



BUILD-TO-SUIT FOR LEASE

NEC Pegasus Dr & Unicorn Road Bakersfield, CA

Build-to-Suit For Lease • Key Intersection in Busy Airport Area



Build-to-Suit For Lease - Lot 51

Property Details

- Site Area:** 2.03 Acres
- Zoning:** M2 PD H, County of Kern
- Utilities:**
 - Electric: PG&E
 - Gas: The Gas Company
 - Water: Oildale Mutual Water Co.
 - Sewer: NOR Sanitation



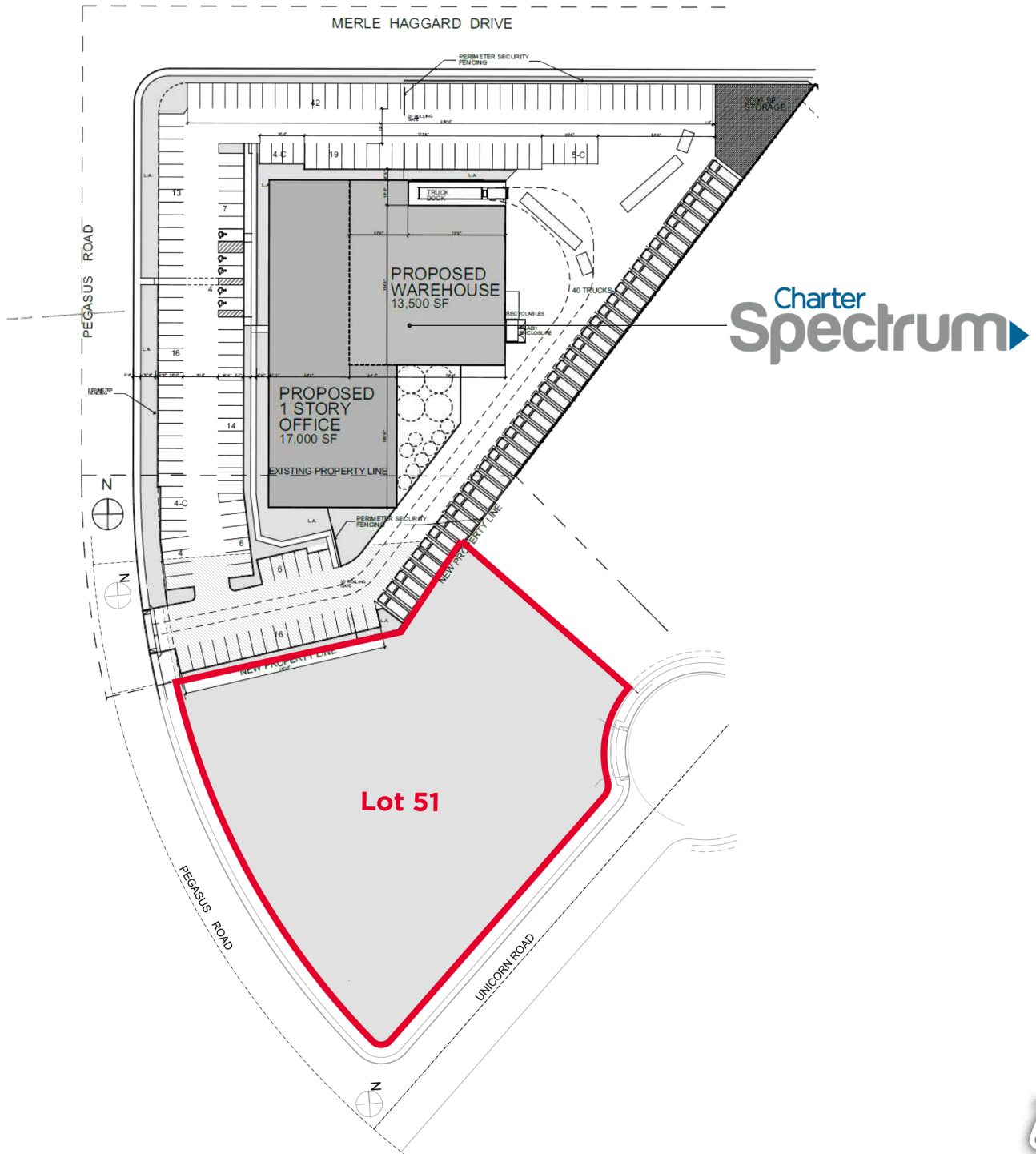
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Site Plan



Lot 51 - BTS For Lease on 2.03 Acres



Property Highlights

- Easy access to/from Highway 99 & Highway 65
- Close proximity to Meadows Field Airport
- Next to Charter Spectrum - under construction
- Located down the street from the new 2.6mm SF Amazon Distribution Center
- Conveniently close to industrial, office, and retail/restaurant users
- Located at the NEC of Pegasus Drive & Unicorn Drive