

FOR LEASE

4500 New Horizon Blvd. Bakersfield, CA



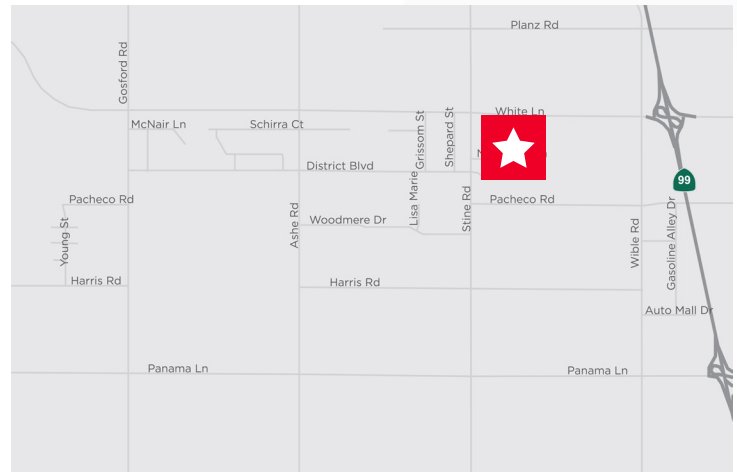
CUSHMAN &
WAKEFIELD



Building 1

Property Highlights

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



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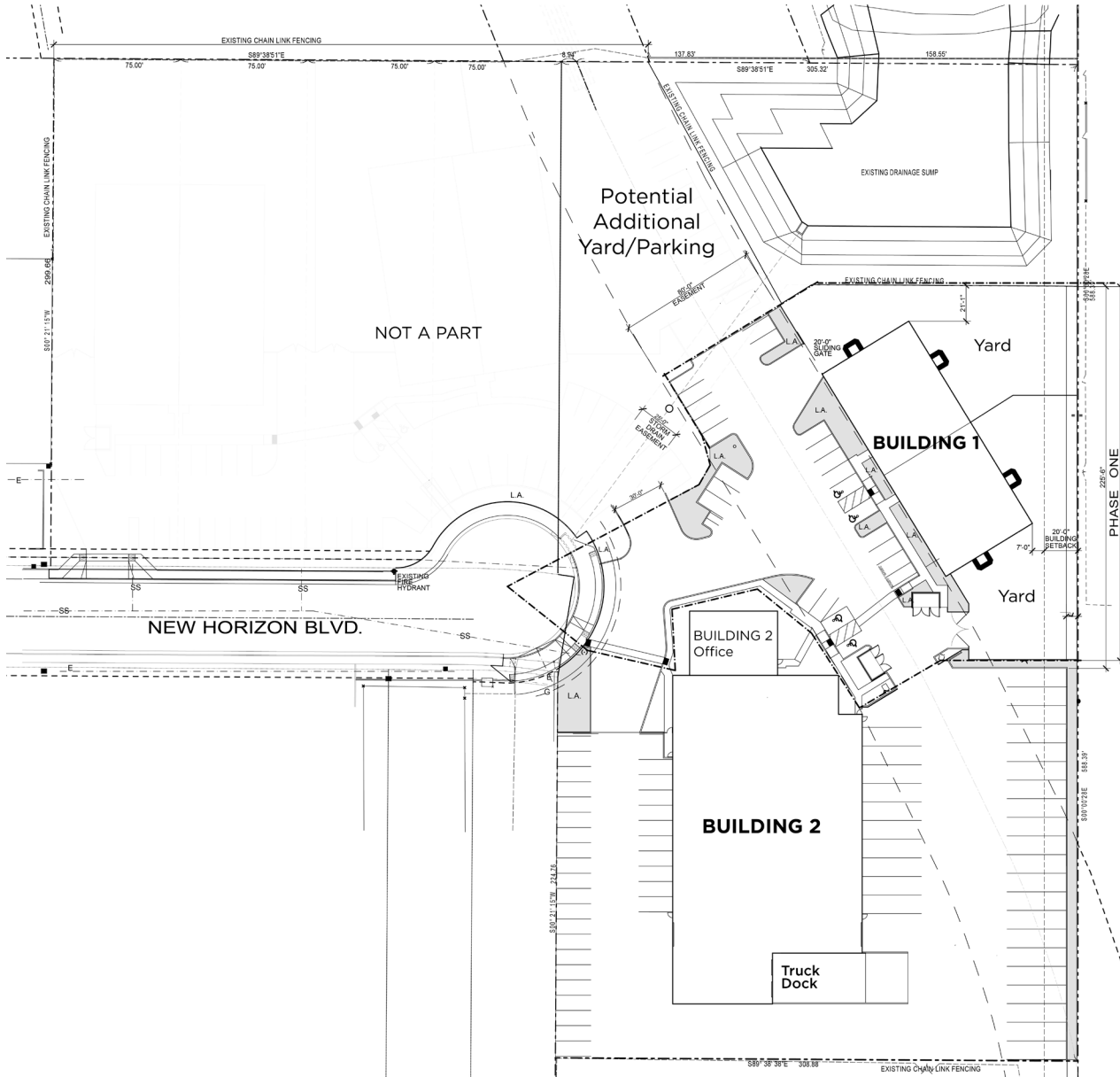
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Site Plan



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