DIVISIBLE INTO 18,800SF.  
LEASE RATE: \$0.90/SF. INDUSTRIAL GROSS FULL BLDG.  
\$0.95/SF. INDUSTRIAL GROSS HALF BLDG.



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# FOR LEASE > INDUSTRIAL PARK PROJECT > NEW CONSTRUCTION AVAILABLE BUILDINGS > 2925 & 2929-B

2901-2929 UNICORN ROAD, BAKERSFIELD, CA 93308

## 2917 UNICORN ROAD:

- > BUILDING SIZE: 15,094SF.
- > OFFICE SPACE: 1,000SF.
- > CONCRETE YARD: 18,500SF.
- > LEASE RATE: \$0.90/SF. INDUSTRIAL GROSS

## 2925 UNICORN ROAD:

- > BUILDING SIZE: 15,938SF. DIVISIBLE INTO 7,969SF.
- > OFFICE SPACE: 1,000SF.
- > CONCRETE YARD: 37,600SF. DIVISIBLE INTO 18,800SF.
- > LEASE RATE: \$0.90/SF. INDUSTRIAL GROSS FULL BLDG.  
\$0.95/SF. INDUSTRIAL GROSS HALF BLDG

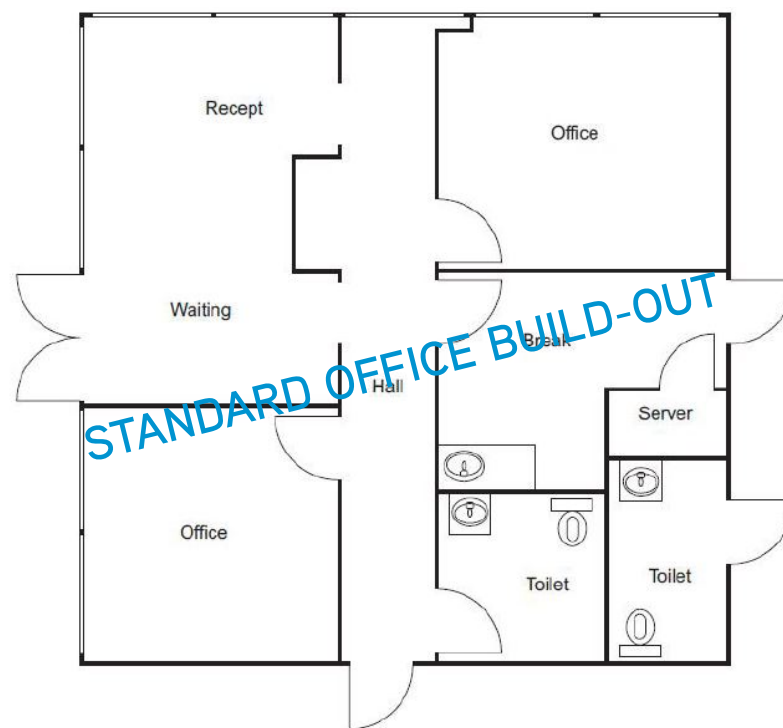
## 2929 UNICORN ROAD:

- > SUITE B SIZE: 5,992SF.
- > OFFICE SPACE: 1,000SF.
- > CONCRETE YARD: 15,500SF
- > LEASE RATE: \$0.90/SF. INDUSTRIAL GROSS

- > SUITE A SIZE: 5,992SF
- > OFFICE SPACE: 1,000SF.
- > CONCRETE YARD: 15,500SF.

## 2921 UNICORN ROAD:

- BUILDING SIZE: 9,693SF..
- OFFICE SPACE: 1,000SF.
- CONCRETE YARD: 16,600SF
- LEASE RATE: \$0.90/SF. INDUSTRIAL GROSS .



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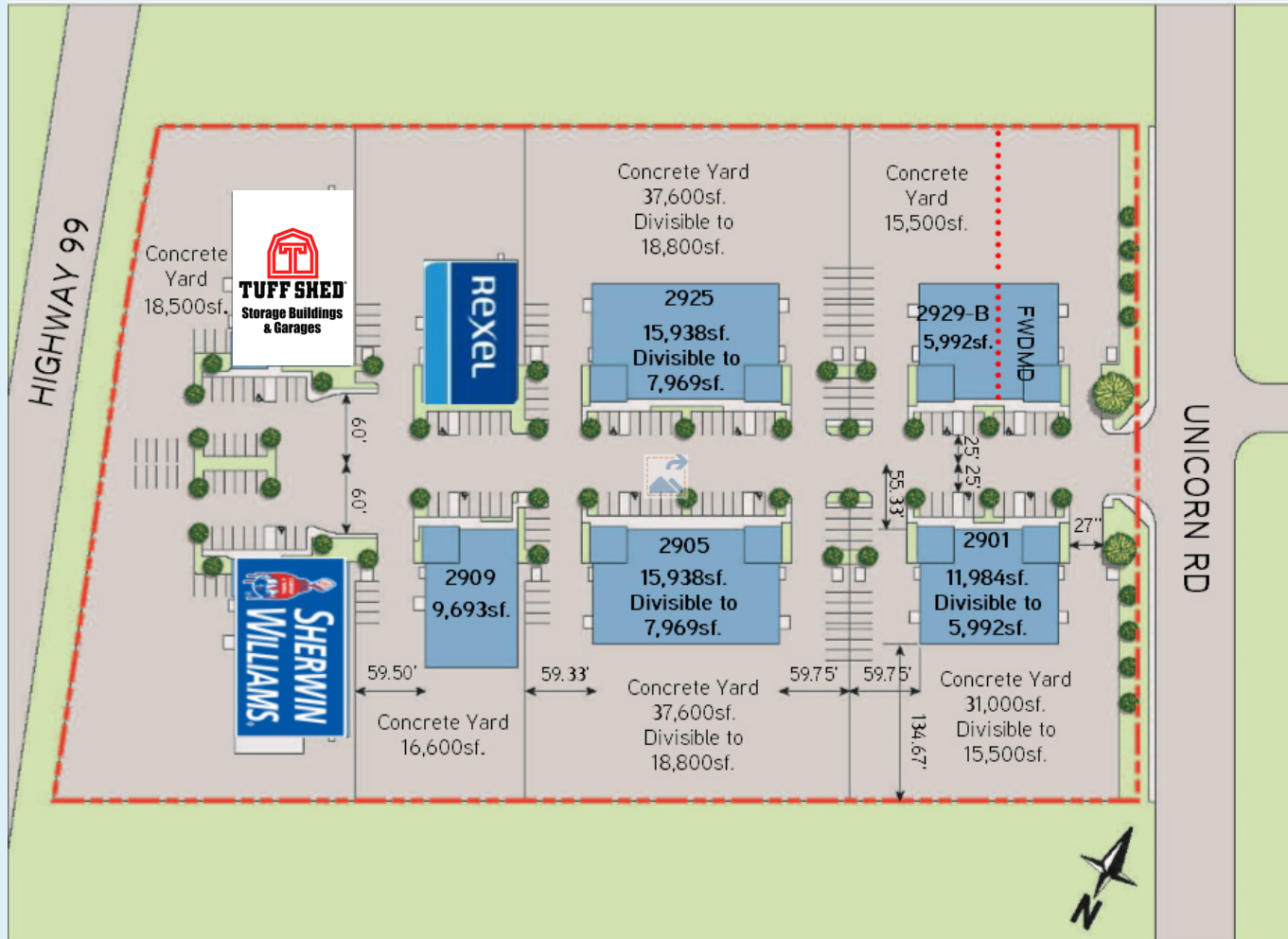
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# FOR LEASE > INDUSTRIAL PARK PROJECT > NEW CONSTRUCTION SITE PLAN

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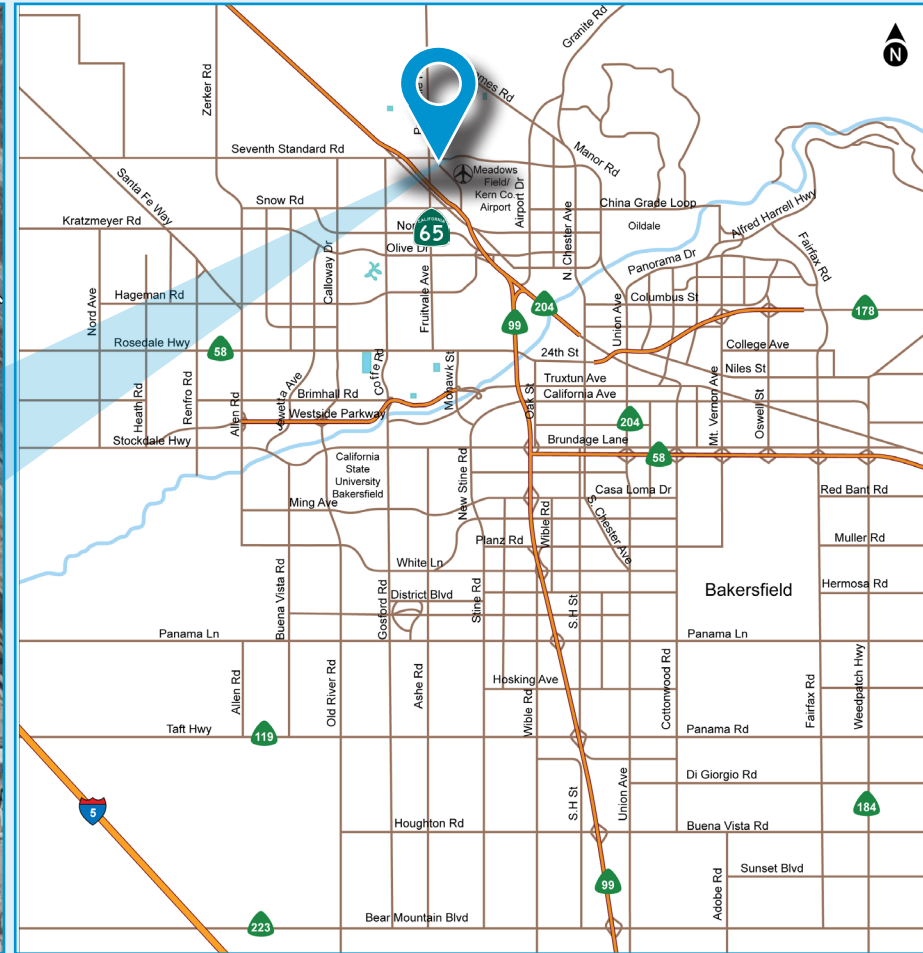
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# FOR LEASE > INDUSTRIAL PARK PROJECT > NEW CONSTRUCTION AERIAL MAP > LOCATION MAP

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