



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

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

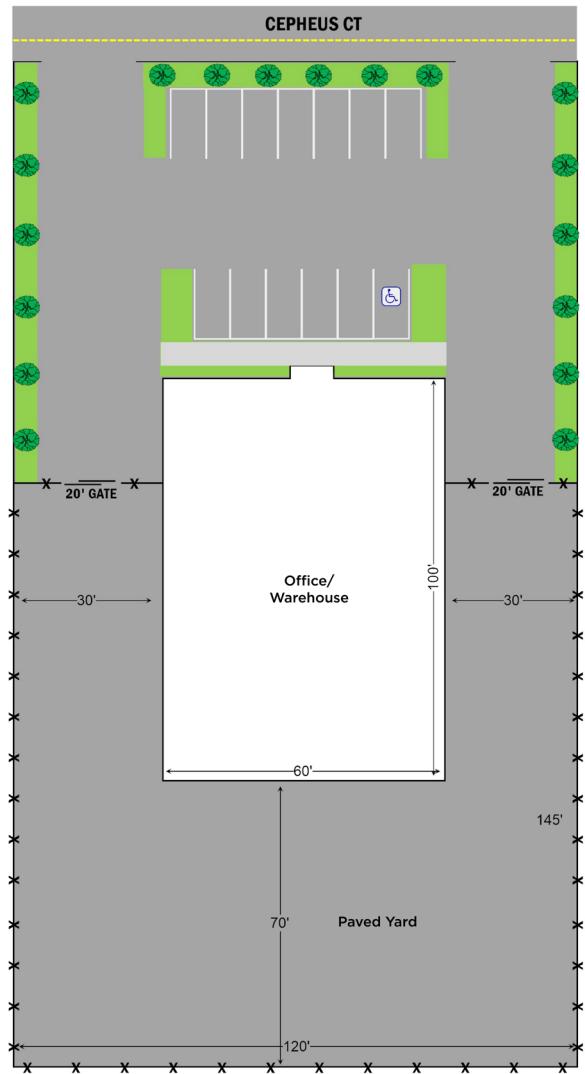


FOR LEASE

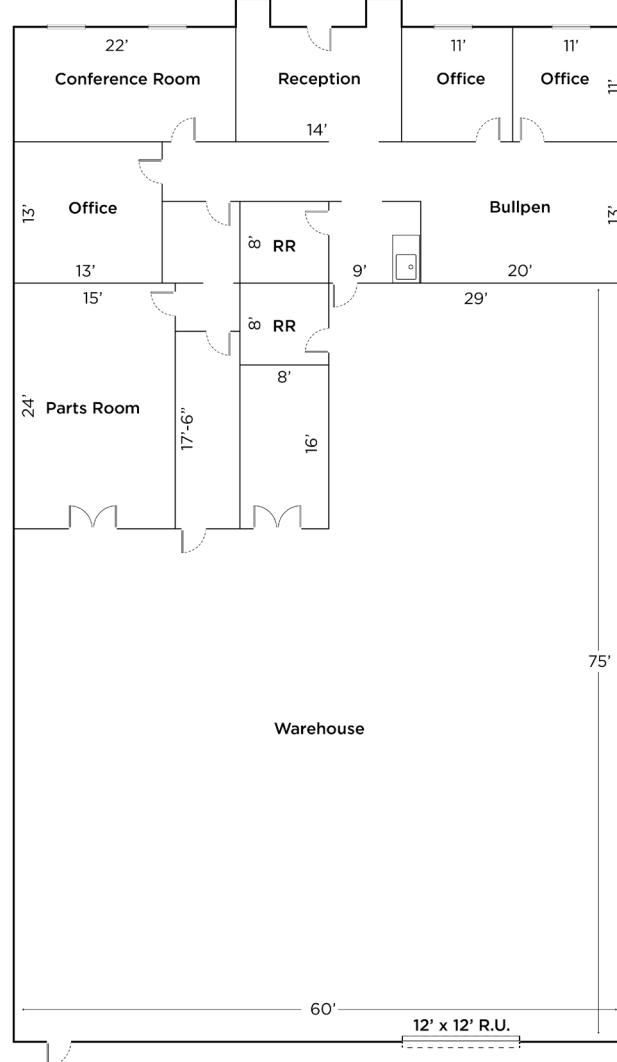
2353 CEPHEUS COURT



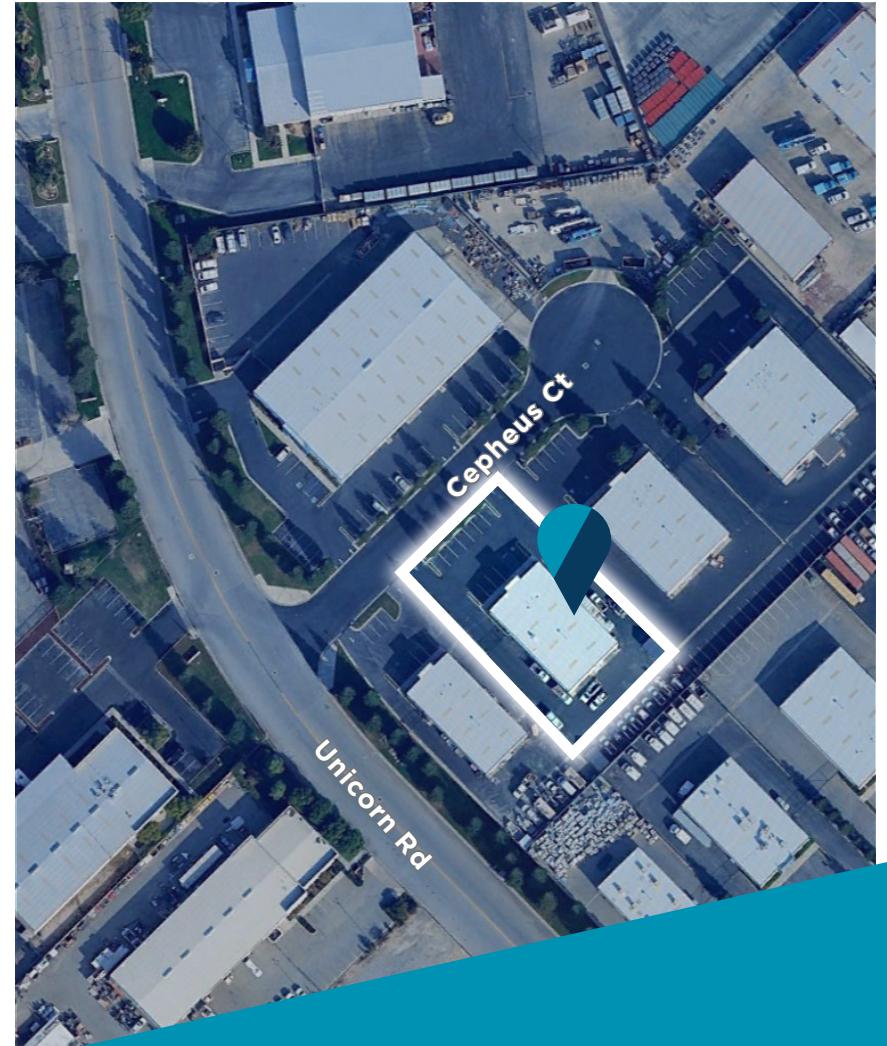
SITE PLAN



FLOOR PLAN



FOR LEASE 2353 CEPHEUS COURT





For more information, please contact:

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