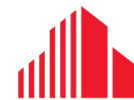




FOR SUBLEASE

INDUSTRIAL WAREHOUSE

**9520 TAFT HIGHWAY
BAKERSFIELD, CA 93311**



**CUSHMAN &
WAKEFIELD**

INDUSTRIAL WAREHOUSE FOR SUBLEASE

9520 TAFT HIGHWAY, BAKERSFIELD, CA

Property Features

9540 Taft Highway — a C-2 zoned commercial property offering excellent visibility and access along Taft Highway. Ideal for a variety of retail, service, or light commercial uses, this location provides strong exposure in a growing corridor of southwest Bakersfield with excellent visibility.

Available Space:	±7,720 SF
Warehouse Area:	±4,380 SF
Office Area:	±3,340 SF
Canopy Area:	±1,620 SF
Site Area:	Located on ±4.97 Acres
Clear Height:	20' foot
Doors:	(3) 18'x20' (1) 8'x8'
Equipment:	Flood Lighting Alarm System Camera System
Zoning:	C-2
Construction Type:	Prefabricated Metal Construction
Utilities:	Sewer: Septic Water: California Water Service Gas: Pacific Gas & Electric Company Electric: Pacific Gas & Electric Company 240/480 Volt, 400 Amps, 3 Phase
Master Lease Expires:	12/31/27 (a longer term lease available)
Lease Rate:	\$1.30 SF/Monthly
Parking:	34 Parking Spaces



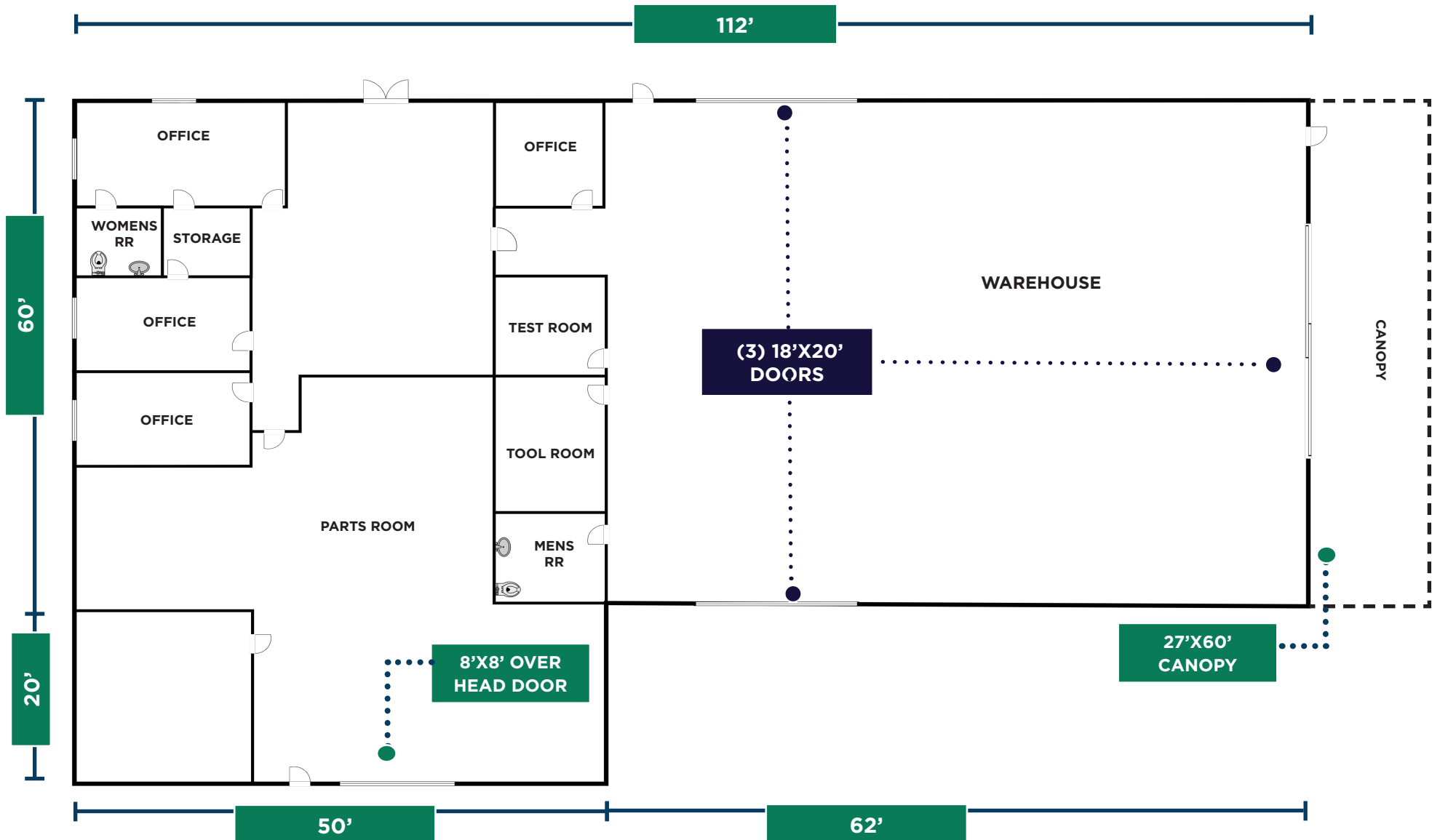
EXTERIOR PHOTOS

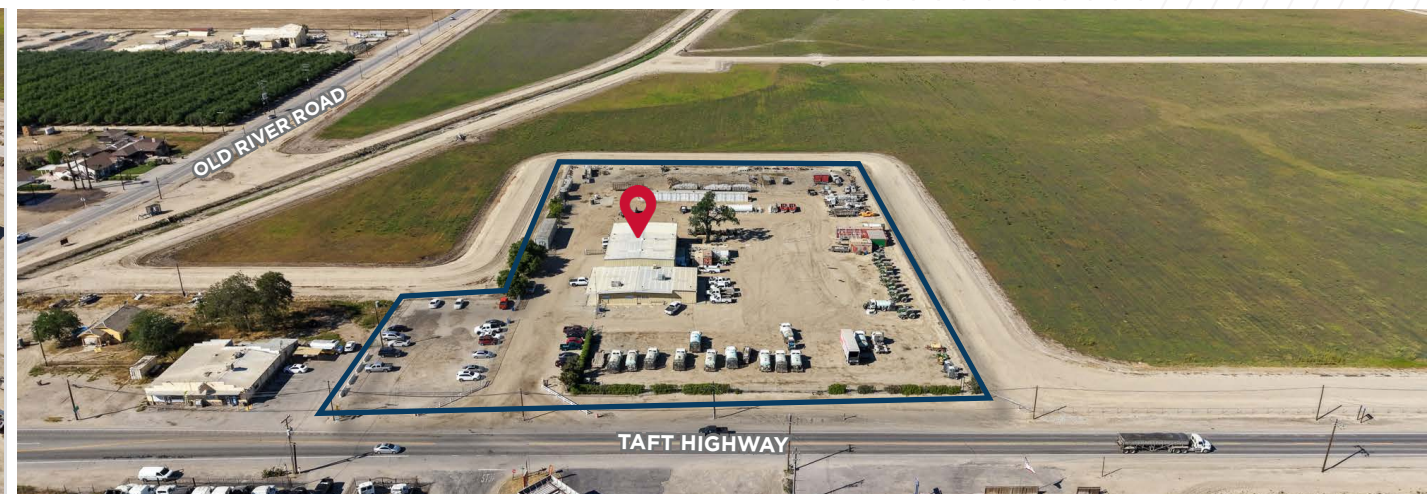


EXTERIOR PHOTOS

INDUSTRIAL WAREHOUSE FOR SUBLEASE

9520 TAFT HIGHWAY, BAKERSFIELD, CA







INDUSTRIAL WAREHOUSE

9520 TAFT HIGHWAY, BAKERSFIELD, CA





FOR MORE INFORMATION, CONTACT:

JEFF ANDREW
Executive Director
+1 661 633 3827
jeff.andrew@cushwake.com
Lic. 00941323

5060 California Avenue
Suite 1000
Bakersfield, CA 93309
LIC. 01880493
cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

