



AVAILABLE FOR LEASE

2353 CEPHEUS COURT  
**BAKERSFIELD, CA**



# FOR LEASE

## 2353 CEPHEUS COURT



Available February 1, 2026

Concrete tilt-up industrial building located in the fast-growing Airport submarket.

Close proximity to a variety of amenities—restaurants, gas stations, hotels, and other industrial users—providing convenience for user.

Ample parking space, with a fully fenced, paved yard.

Easy access to/from major transportation hubs—Hwy 99, Hwy 65, and I-5 via 7th Standard Road.

### PROPERTY HIGHLIGHTS

<b>Total Available:</b>	±6,000 SF
<b>Office:</b>	±2,220 SF
<b>Lot Size:</b>	0.75 Acres
<b>Clear Height:</b>	14' - 16'
<b>Loading:</b>	(1) 12' x 12' Roll-Up Door
<b>Power:</b>	400 Amps, 480/277 V, 3 Ph
<b>Zoning:</b>	M-2 PD H, County of Kern
<b>Asking Rent:</b>	\$1.35psf/month + CAMs, Industrial Gross



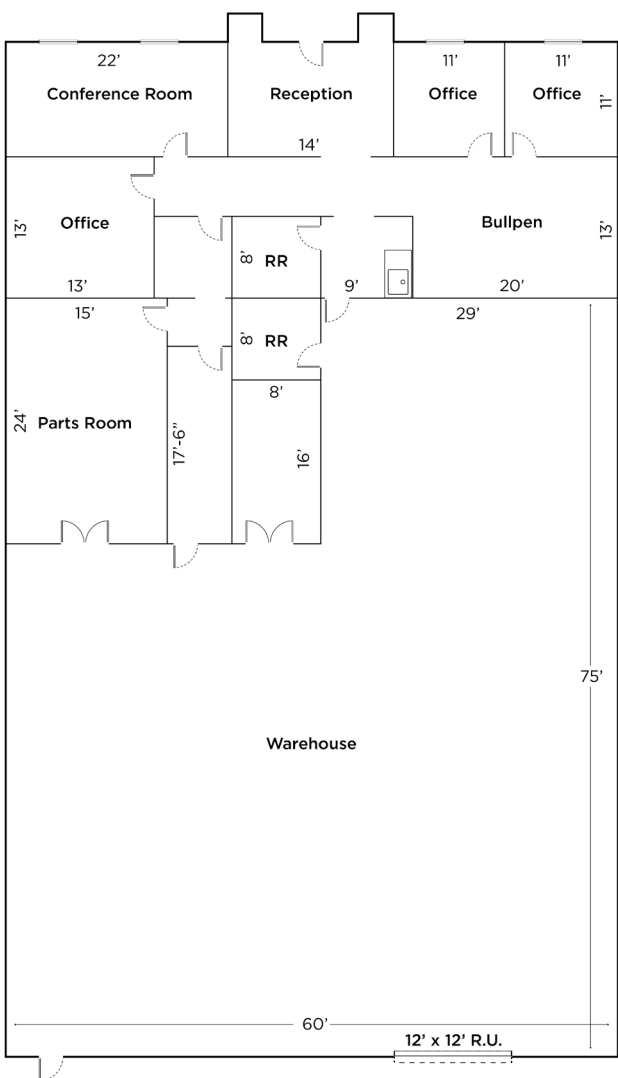
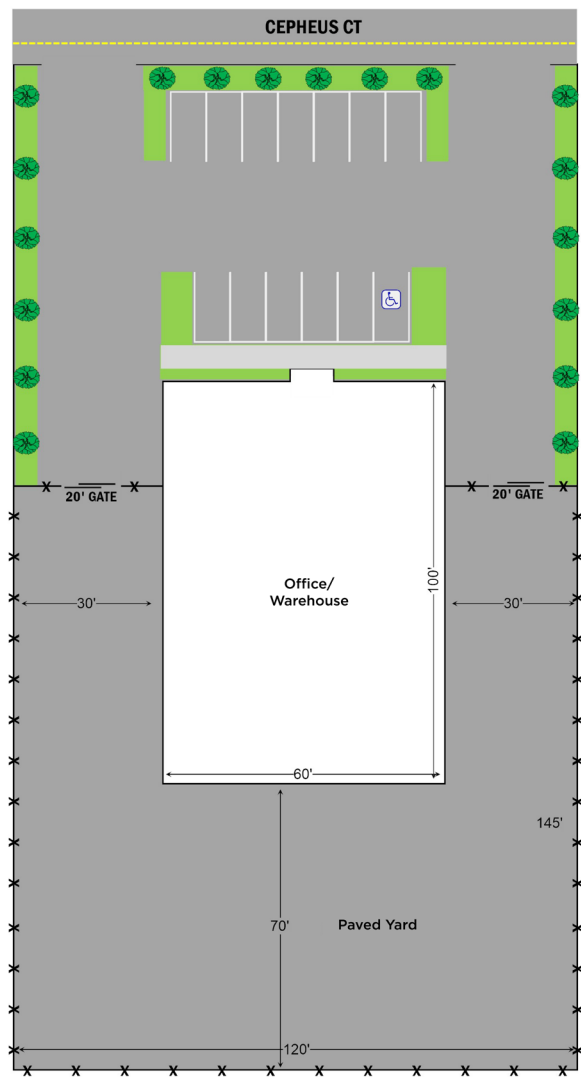
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SITE PLAN

FLOOR PLAN





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