

The background of the advertisement is a photograph of a modern, single-story commercial building. The building has a light-colored facade with large glass windows and doors. A red horizontal stripe runs along the top of the building's exterior. In front of the building is a paved parking lot with several white pickup trucks parked. The sky is clear and blue. The overall scene is bright and professional.

For Lease | Office & Warehouse Space
± 1,112 sf - ± 1,550 SF Available

Bakersfield Airport Business Center
3651 & 3701 Pegasus Drive, Bakersfield, CA

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Property Information

3651 & 3701 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.

- Office & warehouse space available in a 70,456 square foot multi-tenant office/warehouse project
- Office/warehouse spaces have 12'x12' roll up door
- Power: PG&E (3 phase, 480 volt, 200 amp)
- Exterior suite entrances
- Concrete tilt-up construction
- Property is zoned M2-PD
- 192 parking stalls, 50 covered
- Monument signage and building signage available
- Property is close to Meadows Field Airport
- Easy access to Highway 99 and Freeway 65
- Recent building upgrades include: new exterior paint, landscaping, covered parking structure, restrooms, common area and parking lot

Availability

3701 Pegasus Dr

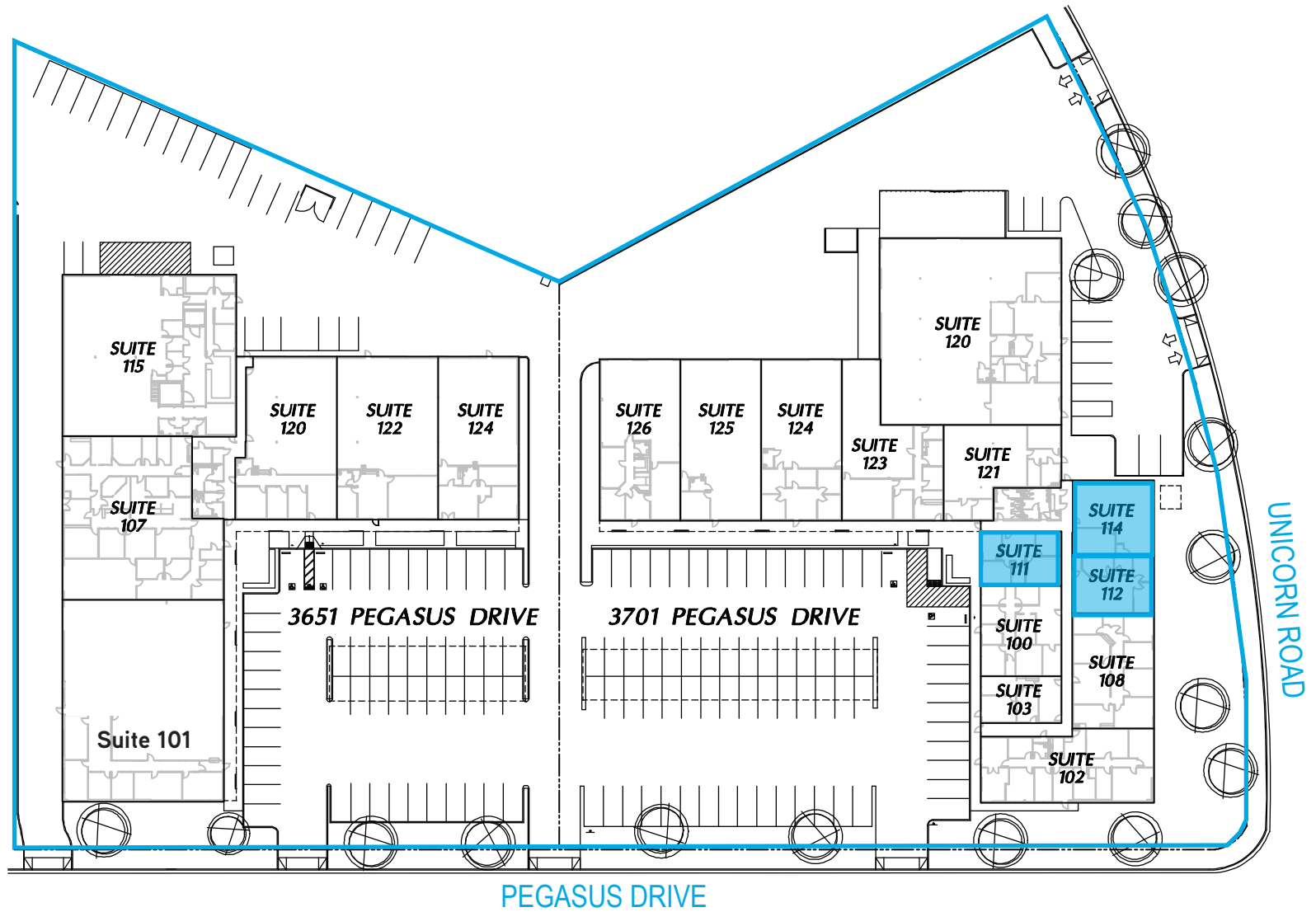
Suite 111	1,112 sf - office space
Suite 112	1,302 sf - office space
Suite 114	1,550 sf - office space

Rental Rate

\$1.25 psf. Industrial Gross (CAM Fee: + \$.10/sf)

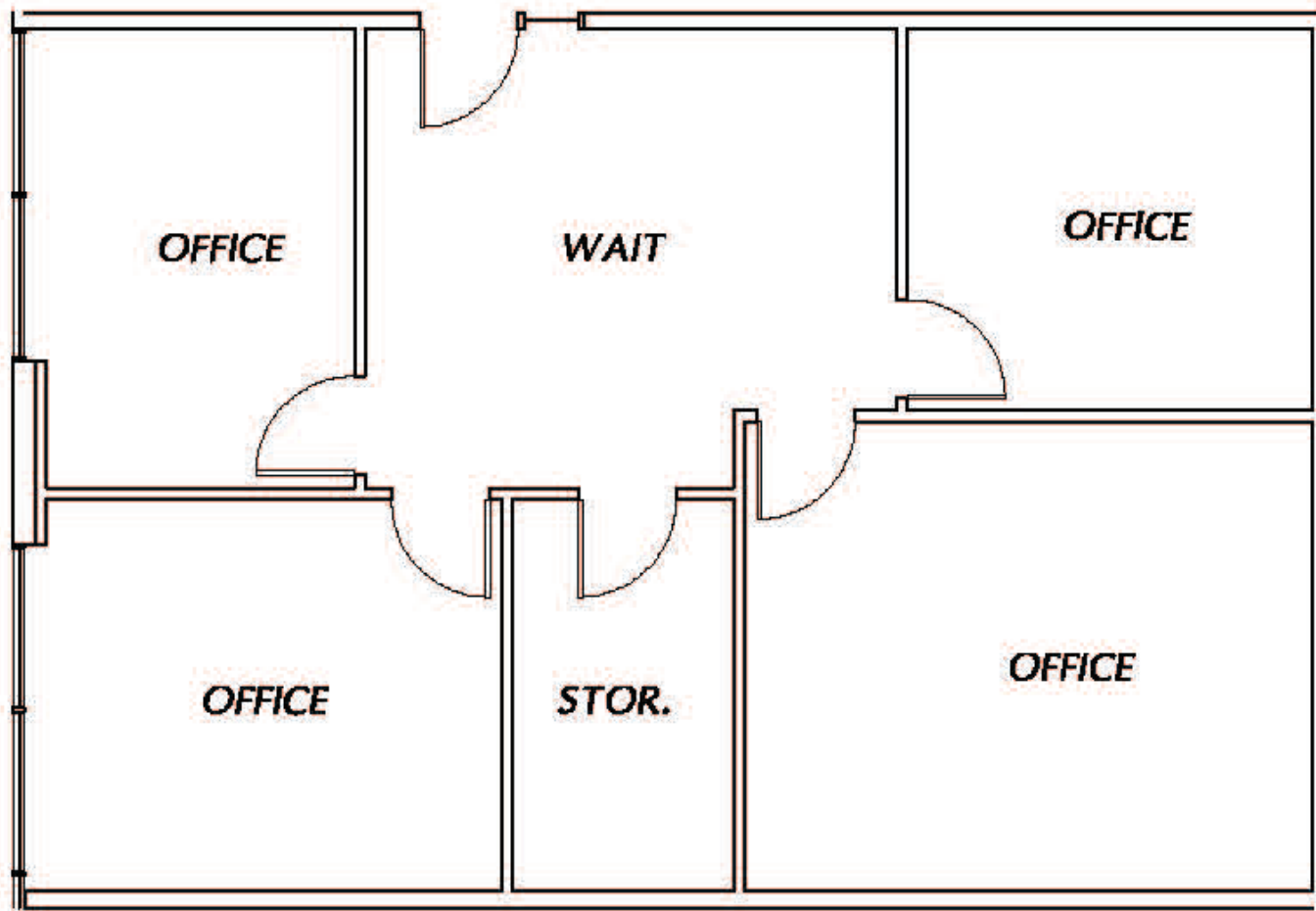


Site Plan



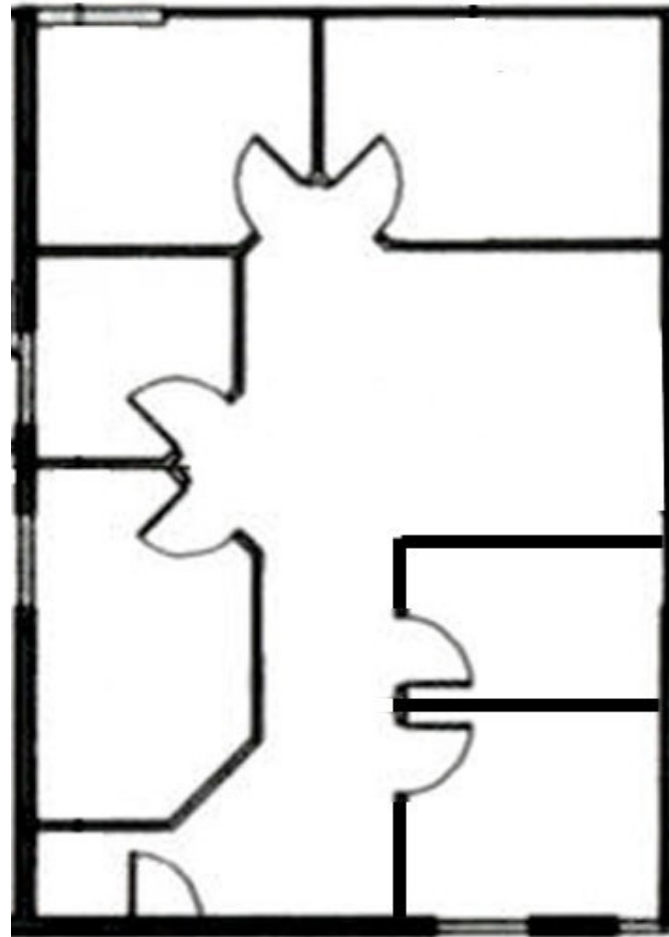
Floor Plan

Suite 111
± 1,112 sf



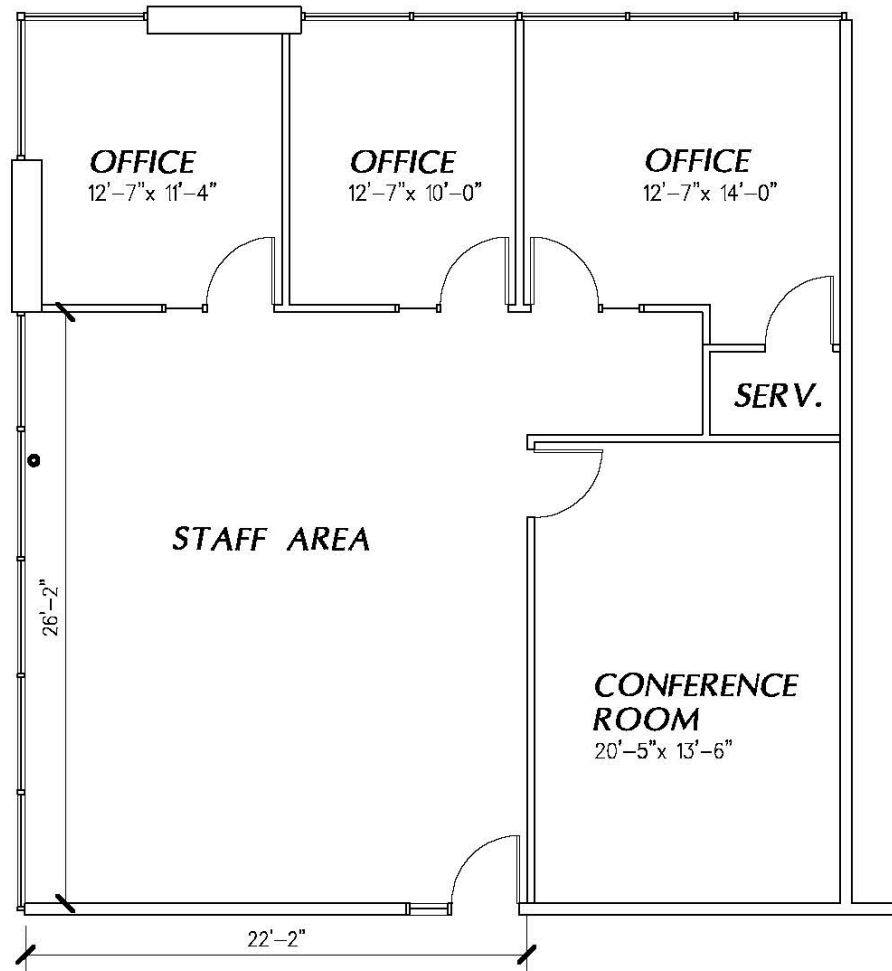
Floor Plan

Suite 112
± 1,302 sf



Floor Plan

Suite 114
± 1,550 sf



Aerial



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