

Office ▪ Retail ▪ Warehouse

AVAILABLE

For Lease



2001



2001
Westwind Drive

Bakersfield, CA

Property Highlights

- Centrally located just east of Highway 99 and South of Rosedale Highway
- Easy access to Northbound and Southbound Freeway 99, Highway 58 and the Westside Parkway
- Water, trash and landscaping included in monthly rent

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



Wesley M. McDonald ▪ Principal ▪ 661 885 6950 ▪ wesley.mcdonald@asuassociates.com ▪ CA RE #01511739
Parker Reynolds ▪ Vice President ▪ 661 885 6925 ▪ parker@asuassociates.com ▪ CA RE #02156913
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

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Property Information | Floor Plans

2001 Westwind Drive ▪ Bakersfield, CA

Suite 12 Details

- **Total Available Space** 1,415 SF
- **Office Space** 205 SF
- **Warehouse Space** 1,210 SF
- **Clear Height** 8' – 12'
- **Lighting** Fluorescent & Canned LED
- **Building Signage** Available above entrance
- **Ground Level Door** One (1) 10'x10'

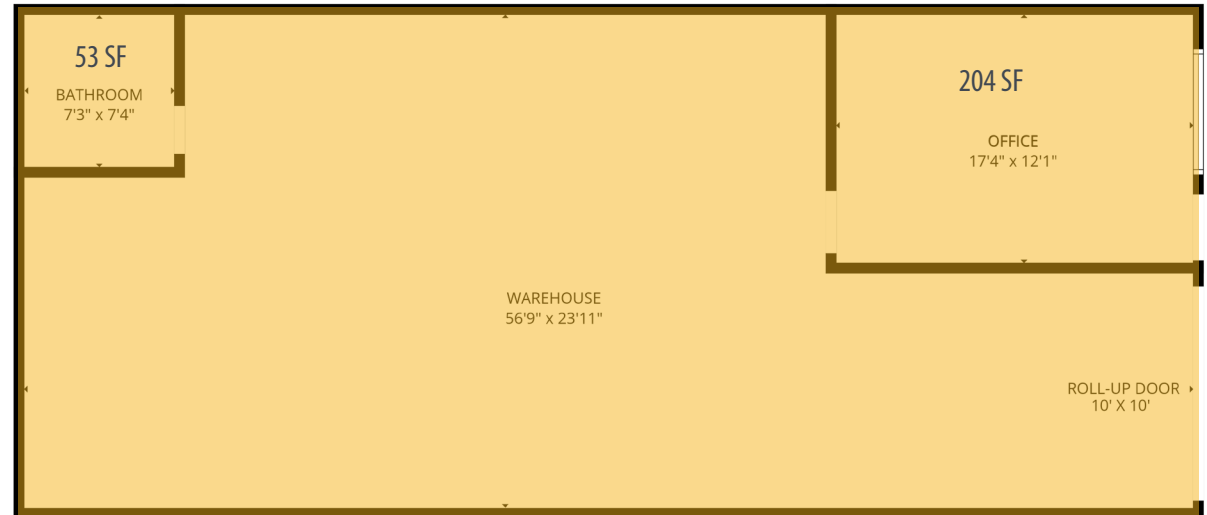
Utilities

- **Electric** PG&E
125 amps of 120/240 volt, 1 phase, 3 wire

Lease Rate

- \$1.15 PSF Industrial Gross

Suite 12



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

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Suite Description

The subject property offers 1,415 square feet of office space that can be used for a plethora of uses including a call center, gym, yoga studio or church. The subject is CTU construction and is aesthetically pleasing with a recent exterior paint job and is well-parked.

Suite 14 Details

- **Total Available Space** 1,415 SF
- **Clear Height** 12'
- **Office or Retail Space** 1,415 SF

Utilities

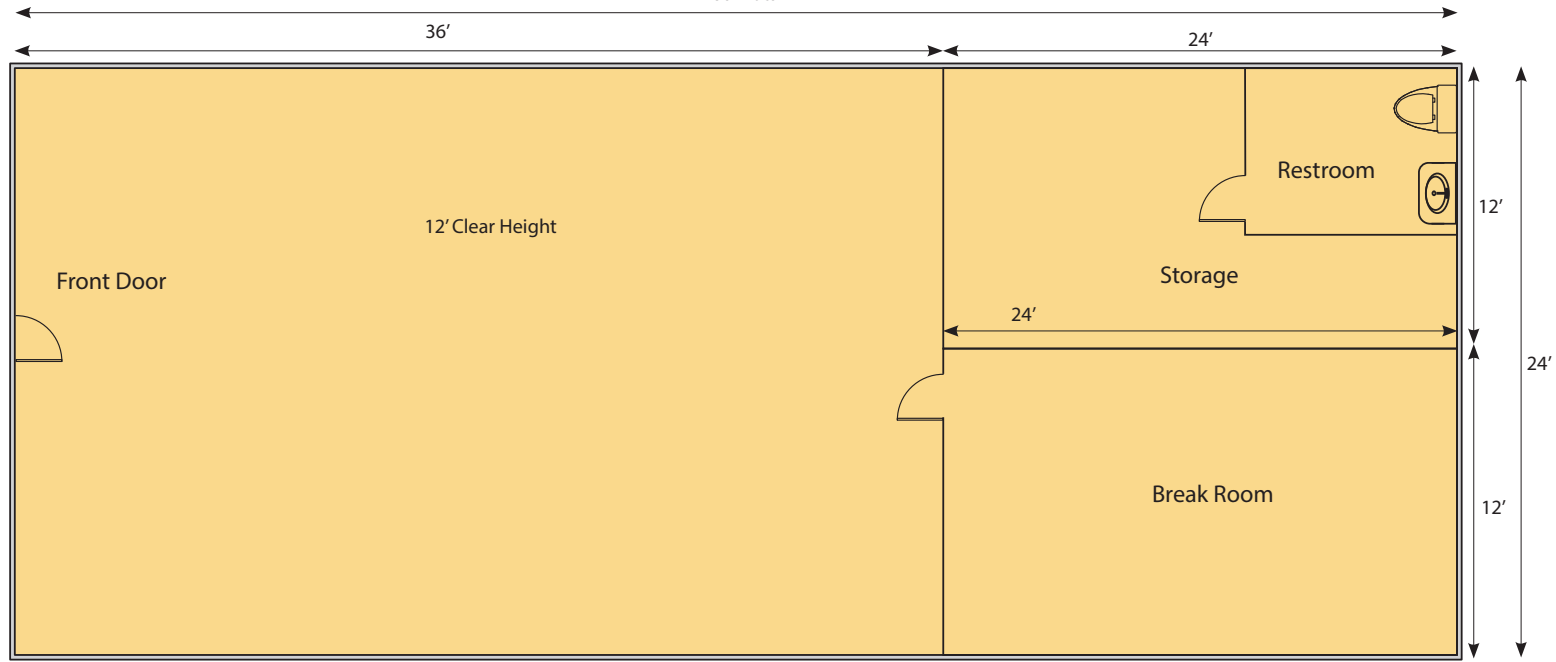
- **Electric** PG&E
125 amps of 120/240 volt, 1 phase, 3 wire

Lease Rate

- \$1.40 PSF Industrial Gross

Suite 14 - Retail Suite

60' Total



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Aerial Map

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