

Build-to-Suit Opportunities • Key Intersection in Busy Airport Area



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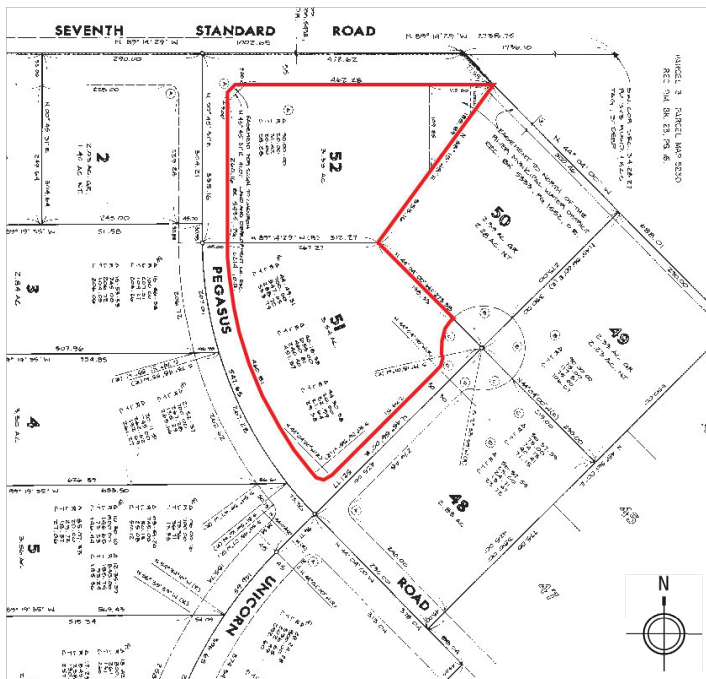
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Location Map



Parcel Map 6097



Build-to-Suit Opportunities

Property Highlights

- Total Available:** Up to 40,700 SF of Office and 29,700 SF of Showroom/Warehouse
- Site Area:** 5.08 Acres
- Zoning:** M2 PD H, County of Kern
- Utilities:**
 - Electric: PG&E
 - Gas: The Gas Company
 - Water: Oildale Mutual Water Co.
 - Sewer: NOR Sanitation

Lot 52 - SEC Pegasus Drive & Unicorn Road - 2.41 Acres
Single Story Office Possibility; up to 29,700 SF



Two Story Office Possibility; up to 40,470 SF

