

FOR LEASE > INDUSTRIAL BUILDING > NEW CONSTRUCTION

2905 UNICORN ROAD, BAKERSFIELD, CA 93308



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PROPERTY INFORMATION

2905 UNICORN ROAD, BAKERSFIELD, CA 93308

2905 Unicorn Road is located along Unicorn Road in proximity to North/South Freeway 99 on/off ramps and Highway 65 (Porterville Highway). Situated in a 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

Building: 15,938 SF - Divisible into 7,969 SF
Office: 1,000 SF
Concrete Yard: 37,600 SF - Divisible into 18,800 SF
Lease Rates: \$0.90/SF to \$0.95/SF Industrial Gross

HIGHLIGHTS

- > Brand new construction
- > Fully insulated warehouse
- > Concrete yard
- > Freeway frontage/exposure
- > Private road access to building
- > Professional landscaping
- > First class exterior elevation with glass storefront
- > Concrete masonry wall with wrought iron sliding gate to yard
- > Ground level doors -Minimum of two (2) 14'x16'
- > Clear Height: 18' 10" - 20' 10"
- > Zoning: M-2PD, County of Kern
- > Fire Sprinkler: .20gpm/1,500 SF
- > 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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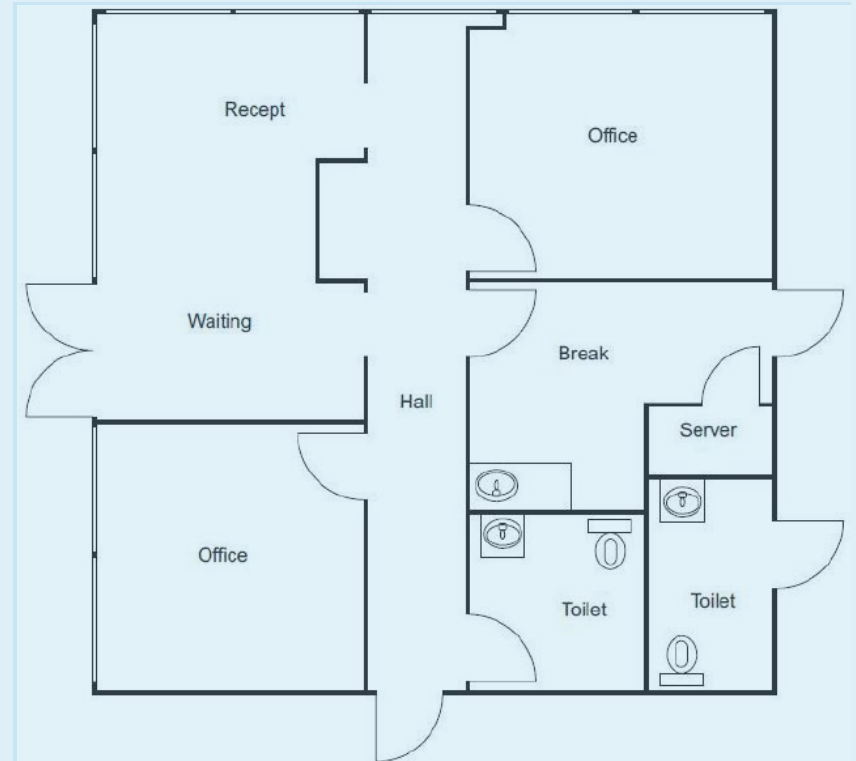
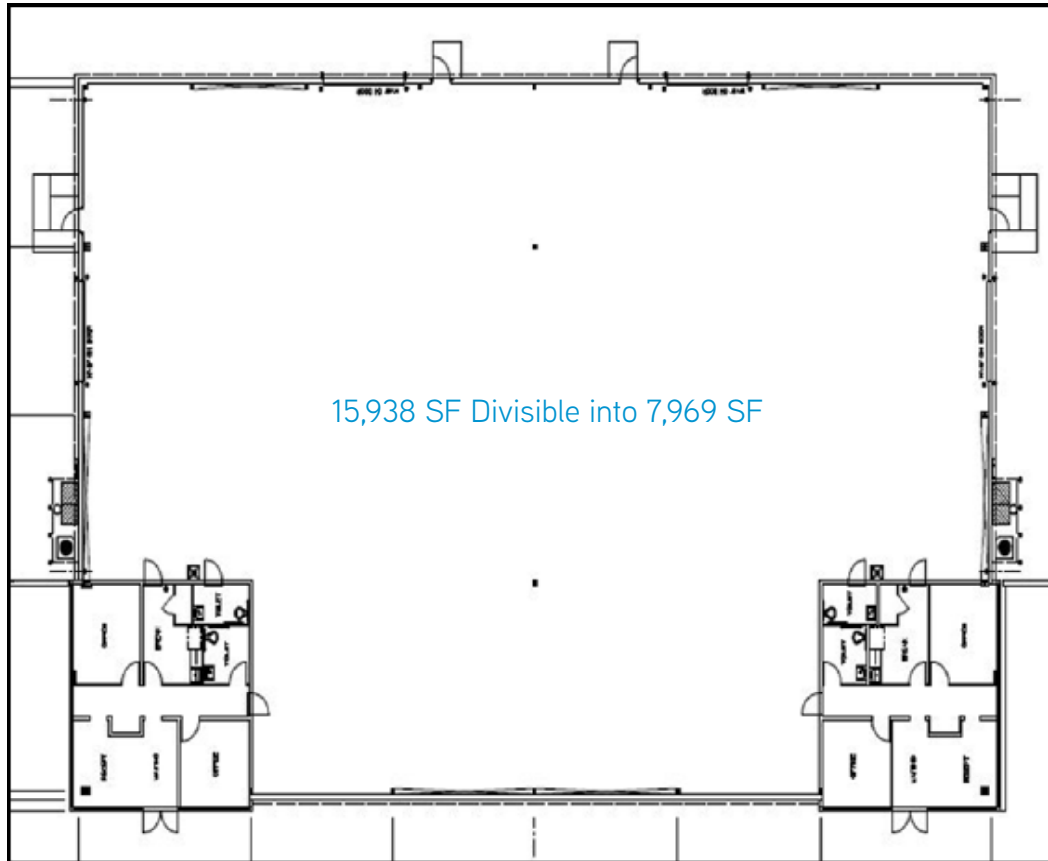
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FOR LEASE > INDUSTRIAL BUILDING > NEW CONSTRUCTION FLOOR PLAN

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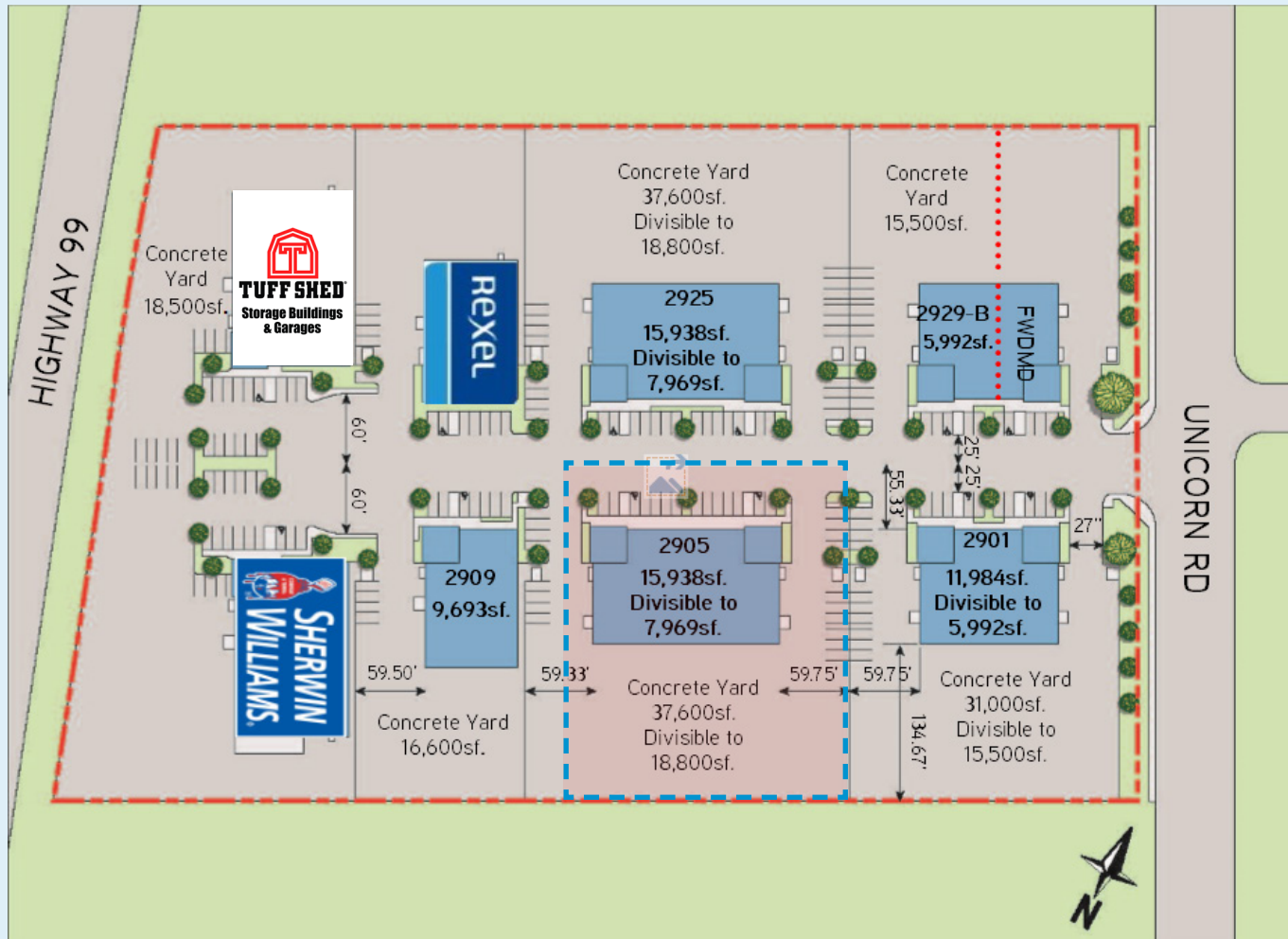
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FOR LEASE > INDUSTRIAL BUILDING> NEW CONSTRUCTION SITE PLAN

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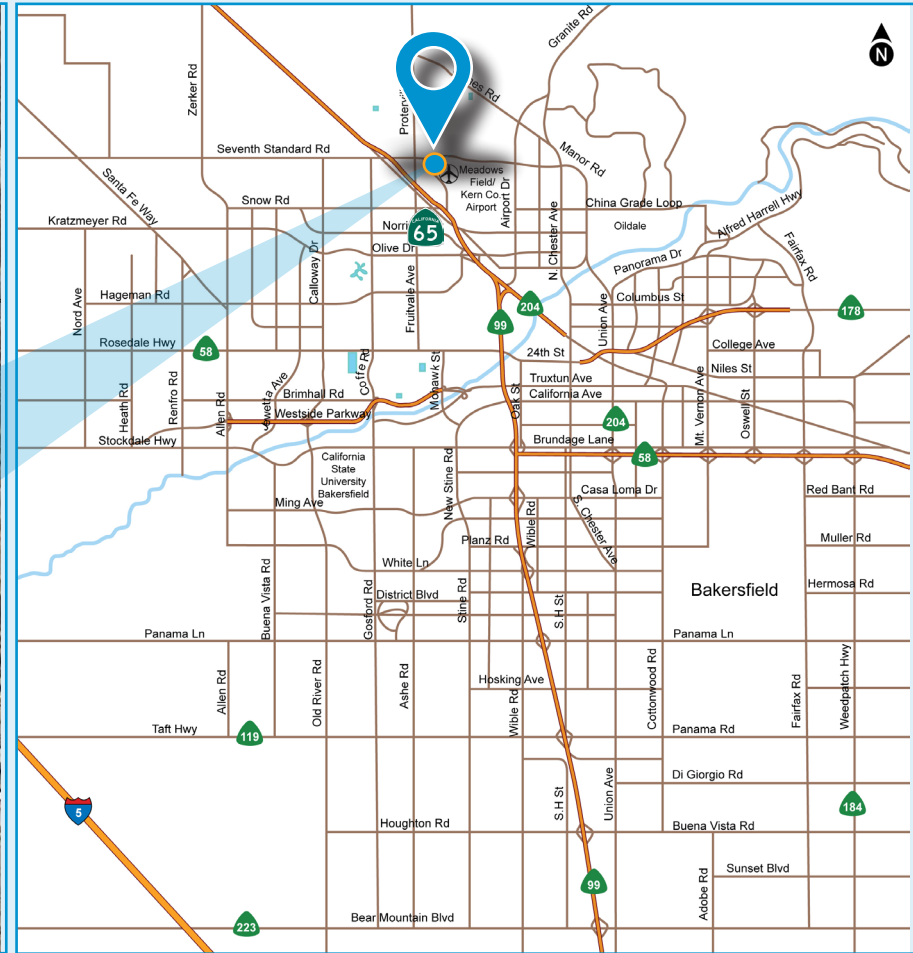
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FOR LEASE > INDUSTRIAL BUILDING > NEW CONSTRUCTION AERIAL MAP > LOCATION MAP

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