

FOR LEASE

4608 New Horizon Blvd.  
Bakersfield, CA



CUSHMAN &  
WAKEFIELD



## Property Highlights

<b>Address</b>	4608 New Horizon Blvd (under construction)
<b>Total Building SF</b>	±17,114 SF
<b>Office Area</b>	Build-to-Suit
<b>Land Area</b>	±1.03 Acres
<b>Clear Height</b>	20'
<b>Power</b>	800 Amps, 120/208 V, 3 Ph
<b>Loading</b>	(5) 14' x 14' ground-level doors
<b>Zoning</b>	M-1, City of Bakersfield
<b>Delivery Date</b>	Fall 2025
<b>Asking Rate</b>	\$1.25psf/mo., Industrial Gross



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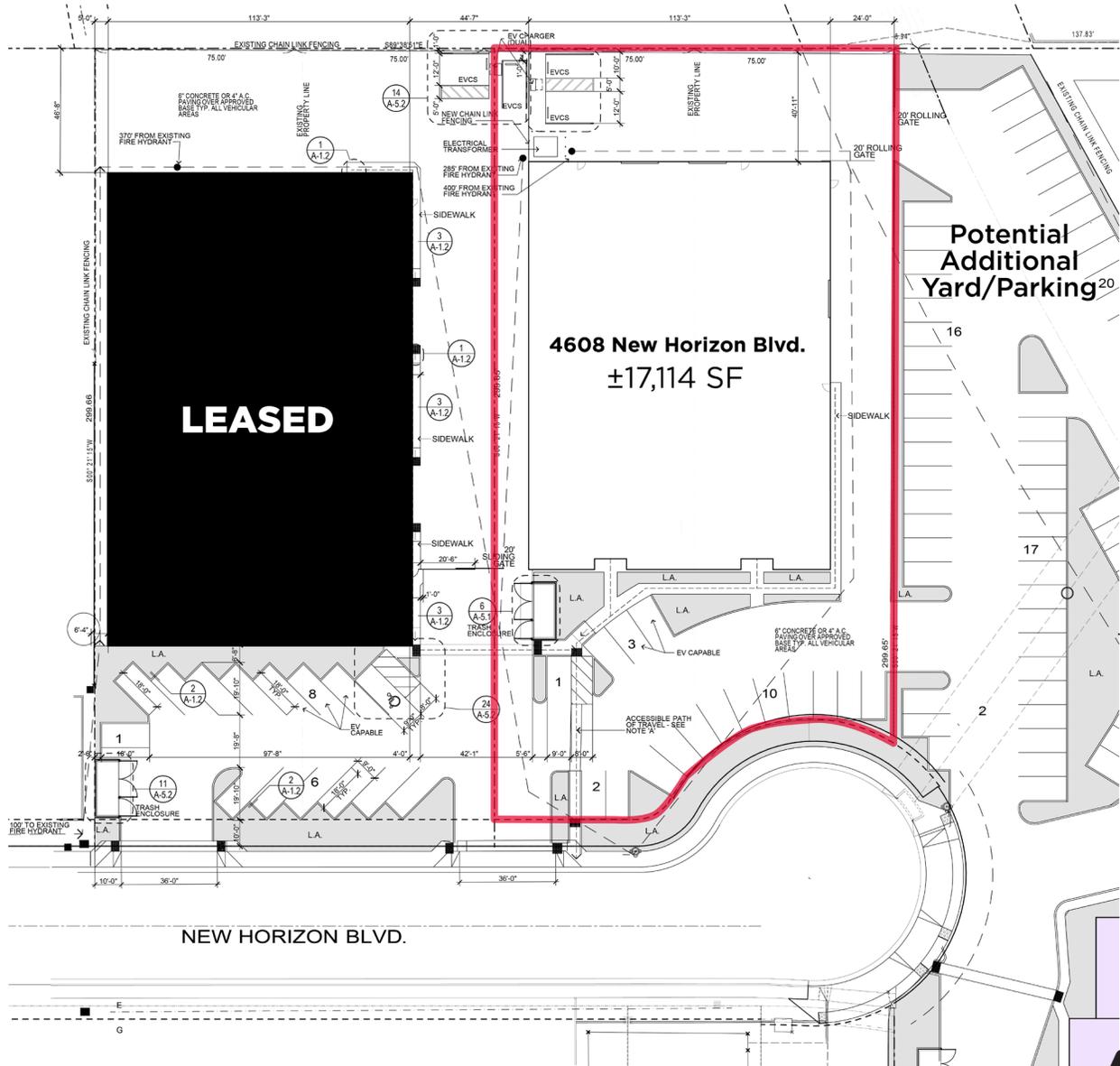
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## Site Plan



Not to Scale

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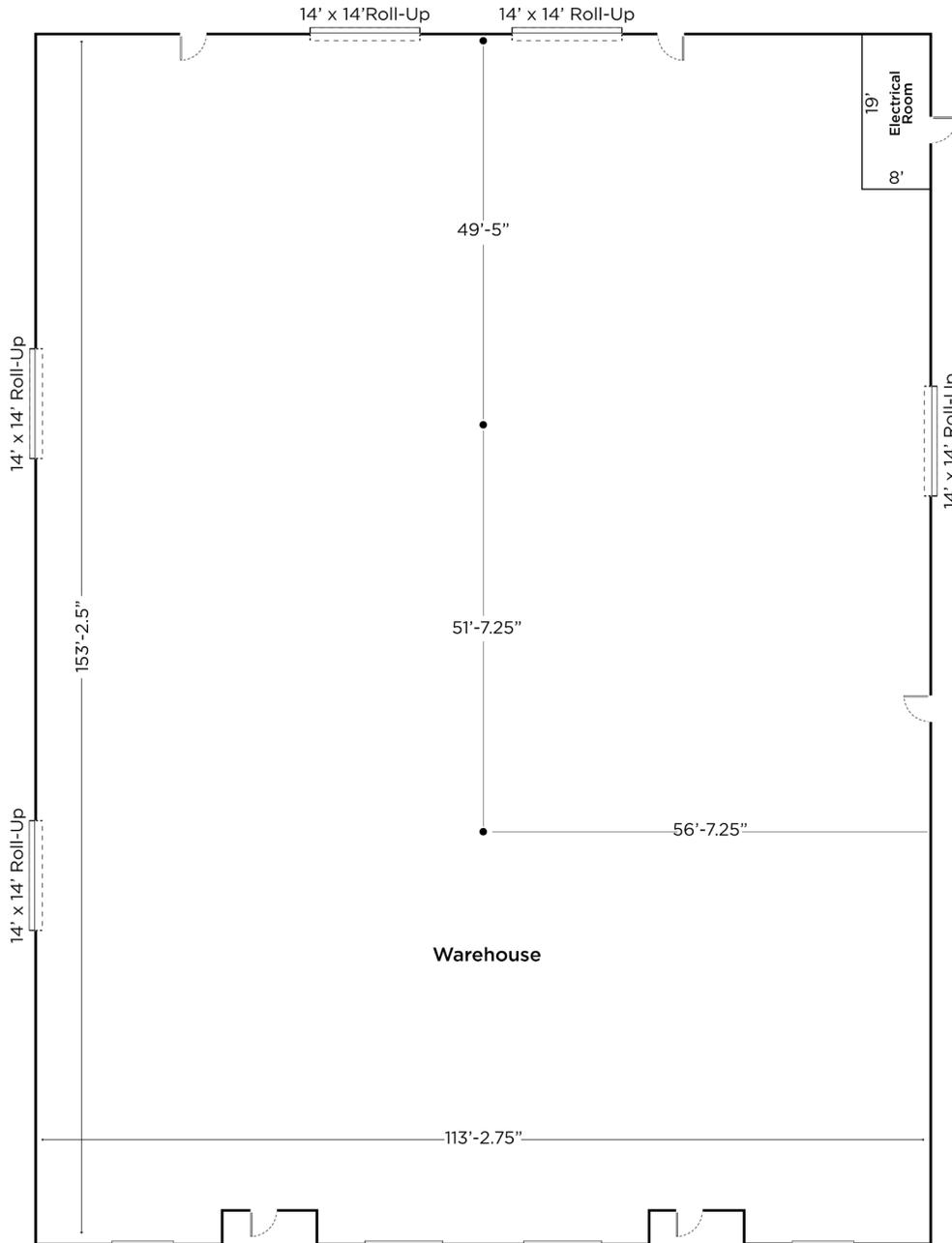
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## Floor Plan



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