FOR LEASE

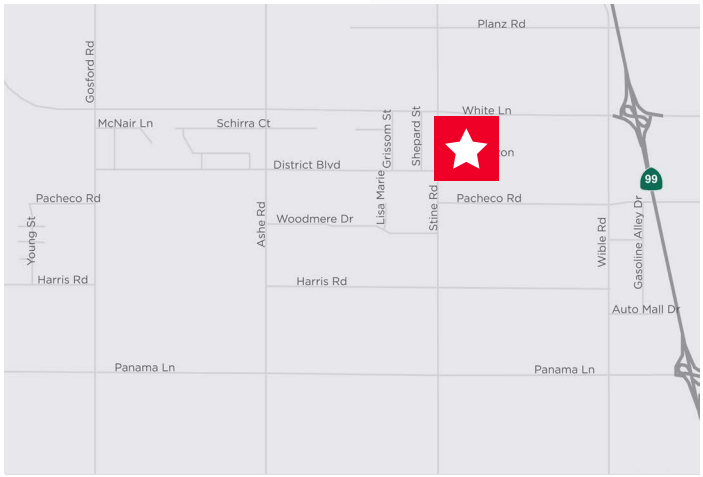
4608 New Horizon Blvd.

Bakersfield, CA



Property Highlights

Total Building SF	±17,114 SF
Office Area	Build-to-Suit
Land Area	±1.03 Acres
Clear Height	20’
Power	800 Amps, 120/208 V, 3 Ph
Loading	(3) 14’ x 14’ ground-level doors
Zoning	M-1, City of Bakersfield
Delivery Date	Summer 2026
Asking Rate	**$1.25psf/mo., Industrial Gross**



Key Features

- Automatic gates on East side
- All roll-up doors are insulated and automatic

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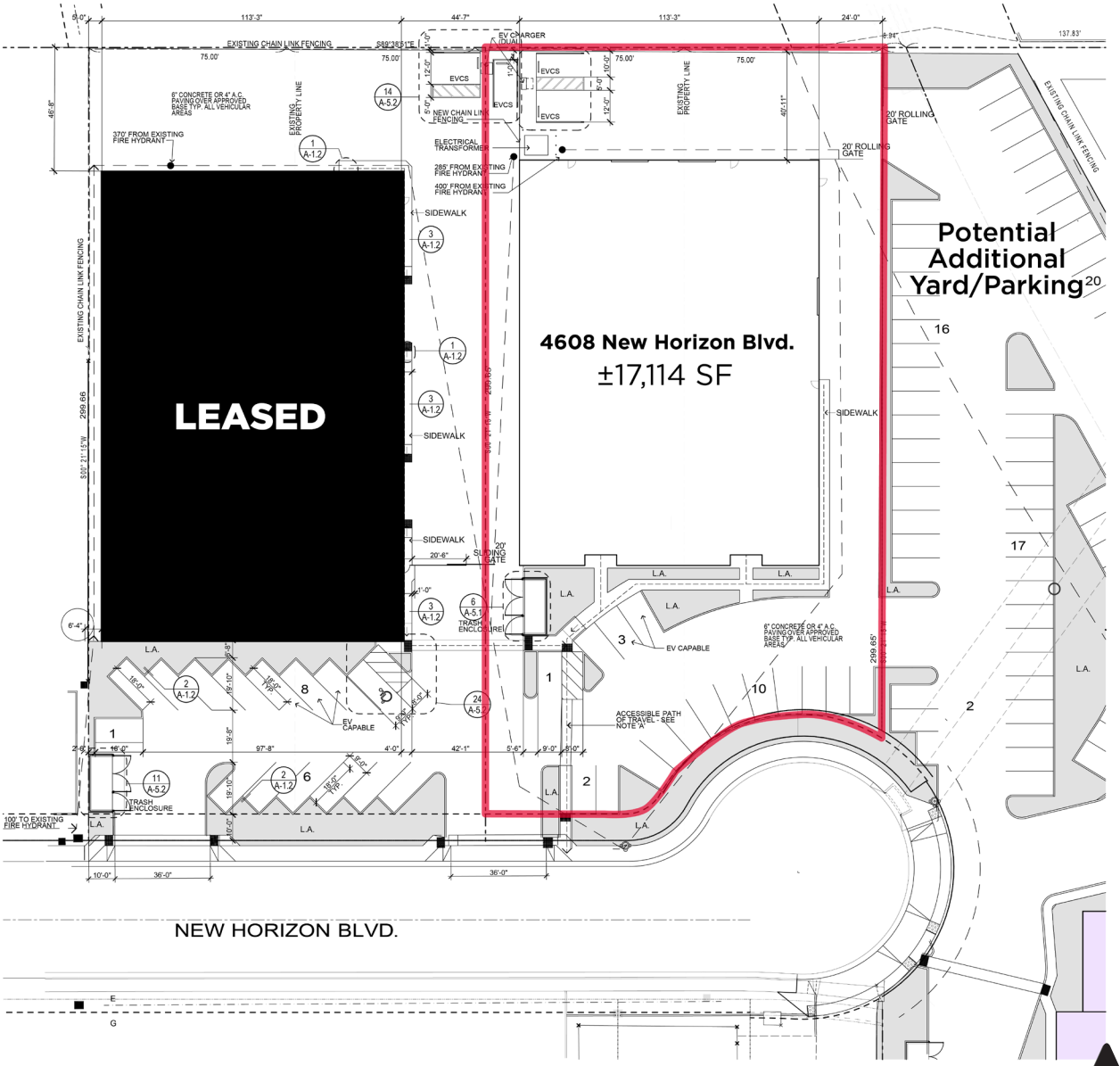
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CUSHMAN & WAKEFIELD

Site Plan



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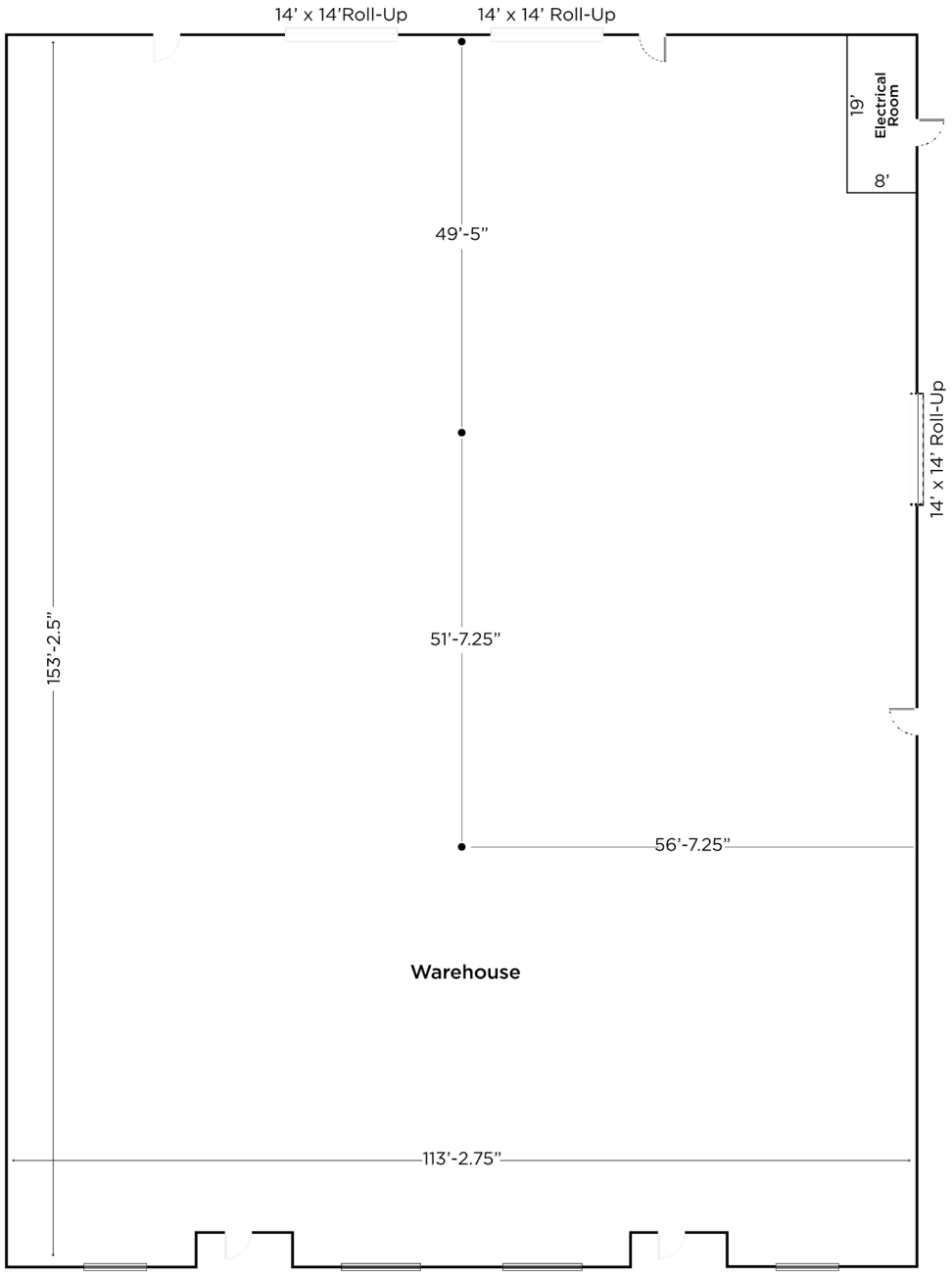
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CUSHMAN & WAKEFIELD

Floor Plan



Not to Scale

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