



For Sale | \$3,650,000

Office/Warehouse Buildings on +/- 1.99 Acres

2756 Unicorn Rd | Bakersfield, CA

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Property Information

Property Summary

2756 Unicorn Rd. is an office/warehouse building totaling approximately 11,799 SF situated on approximately 1.99 acres of M-2 zoned land. 2756 Unicorn Rd. is approximately 11,799 SF newly remodeled office/warehouse building that is ready for occupancy. This property offers a unique opportunity to be purchased and occupied by an owner user. Conveniently located just south of Seventh Standard Road/Merle Haggard Drive, just east of Freeway 99 and Highway 65 at the NEC of Unicorn Rd. and Pegasus Dr. in the highly desirable Airport submarket.

Asking Price

\$3,650,000

Available:

± 11,799 SF on ± 1.99 Acres

2756 Unicorn Rd

Building Size	± 11,799 SF
1st Floor	± 7,293 SF
2nd Floor	± 1,824 SF
Warehouse	± 2,682 SF

Property Highlights:

- Total Project Size ± 11,799 SF on ± 1.99 Acres
- Conveniently located near Freeway 99 & Highway 65
- 2756 Unicorn Rd. has been completely renovated. Ready to occupy!
- Monument signage available.
- Fully secured yard space with crushed gravel.
- Concrete parking lot and building apron.
- Ample amount of onsite parking.
- 32 stalls at 2756 Unicorn Rd.
- Additional parking is available in secured yard.
- Zoned M-2 PD (Medium Industrial) Precise Development Overlay – County of Kern.
- APN: 492-120-49.
- Built in 2000.
- Completely remodeled in 2025.

2756 Unicorn Rd



Highlights

Building Information:

Building Size	± 11,799 SF
1st Floor Office Space	± 7,293 SF
2nd Floor Office Space	± 1,824 SF
Warehouse	± 2,682 SF
Roll-Up Doors	One (1) 20'x14' One (1) 12'x12'
Clear Height	18' - 20'
Parking	32 Stalls (2 ADA)

Tenant Information:

Tenant	Vacant
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Utilities:

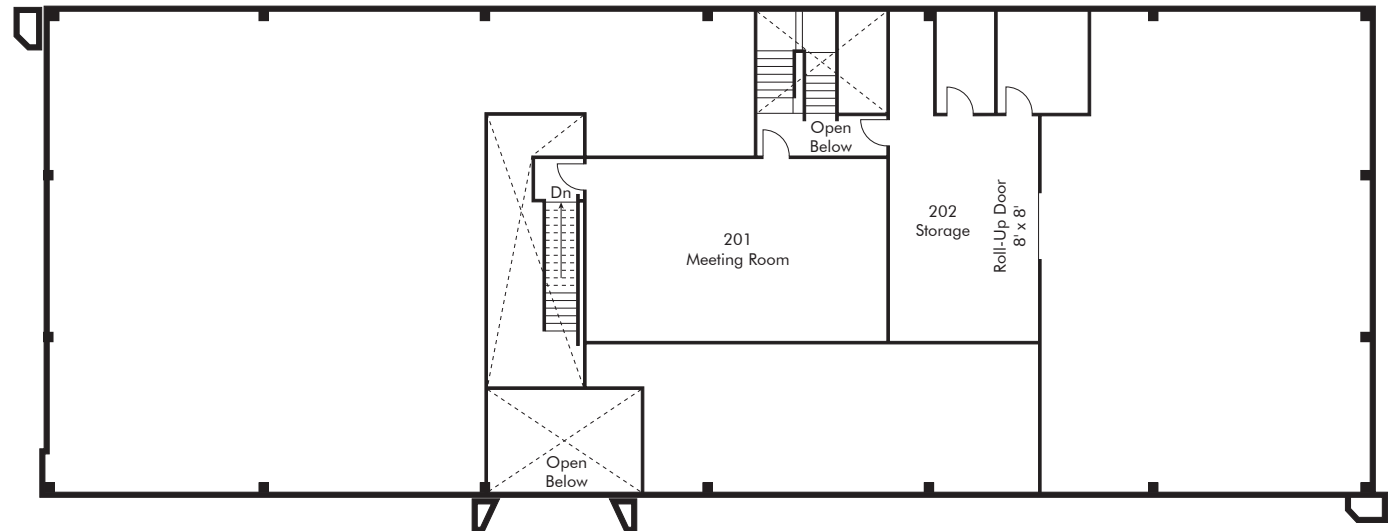
Electrical	PG&E (400 AMP, 480 V, 3 Ph)
Gas	So. Cal Gas
Sewer	North of the River
Water	Oildale Mutual

Floor Plan

2756 Unicorn Road



First Floor



Second Floor

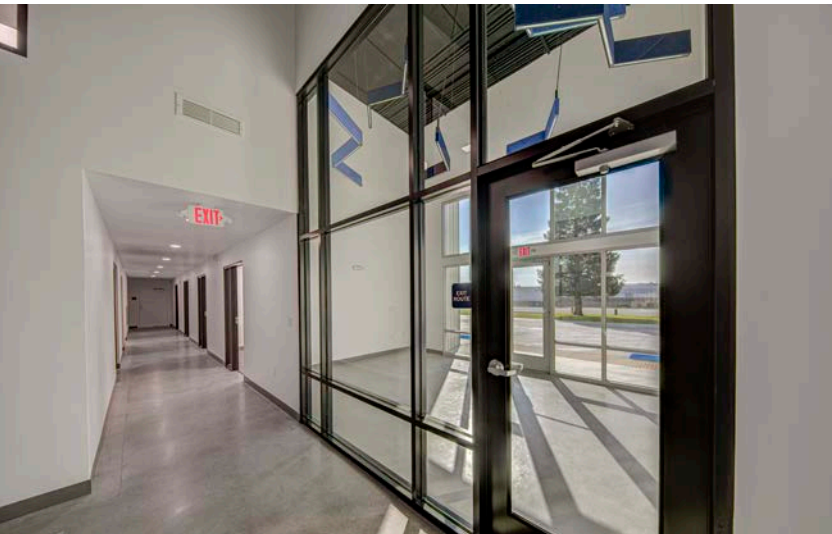
Property Photos

2756 Unicorn Road



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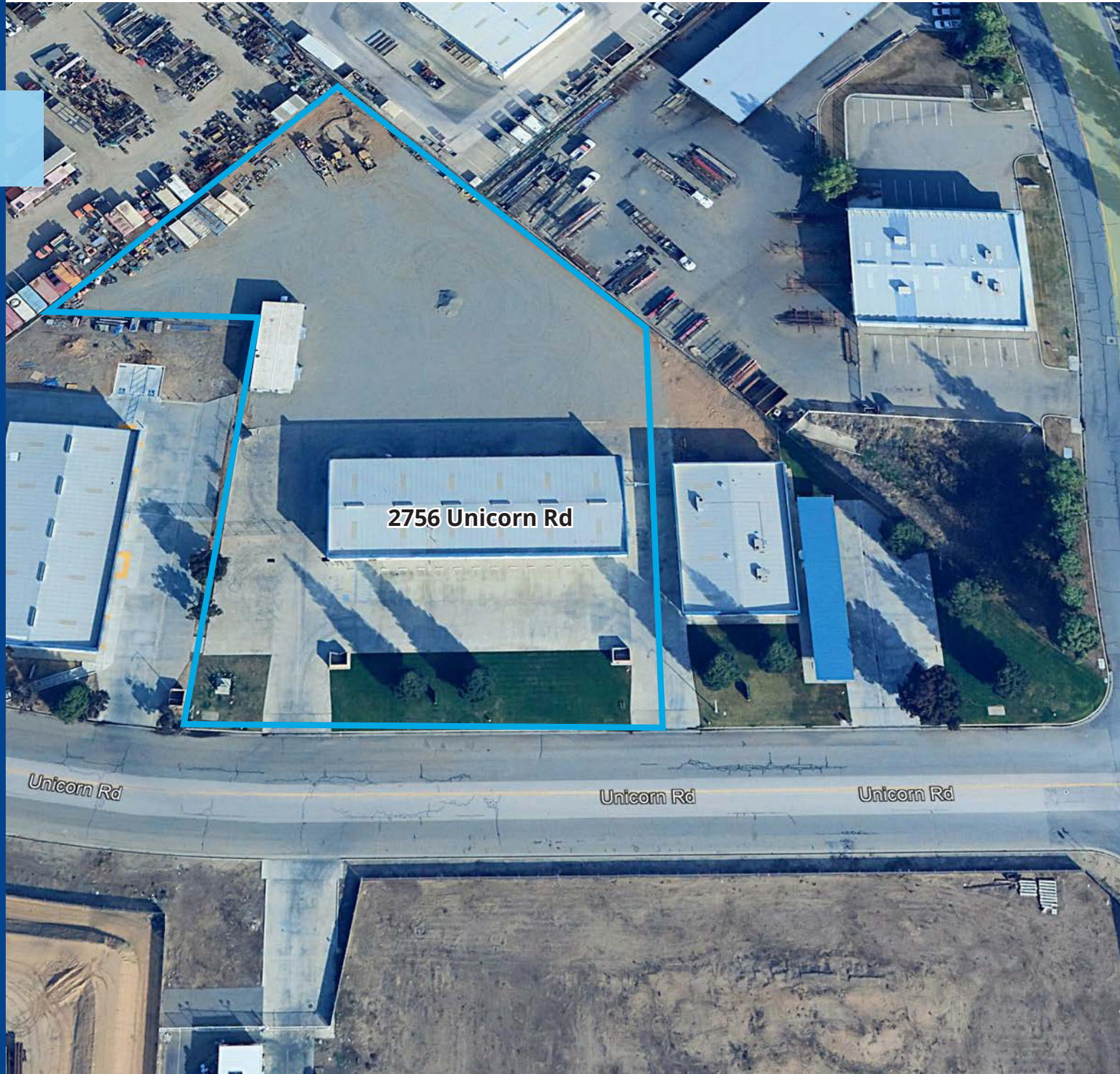


Property Photos

2756 Unicorn Road



Tight Aerial



Aerial



United Rentals

Amazon Distribution Center

Pape Kenworth

Carquest Auto Parts

Holiday Inn Express

SunRun Solar

So. Cal Gas

Spectrum

Pro Safety & Rescue

North Bakersfield Toyota

United States Postal Service

Safelite Auto Glass

Berchold Equipment

US Storage Centers

Ashli Healthcare

Schlumberger

99

Platt Electric

Winegard Energy Inc.

Sherwin Williams

W.M. Lyles Construction

Fresh Choice Distribution

2756 Unicorn Road

Quinn Caterpillar

N