

For Sublease

# Westwind Business Center

2015 Westwind Dr | Bakersfield, CA 93301

**Contact Us:**

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Accelerating success.

# Availability

**2015 Westwind Dr.** is located just south of Beach Park and situated behind the Jim Burke Ford Dealership with close proximity to Truxtun Avenue. This location provides quick access to Hwy 99 north and southbound.

## Available:

Suite 1      +/- 2,730 SF      \$1.15 SF, NNN

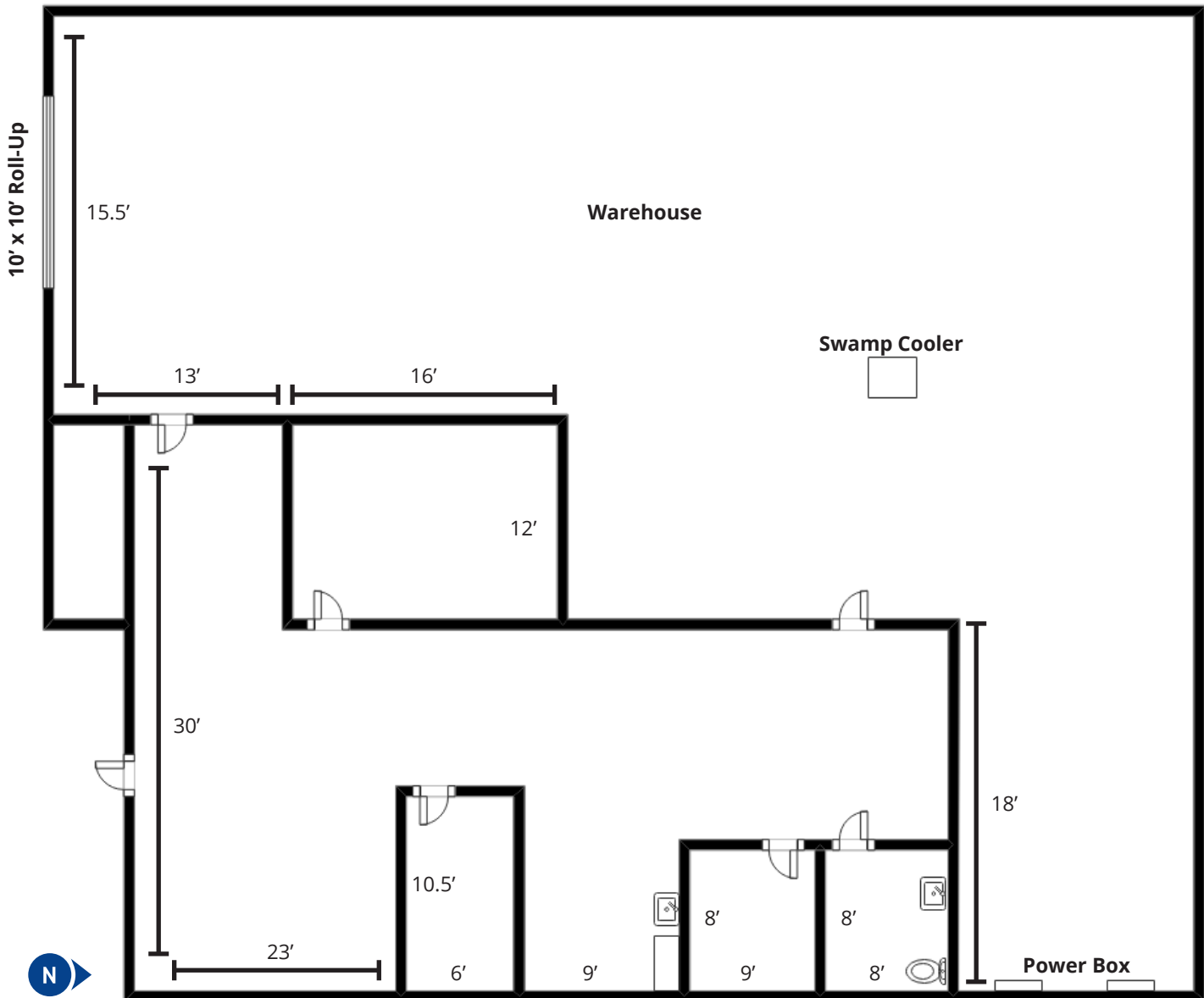
## Highlights:

- Central location within the Bakersfield City trade area
- Westwind Business Center is a multi-tenant business/industrial park
- C-2 City of Bakersfield Zoning
- 10'x10' roll-up door available in each unit
- Concrete tilt-up construction
- Professional property management



# Floor Plan

## Suite 1



- Concrete tilt up construction
- Swamp cooler
- HVAC in all office
- 10' x 10' roll-up door
- 12 foot clearance height in warehouse
- +/- 1,302 sf office
- +/- 1,428 sf warehouse



# Suite 1 Photos



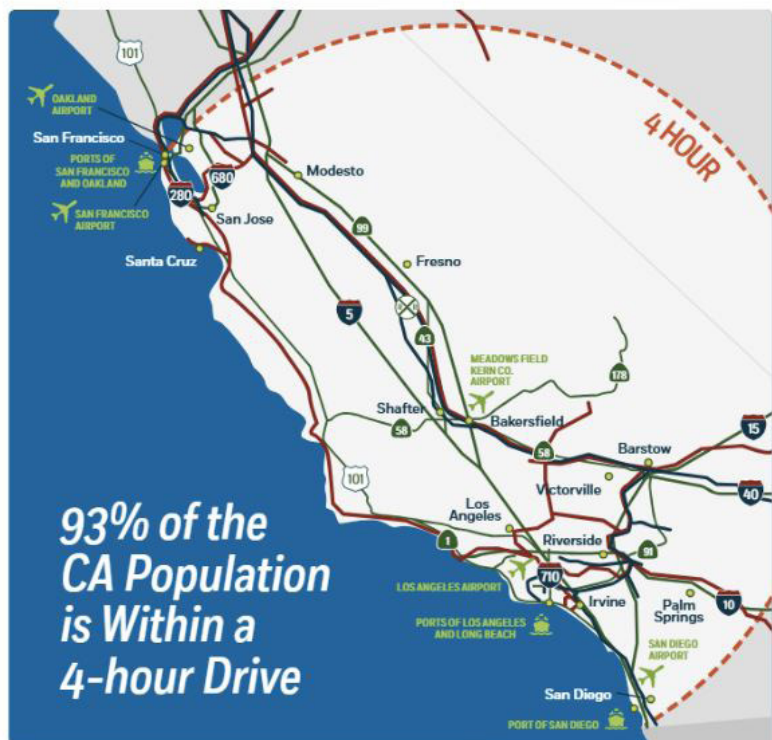


# Exterior Photos





## CALIFORNIA DRIVE TIME FROM KERN COUNTY



## U.S. DRIVE TIME FROM KERN COUNTY



## KERN COUNTY AT A GLANCE

**LARGEST ECONOMY**  
IN THE SAN JOAQUIN VALLEY

**#1** IN AGRICULTURAL PRODUCTION NATIONWIDE



**#3** IN ECONOMIC DIVERSITY NATIONWIDE



**#4** IN STEM JOBS NATIONWIDE



**OVER 50** MAJOR DISTRIBUTION CENTERS



## THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

**70%**



**60%**



**#1** LARGEST WIND FARM IN THE U.S.



**2ND** LARGEST SOLAR FARM IN THE U.S.



**#7** OIL-PRODUCING COUNTY IN THE NATION



**OVER 50** WORLD TECH "FIRSTS"  
NAVAL AIR WEAPONS STATION CHINA LAKE



**1ST** COMMERCIAL SPACE PORT IN U.S.  
MOLAVE AIR & SPACE PORT AT BUTAN FIELD



**1ST** SPACE SHUTTLE LANDING  
EDWARDS AIR FORCE BASE



### Population

1 Mile: 6,279  
3 Mile: 105,057  
5 Mile: 308,113



### Businesses

1 Mile: 1,267  
3 Mile: 8,526  
5 Mile: 14,877



### Average HH Income

1 Mile: \$91,419  
3 Mile: \$63,199  
5 Mile: \$77,180



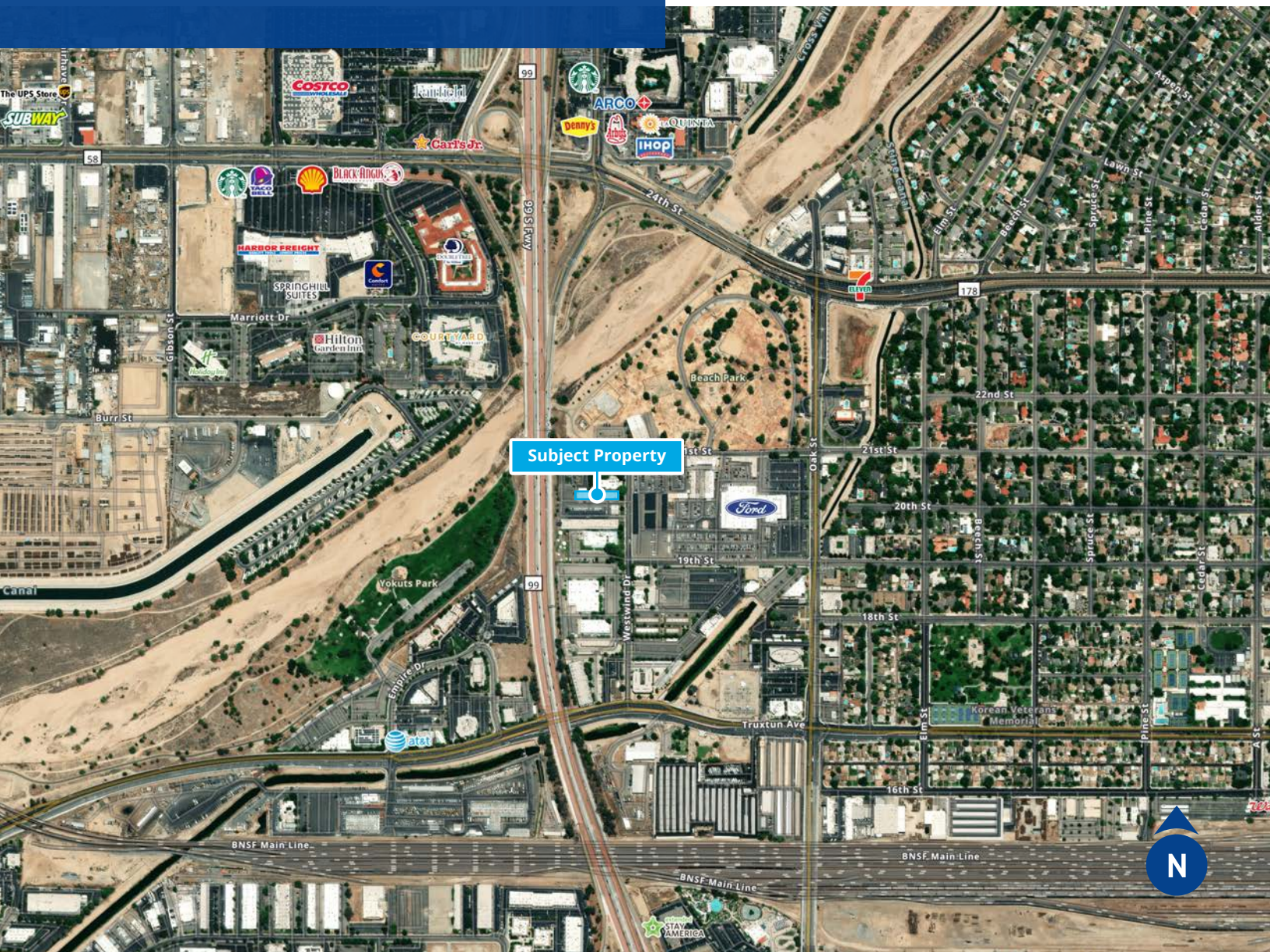
### Households

1 Mile: 2,444  
3 Mile: 37,927  
5 Mile: 103,314

kerncdc.com



# Tenant Aerial



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