

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the text are three horizontal stripes in yellow, red, and blue.A large, modern industrial building with a light gray facade and dark window frames. The building has a flat roof with several security cameras. In front of the building is a paved parking lot with several cars parked. A sign in the foreground reads "3451 UNICORN".

For Lease | +/- 15,299 SF - 29,699 SF
**Highway Frontage Industrial
Distribution Center**

3451 Unicorn Rd | Bakersfield, CA 93308

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Property Information

3451 Unicorn Rd. is a +/- 29,699 square foot, dual-tenant industrial building made of concrete tilt-up construction, situated on approximately 2.32 acres. The property offers excellent visibility and access along Highway 65, with convenient connectivity to both northbound and southbound Highway 99. Strategically located within the prestigious Bakersfield Airport Business Center, the site benefits from its prime position between Meadows Field Airport and Highway 99.

Available:

Lease Rate:

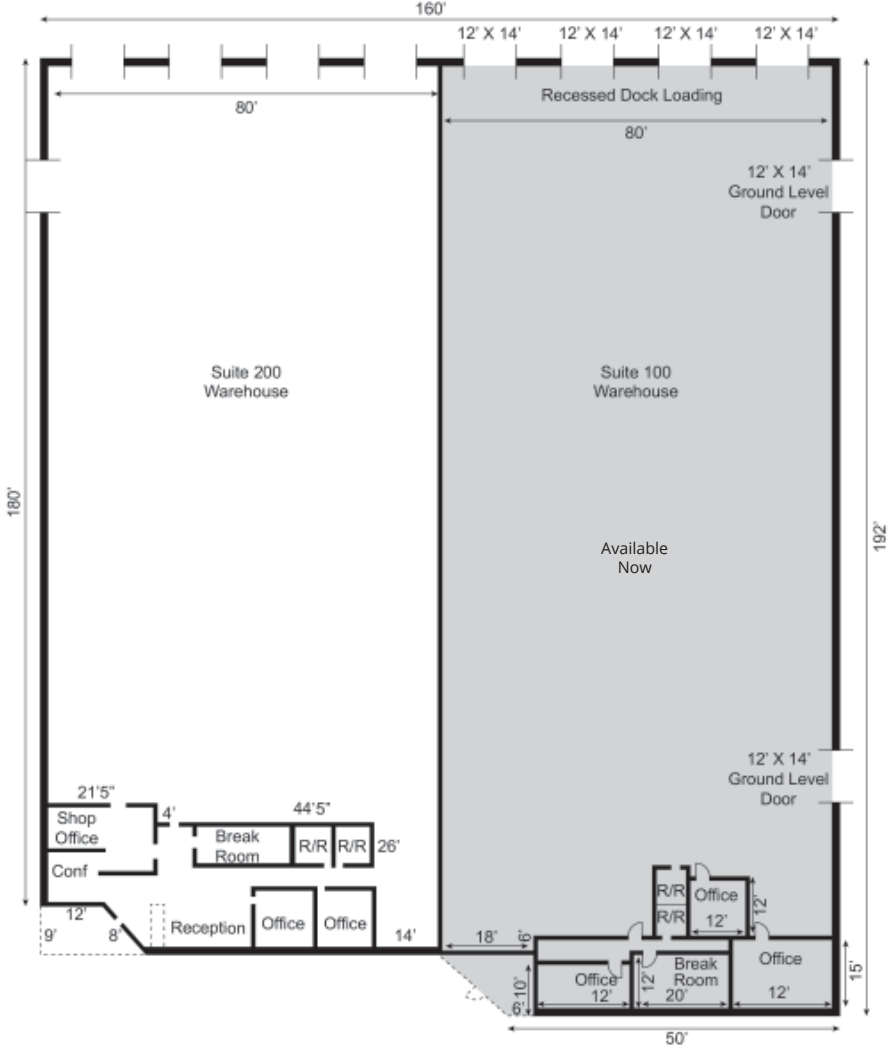
Suite 100: +/- 15,299 SF - 29,699 SF \$1.15/SF, Industrial Gross

Property Highlights:

- Approx. 15,299 SF - 29,699 SF of office/ warehouse building
- Column Spacing: 24' x 40'
- Concrete tilt-up construction with wood roof
- Zoning- Medium Industrial (M2-PD H), County of Kern
- Clear Height- 16'-18'
- Eight (8) 12'x14' Recessed Truck Dock Doors
- Three (3) 12'x14' Grade level Doors (more may be added)
- Easy Freeway Access and ample loading/driveway
- Fire Sprinklers
- Freeway/Highway signage available
- Warehouse Lighting: T-5 and Skylights
- Restrooms: Four (4)
- Parking: 45 parking spaces
- Fully Alarmed
- Utilities:
 - Sewer: North of the River Municipal Water District
 - Water: Oildale Mutual Water Co.
 - Electric: PG&E 200/400 Amps, 120/208-volt, 3 Phase, 4 Wire
 - Gas: SoCal Gas Co.



Floor Plan



This is drawing of approximate size

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Site Plan



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