



FOR LEASE

2809 Unicorn Road ▪ Suite 107 ▪ Bakersfield, CA



Wesley M. McDonald ▪ Senior Vice President ▪ 661 885 6950 ▪ wesley.mcdonald@asuassociates.com ▪ CA RE #01511739
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information.
It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

For Lease

2809 Unicorn Road ■ Suite 107 ■ Bakersfield, CA

Property Details | Floor Plan

Property Location

2809 Unicorn is located in the highly desirable Bakersfield Airport Business Park on 10.06 acres in North Bakersfield, California. This property is near the Highway 99 and Highway 65 interchange, and Meadows Field Airport. There are available pads featuring Build-to-Suit opportunities. Subject property offers Highway 99 frontage and exposure.

Property Description

- Total building is 37,850 SF
- Project consists of two (2) buildings totaling approximately 68,880 SF
- Build-to-Suit opportunities available
- Concrete tilt-up construction
- Development sits on a 10.06 acre parcel
- M-2 PD (Medium Manufacturing), County of Kern
- APN 490-120-41
- Building is fully sprinklered - ESFR
- 20'-23' clear height

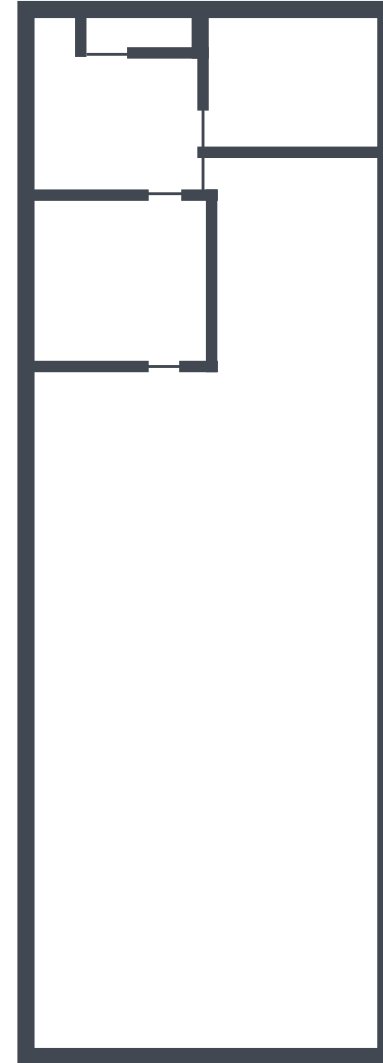
Available

- **Suite 107** 2,700 SF Office/Warehouse
- **Office** 729± SF
- **Warehouse** 1,971± SF
- **Lease Rate** \$0.85 PSF Industrial Gross
- 12'x12' ground level roll-up door

Utilities

- **Water** Oildale Mutual Water Service
- **Gas & Electric** PG&E
120/208 volt, 3 Phase, 200 amp
- **Sewer** North of the River Sanitation

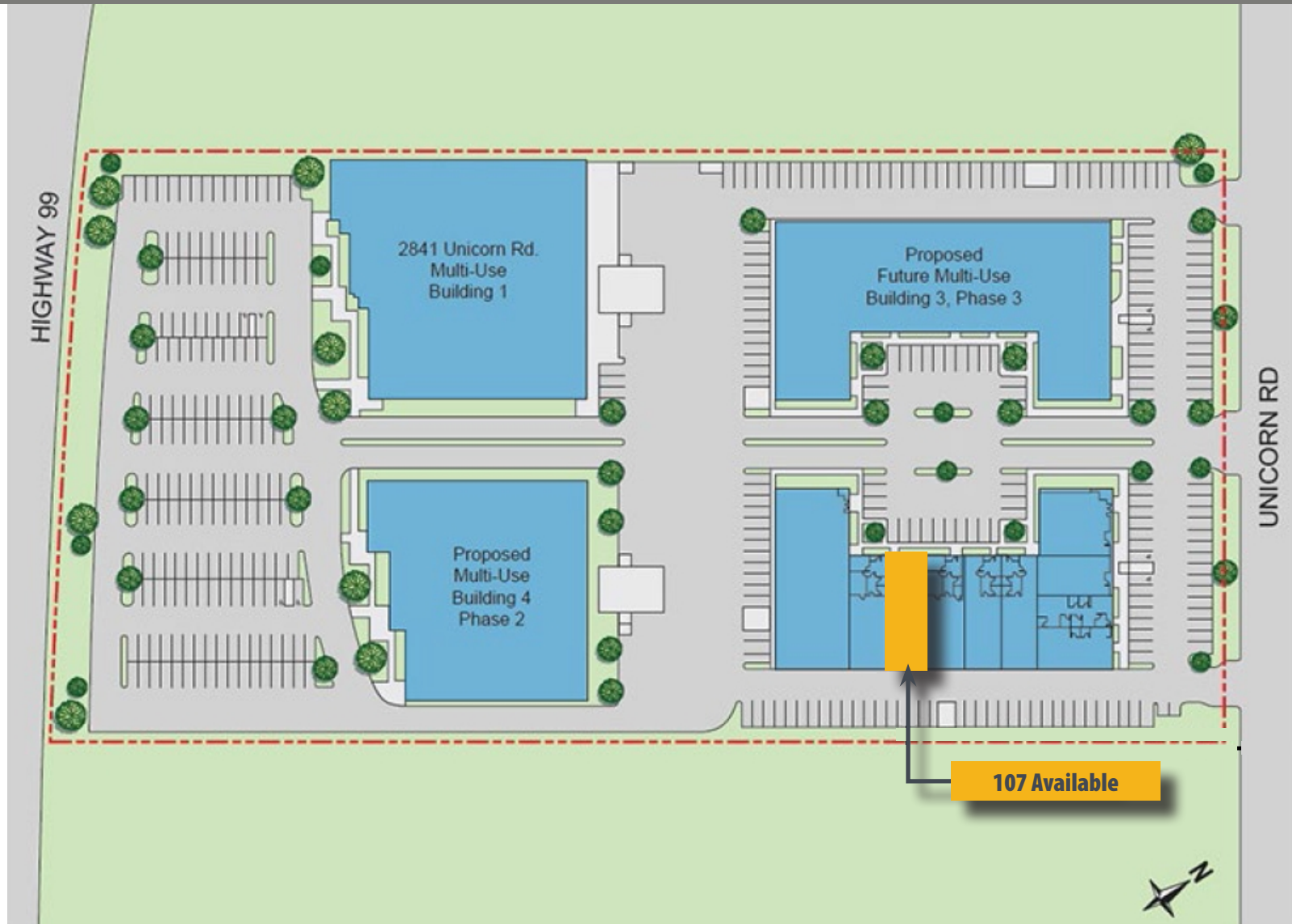
Floor Plan



For Lease

2809 Unicorn Road ■ Suite 107 ■ Bakersfield, CA

Site Plan



For Lease

2809 Unicorn Road ■ Suite 107 ■ Bakersfield, CA

Location Map



Wesley M. McDonald ■ Senior Vice President ■ 661 885 6950 ■ wesley.mcdonald@asuassociates.com ■ CA RE #01511739
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax

