

For Lease | +/- 9,730 SF on 1.55 Acres

Class A Flex Office/Warehouse in Bakersfield Airport Business Center

3501 Unicorn Rd | Bakersfield CA 93308

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Property Information

3501 Unicorn Road is a 9,730 SF building situated on 1.55 acres, of which +/- 1.15 acres is secured yard area.

Total Building Size:	± 9,730 SF
Office Space:	± 1,430 SF
Warehouse Space	± 6,150 SF
Canopy Space:	± 2,170 SF
Land Area:	± 1.55 acres (plus access to common area parking)

Rental Rate:

$1.25 per sf., NNN

Property Highlights

- Total building square footage of 9,730 SF
- Total land area of 1.55 acres
- Total of four (4) 14’ x 16’ Ground-Level Roll-Up Doors, two (2) 16’x16’ Ground-Level Roll-Up Doors, and two (2) 10’x14” Ground-Level Roll-Up Doors
- Over 1 acre of yard storage space
- Covered Canopy has a wash rack
- Drive-thru truck access
- Access to additional common area parking
- Constructed in 1994 with updates over the years
- Property is zoned M-2 PD H (Medium Industrial - County of Kern)
- Concrete Tilt-Up construction
- Clear Height: 18’6” to 19’6”
- Power: 480/277V, 1,200 Amps
- Approx. 1.5 miles from 2.6 Million SF Amazon Fulfillment Center
- Highway Access: Less than 1 mile from Highway 99, minutes from Highway 65, and access to Interstate 5 via 7th Standard Rd.
- Proximity to Transportation Hubs: Close to Meadows Field Airport, regional freight lines, and central distribution corridors

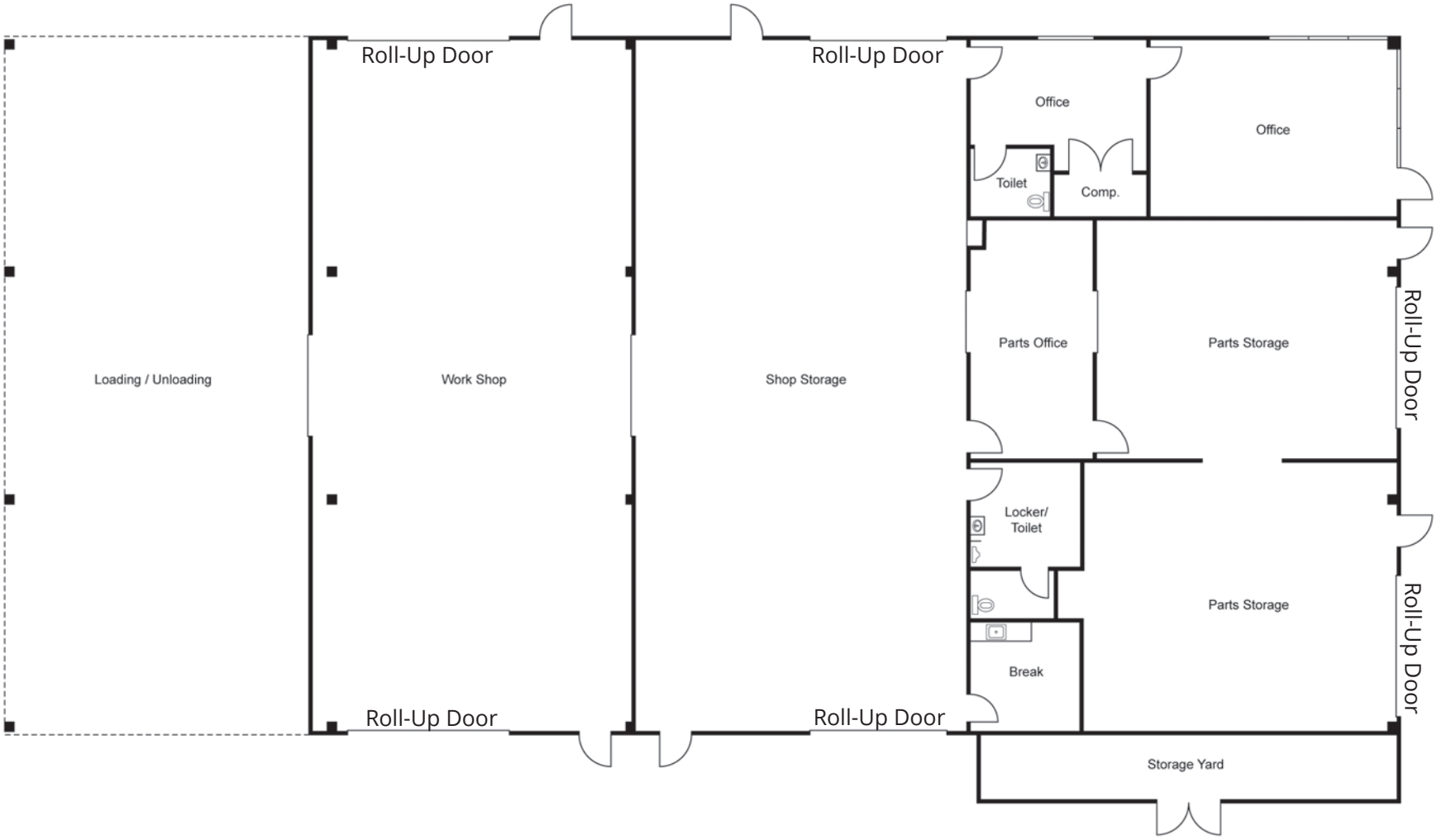
***Adjacent property and this property also available collectively for Sale or Lease.**

Aerial



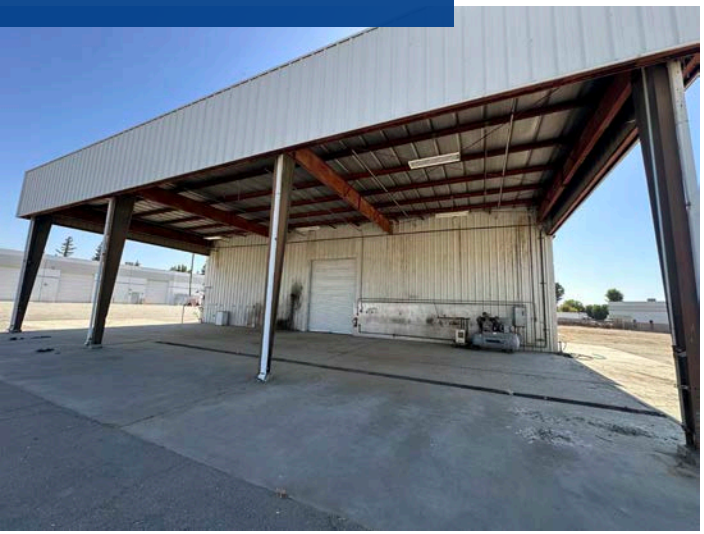
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Floor Plan



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Photos








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