

For Lease

$0.75

Per SF, Industrial Gross

Contact us:

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3101 Pegasus Drive Bakersfield, CA 93308

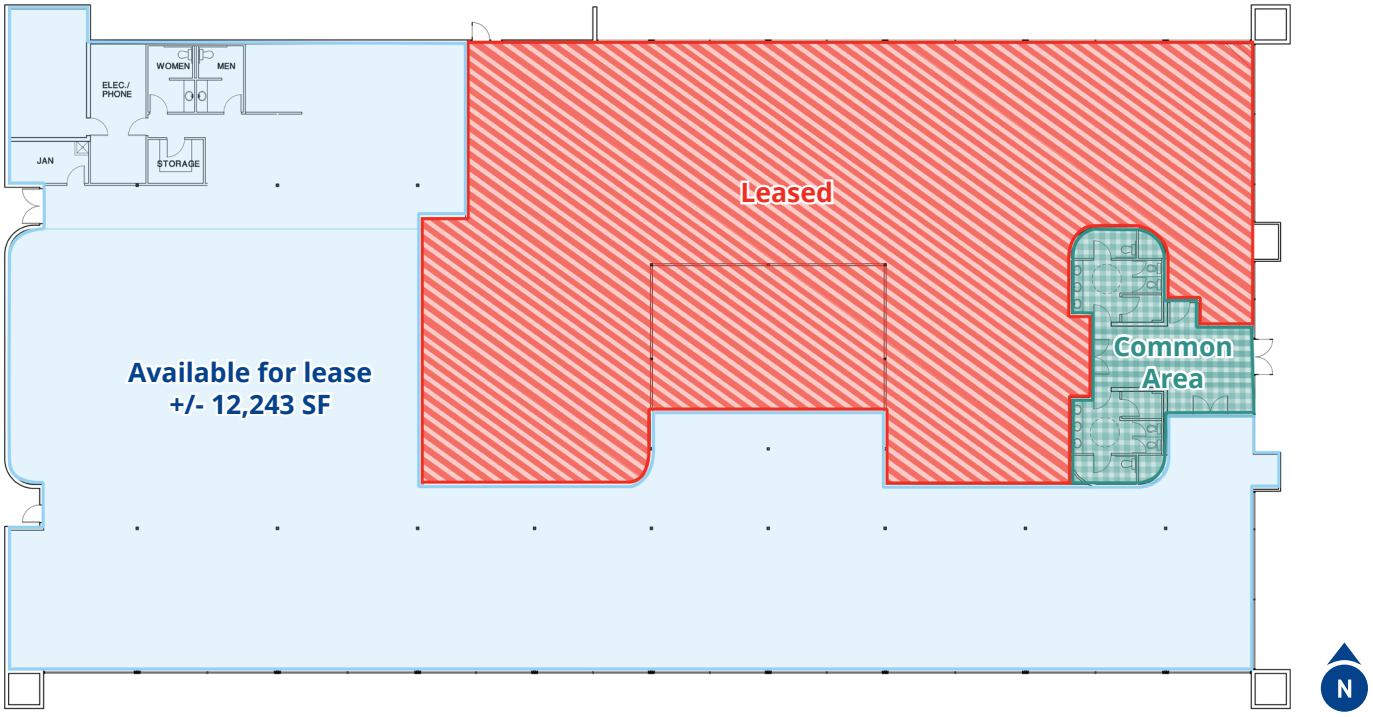
3101 Pegasus Dr. is an approximately 22,556 SF office/warehouse situated on approximately 2.59 acres with approximately 12,243 SF of dry storage space available for lease. The property is located in north Bakersfield within the Bakersfield Airport Business Park, adjacent to and near Kern County's largest airport, Meadows Field. The location offers ease of access to Highway 99, Highway 65, and Seventh Standard Road/Merle Haggard Dr.

Highlights

- Approx. 12,243 SF of dry storage space available
- Secured on-site parking
- 119 total parking spaces (parking ratio 5/1,000)
- Utilities are separately metered
- Ease of access to Highway 99, Highway 65, and Seventh Standard/Merle Haggard Dr.
- Close proximity to Meadows Field Airport
- Monument signage available
- Zoning: M-2 AA (General Manufacturing; Airport Approach Overlay) - County of Kern
- Neighbors include: Amazon, Schlumberger, Quinn Caterpillar, The State of California, Pacific Gas & Electric, The Bakersfield Californian, U.S. Post Office, to name a few.

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Floor Plan



Available:

Available for Lease
+/- 12,243 SF available for lease

Storage SF
Approx. 12,243 SF of dry storage space

Zoning
M-2 AA
(General Manufacturing; Airport Approach Overlay)

Parking
119 Parking Spaces
(5/1,000 parking ratio)

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Aerial



Population
1 Mile: 1,187
3 Mile: 62,957
5 Mile: 127,518

Daytime Population
1 Mile: 6,204
3 Mile: 62,812
5 Mile: 163,320

Average HH Income
1 Mile: $80,716
3 Mile: $89,187
5 Mile: $96,806

Households
1 Mile: 365
3 Mile: 22,447
5 Mile: 44,362

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Location Map



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