

For Sublease

Westwind Business Center

2015 Westwind Dr | Bakersfield, CA 93301

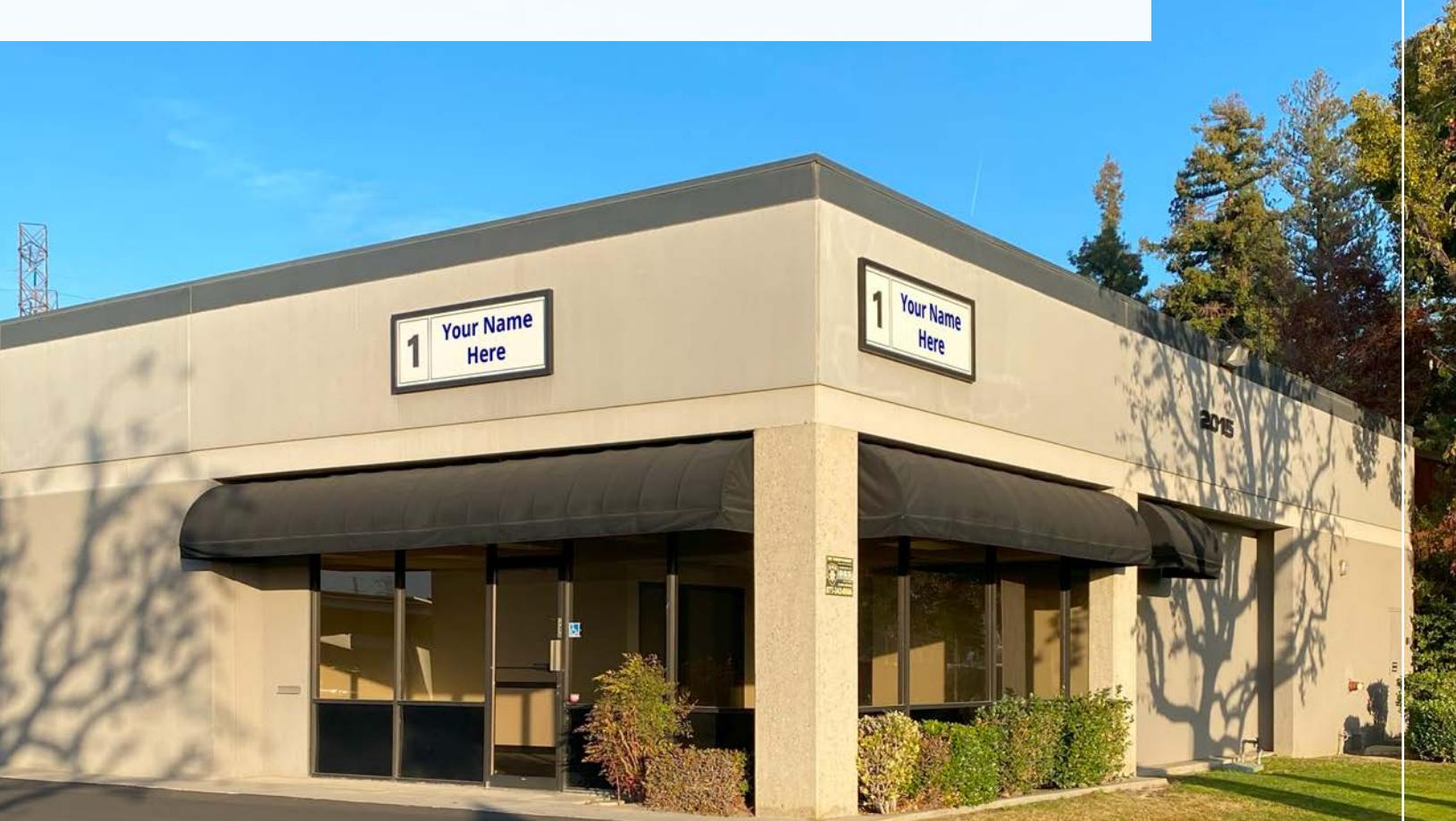
Contact Us:

Marco Petrini

Vice President
License No. 02167974
+1 661 631 3826
marco.petrini@colliers.com

Colliers International

10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



Colliers

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

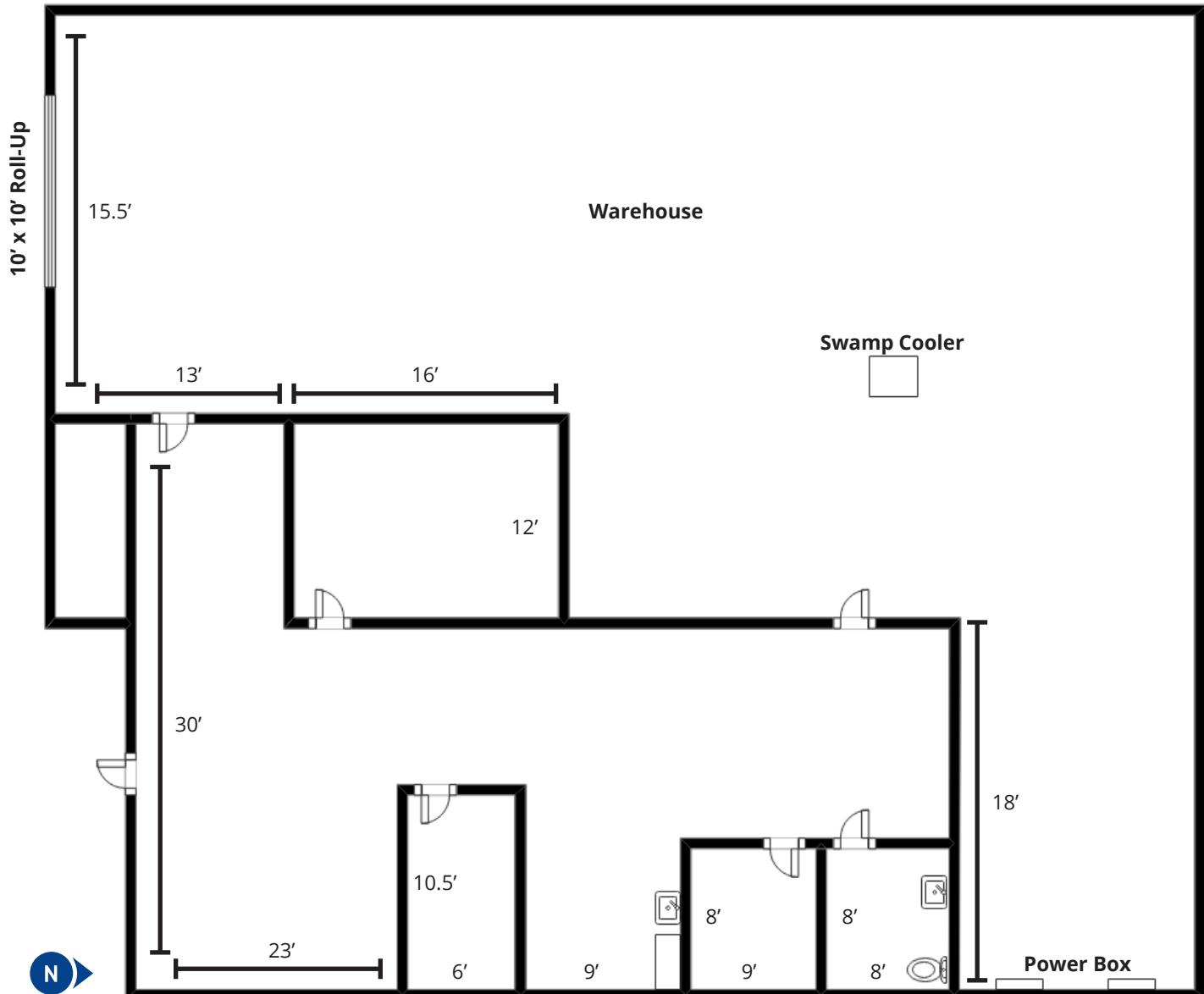
Highlights:

- 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

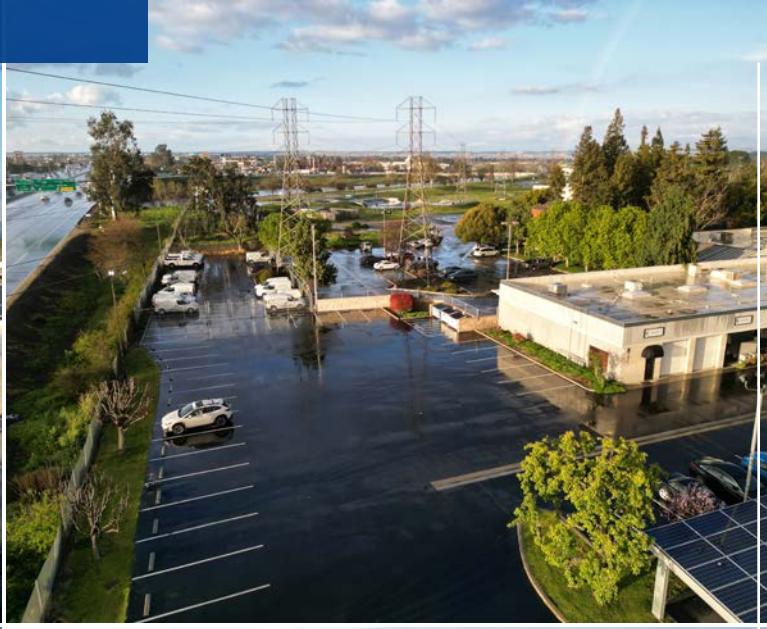


- Concrete tilt up construction
- Swamp cooler
- HVAC in all office
- 10' x 10' roll-up door
- 12 foot clearance height in warehouse
- +/- 1,302 sf office
- +/- 1,428 sf warehouse

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



kernedc.com



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

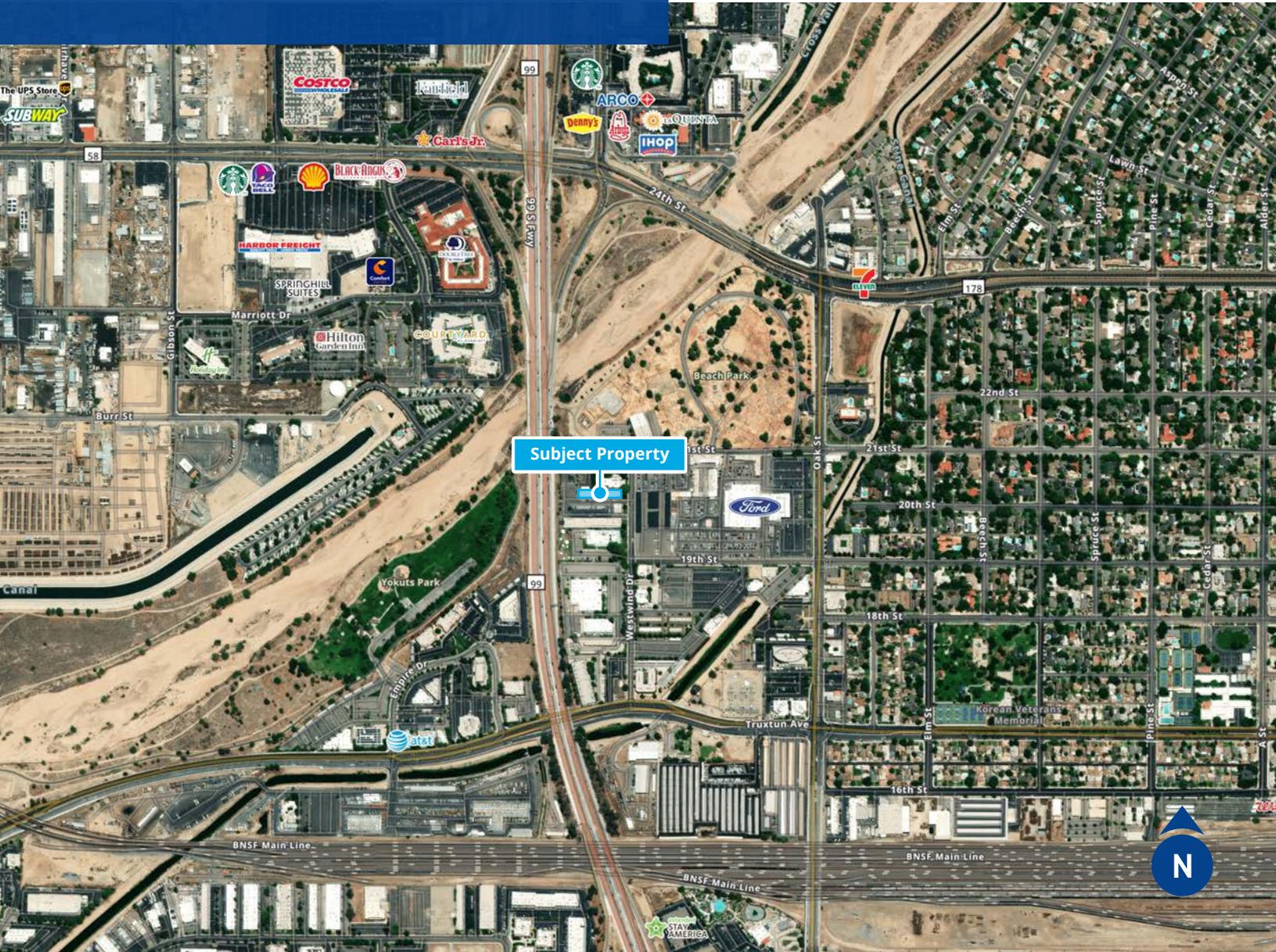
1 Mile: \$91,419
3 Mile: \$63,199
5 Mile: \$77,180



Households

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

Tenant Aerial



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Marco Petrini
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marco.petrini@colliers.com

Colliers International

Central California
License No. 00452468
10000 Stockdale Hwy, Suite 102
colliers.com/bakersfield

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