

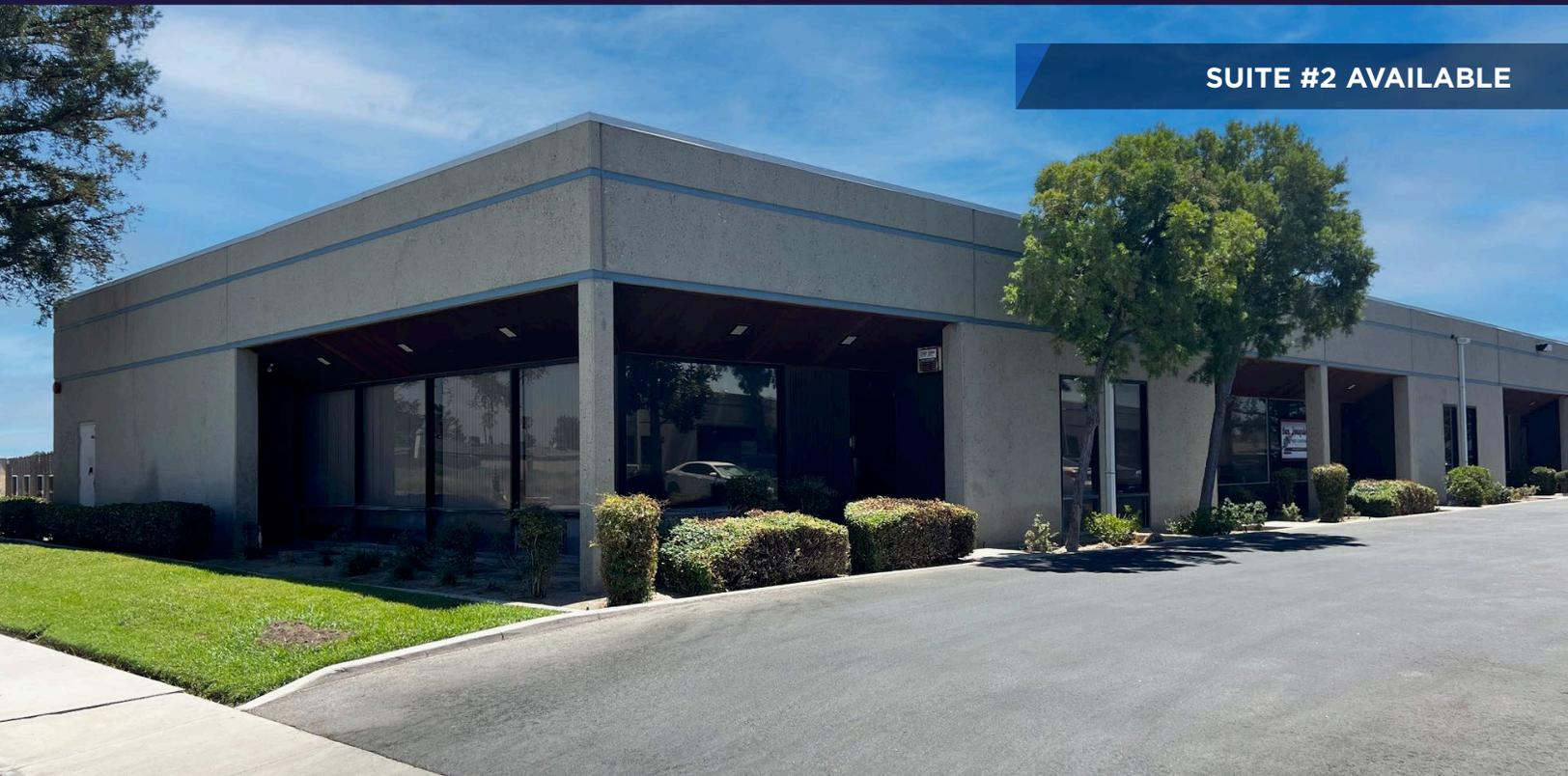


**CUSHMAN &
WAKEFIELD**

FOR LEASE

4525 New Horizon Boulevard

Bakersfield, CA



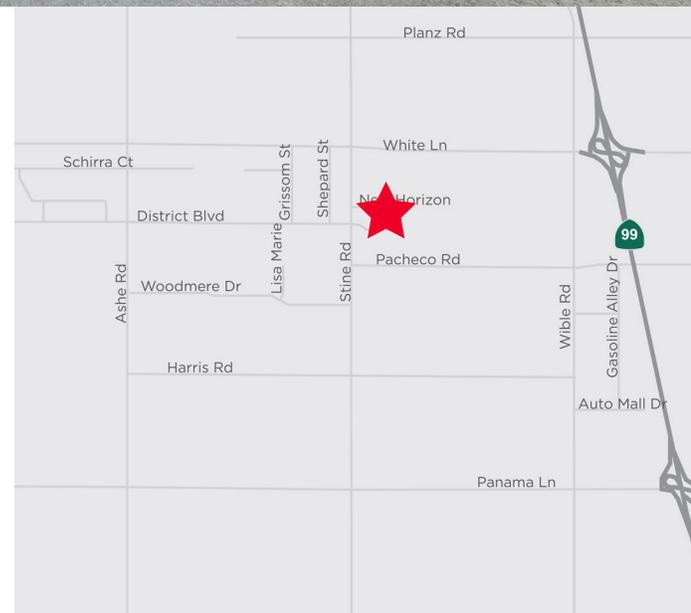
SUITE #2 AVAILABLE

±1,680 SF Office/Warehouse w/ Yard
Lease Rate: \$1.10psf/per month

Property Highlights

- Total Available:** ±1,680 SF
- Office/RR:** ±437 SF
- Fenced Yard:** ±810 SF
- Loading:** (1) 10' x 10' Roll-Up
- Power:** 100 Amps, 240 V, 3 Ph
- Zoning:** M-1, City of Bakersfield
- Utilities:**
 - Electric: PG&E
 - Gas: PG&E
 - Water: California Water Service
 - Sewer: City of Bakersfield

Lease Rate includes Water, Trash, and Landscaping



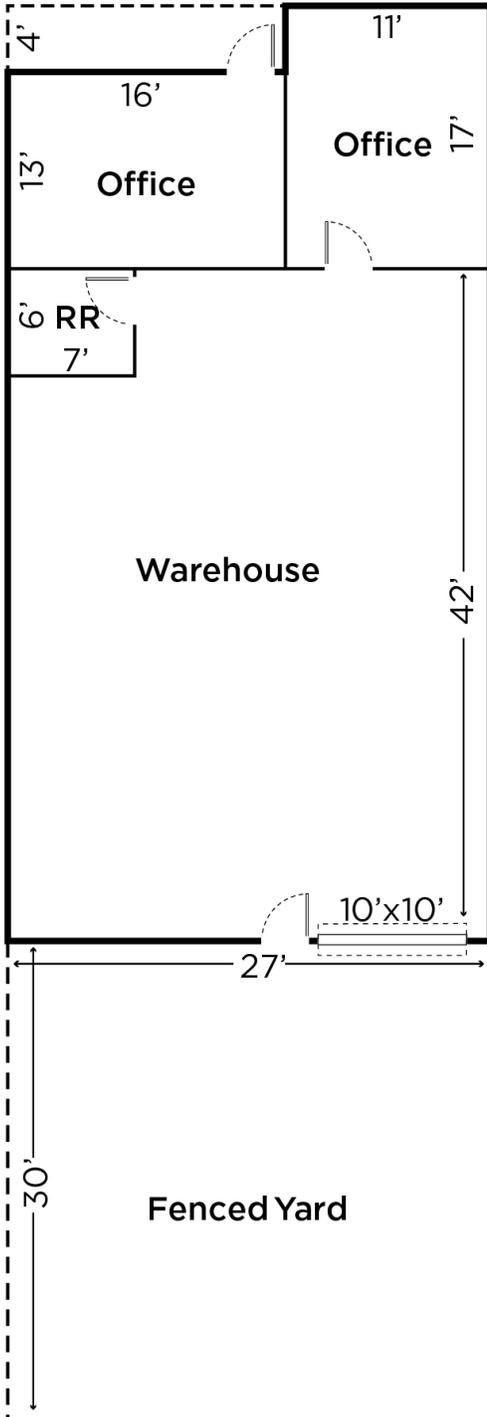
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Floor Plan - Suite #2



Suite Details

Total Available:	±1,680 SF
Lease Rate:	\$1.10psf/month
Office/RR:	±437 SF
Fenced Yard:	±810 SF
Loading:	(1) 10' x 10' Roll-Up



View of Back of Building (Yard)

Tenant List

Suite #1	League of Dreams
Suite #2	AVAILABLE
Suite #3	San Joaquin Pest Control
Suite #4	F & N Trading 1 Inc.
Suite #5	The Light Guys
Suite #6	Vazquez Animal Feed
Suite #7	Creative Prints
Suite #8	AVAILABLE
Suites #9 & 10	Creative Prints