



Launiere Gourmet Fruits Co.	Golden Valley Air	Rugged Goose
Pacific Wine Distributors	Fruti Fresca	Right Now Couriers
Orville D. Wright	Plymouth Jiu Jitsu Club	SuperCare Health
Bud's Cuts	Zimmer Biomet	Crown Distributor

3331 3335

FOR LEASE

PEGASUS DRIVE

PEGASUS BUSINESS PARK

3331-3363

BAKERSFIELD, CA 93308



PROPERTY HIGHLIGHTS

- Pegasus Business Park offers ample parking.
- Strategically located at proximity of Highway 99 and Highway 65, less than two miles to the airport, and near the new Amazon Distribution Facility.
- In proximity to Starbucks, McDonald's, Jack in the Box, Del Taco, and several hospitality options for employee and business use.
- **Asking Rent: \$1.25/SF INDUSTRIAL GROSS**

PROPERTY FEATURES

Clear Height:	12'
Lot Size:	±2.25 Acres
Zoning:	M2-PD H
Power:	100Amps, 220/110V, 3Ph
Utilities:	Electric: PG&E Sewer: NOR Station Water: Oildale Mutual Water Co. Internet: Spectrum & AT&T

AVAILABILITIES

Suite 105 1,280 RSF

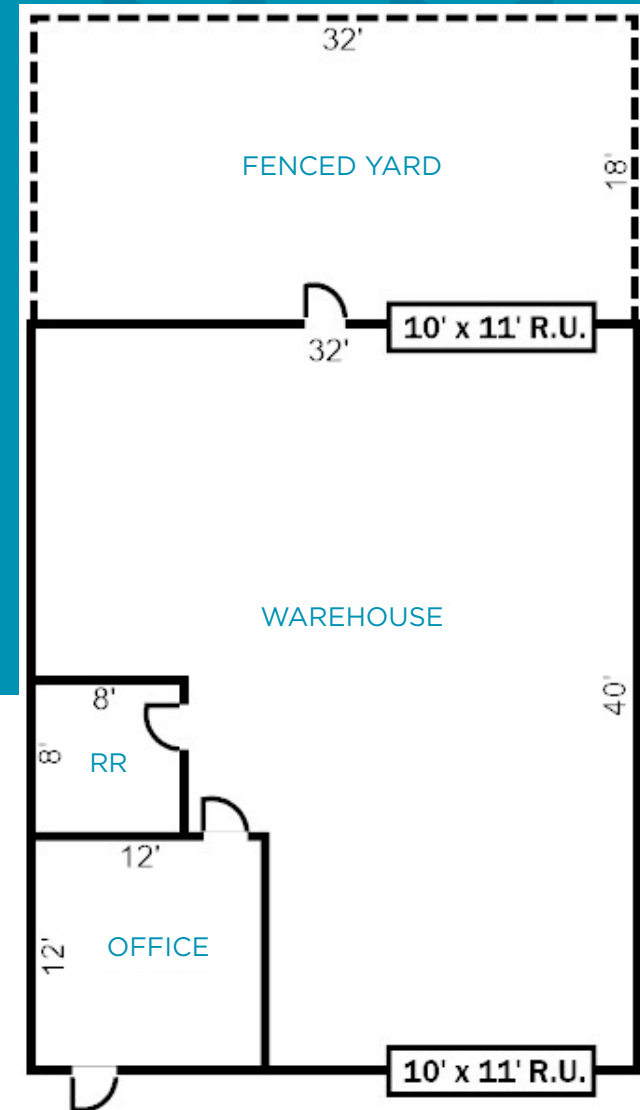
Asking Rent: \$1.25/sf Industrial Gross

PEGASUS BUSINESS PARK

FLOOR PLAN

±1,280 RSF
TOTAL AVAILABLE

±144 RSF
OFFICE



NOTE: PLANS NOT
DRAWN TO SCALE

AERIAL MAP

BUILDING 1

- Each suite is 1,280sf with (2) 10' x 11' roll-up doors and fenced yard space
- **Suite 105: ±1,280 RSF**

BUILDING 2

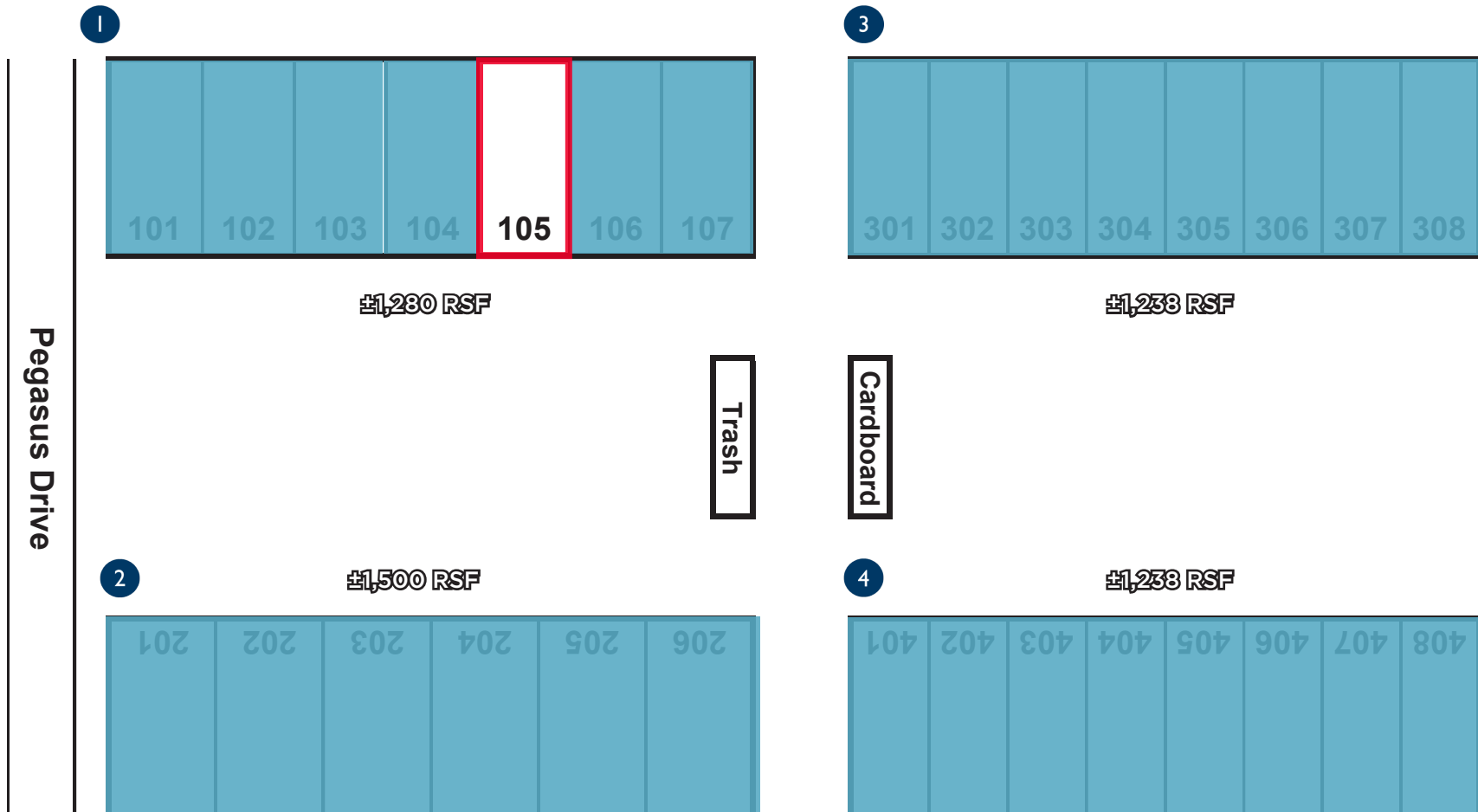
- Each suite is 1,500sf with (2) 10' x 11' roll-up doors and fenced yard space
- **Fully Leased**

BUILDING 3

- Each suite is 1,238sf with (1) 10' x 11' roll-up door
- **Fully Leased**

BUILDING 4

- Each suite is 1,238sf with (1) 10' x 11' roll-up door
- **Fully Leased**





AERIAL MAP



CONTACT INFO

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