

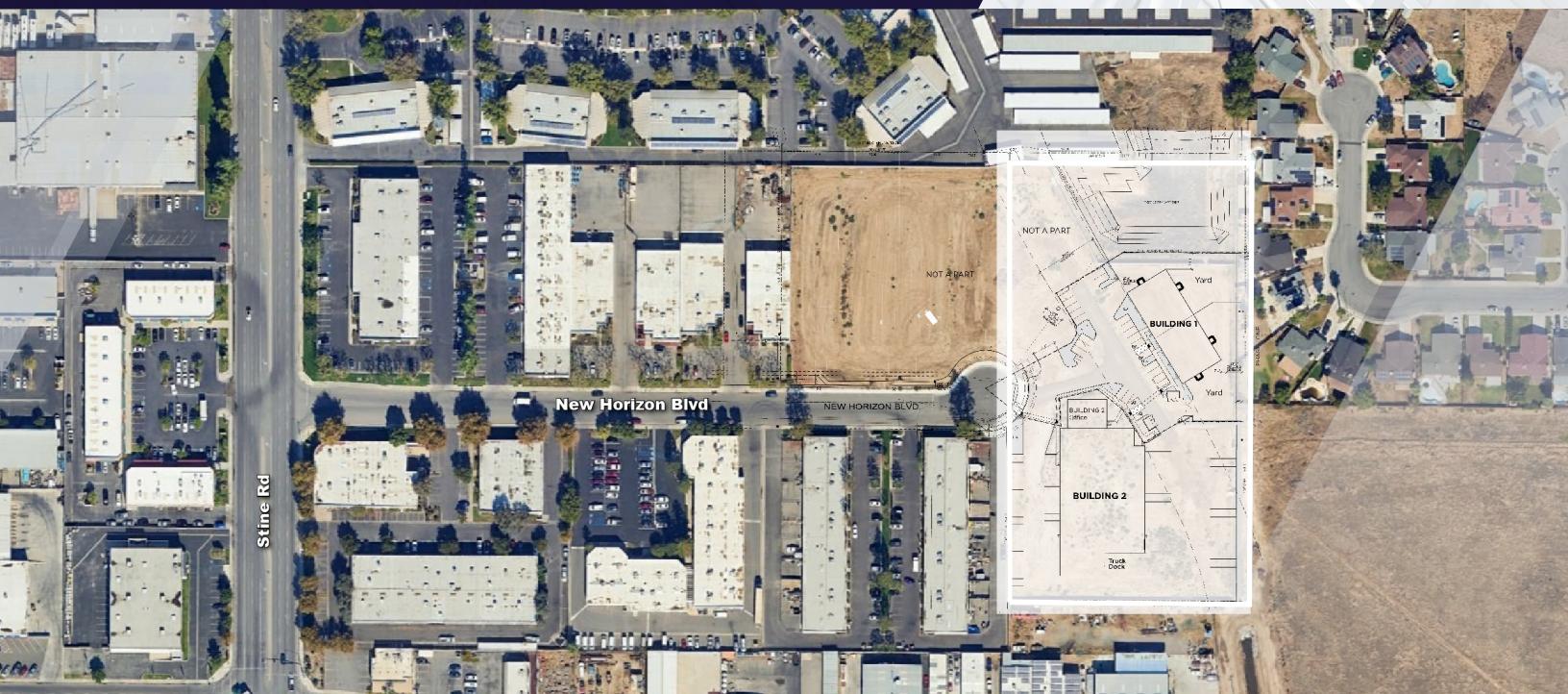
FOR LEASE

# 4500 New Horizon Blvd.

Bakersfield, CA

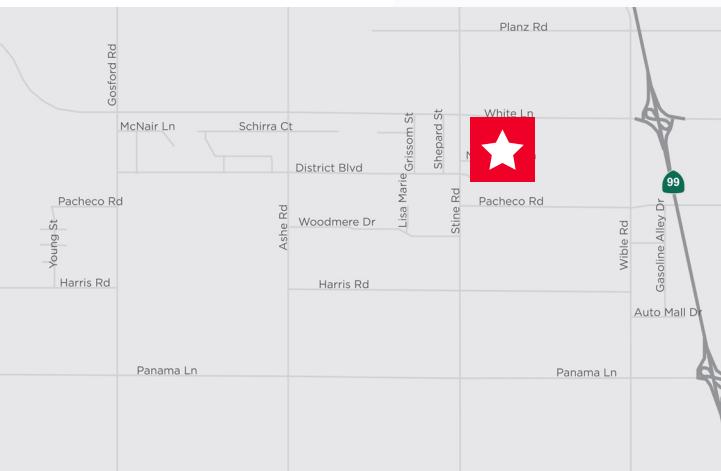


CUSHMAN &  
WAKEFIELD



## Property Highlights

<b>Address</b>	4500 New Horizon Blvd Building 1 & Building 2
<b>Building 1 SF</b>	±8,400 SF
<b>Building 2 SF</b>	±21,860 SF
<b>Building 1 Office</b>	Build-to-Suit
<b>Building 2 Office</b>	±1,900 SF BTS
<b>Land Area</b>	±4.14 Acres
<b>Clear Height</b>	20'
<b>Power</b>	800 Amps, 120/208 V, 3 Ph
<b>Building 1 Loading</b>	(4) 12' x 12' ground-level doors
<b>Building 2 Loading</b>	(2) 16' x 14' ground-level doors (2) 8' x 10' dock-level doors
<b>Zoning</b>	M-1, City of Bakersfield
<b>Delivery Date</b>	Spring 2025 (Building 1)
<b>Asking Rate</b>	\$1.25psf/mo., Industrial Gross



WAYNE KRESS, SIOR  
Executive Director  
+1 661 633 3819  
wayne.kress@cushwake.com  
LIC #00834680

COBY VANCE  
Senior Director  
+1 661 633 3807  
coby.vance@cushwake.com  
LIC #01449929

SCOTT REYNOLDS  
Director  
+1 661 633 3825  
scott.reynolds@cushwake.com  
LIC #01382493

5060 California Avenue  
Suite 1000  
Bakersfield, CA 93309  
cushmanwakefield.com  
LIC #01880493

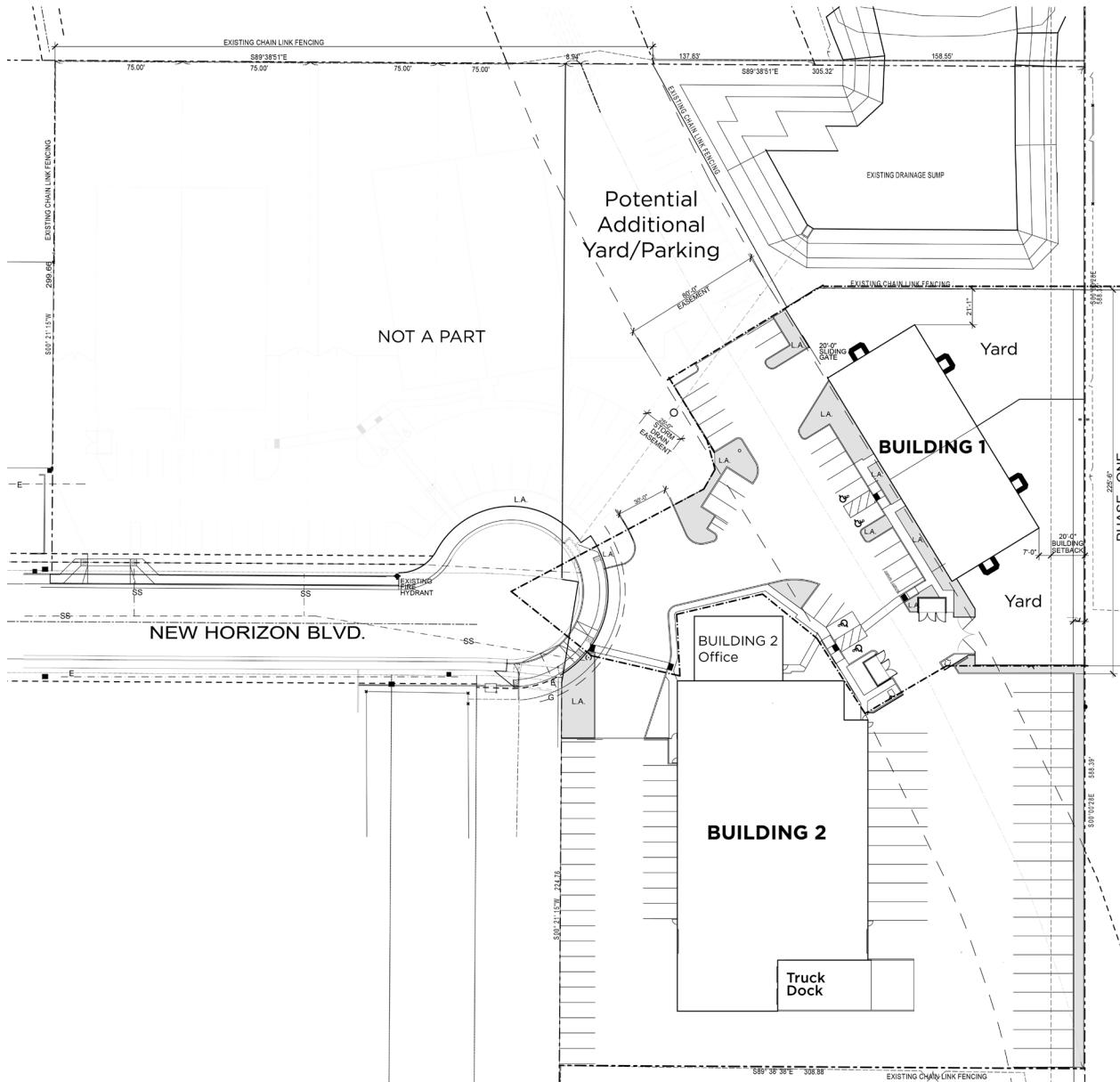
## FOR LEASE

## 4500 New Horizon Blvd.

## Bakersfield, CA



## Site Plan



*Not to Scale*

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.