

Office ▪ Retail ▪ Warehouse

AVAILABLE

For Lease



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.



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11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

Office • Retail • Warehouse

Available For Lease

Property Information | Floor Plans

Suite 10

2001 Westwind Drive • Bakersfield, CA

Property Description

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

Property Details

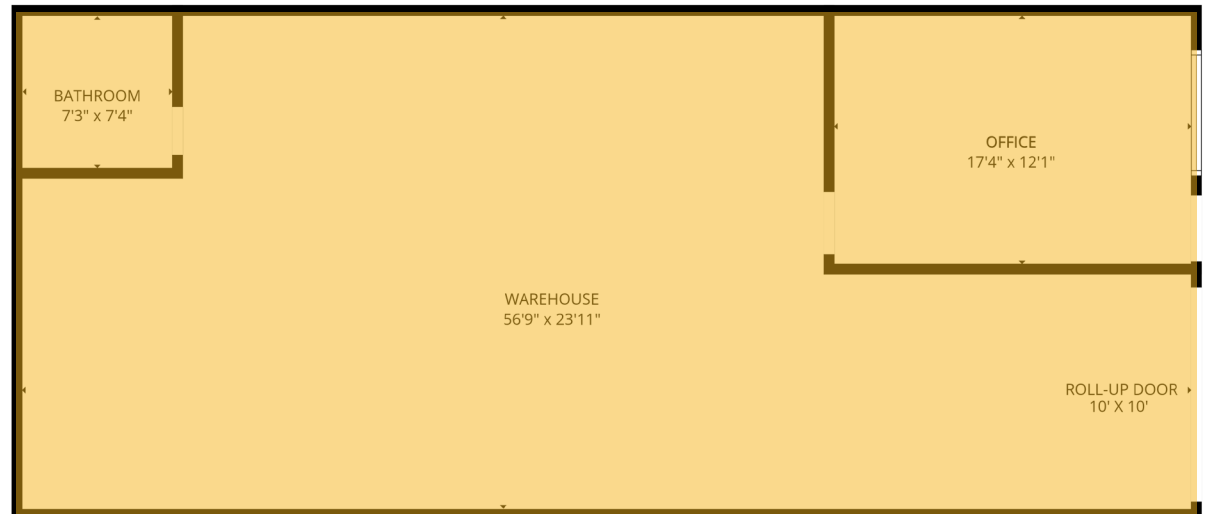
- **Total Available Space** 1,415 SF
- **Office Space** 215 SF
- **Warehouse Space** 1,200 SF
- **Clear Height** 8' – 12'
- **Doors** One (1) 10'x10' Roll-Up

Utilities

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

Lease Rate

- \$1.15 PSF Industrial Gross



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



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Suite 12

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Property Details

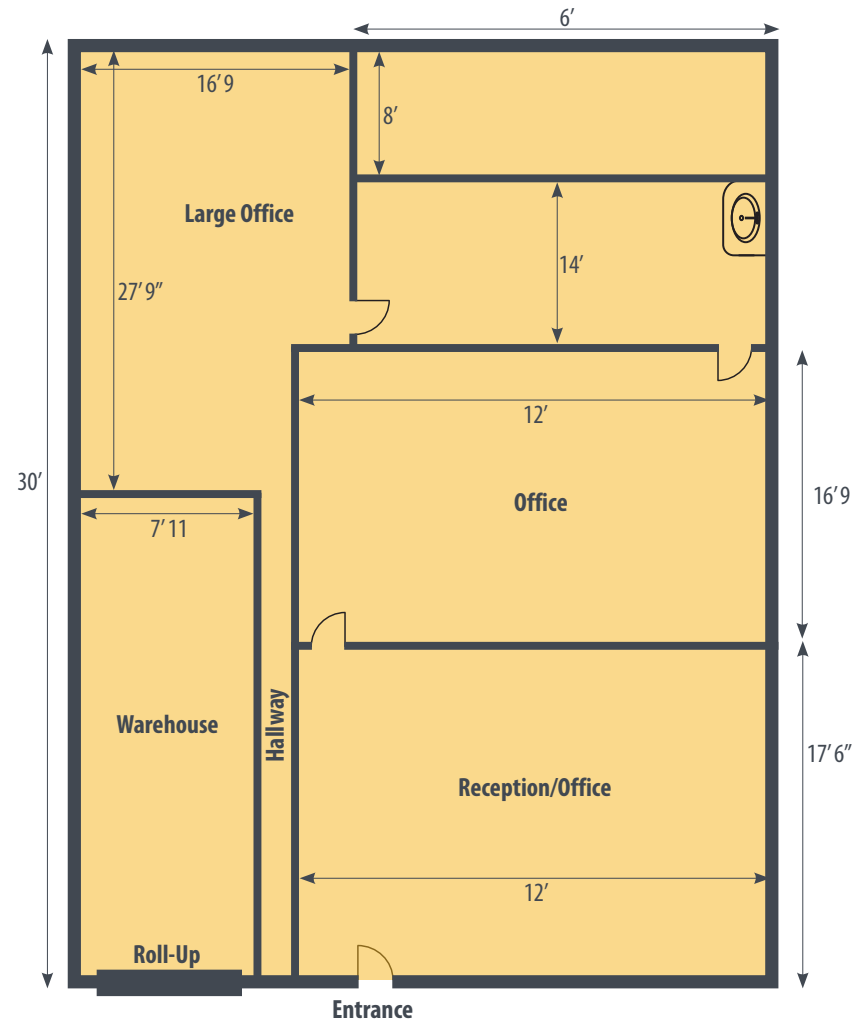
- **Total Available Space** 1,415 SF
- **Office Space** 1,200 SF
- **Warehouse Space** 215 SF
- **Clear Height** 8'
- **Doors** One (1) 10'x10' Roll-Up

Utilities

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

Lease Rate

- \$1.40 PSF Industrial Gross



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Office - Retail - Warehouse

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Property Information | Floor Plans

Suite 14

2001 Westwind Drive ▪ Bakersfield, CA

Property Details

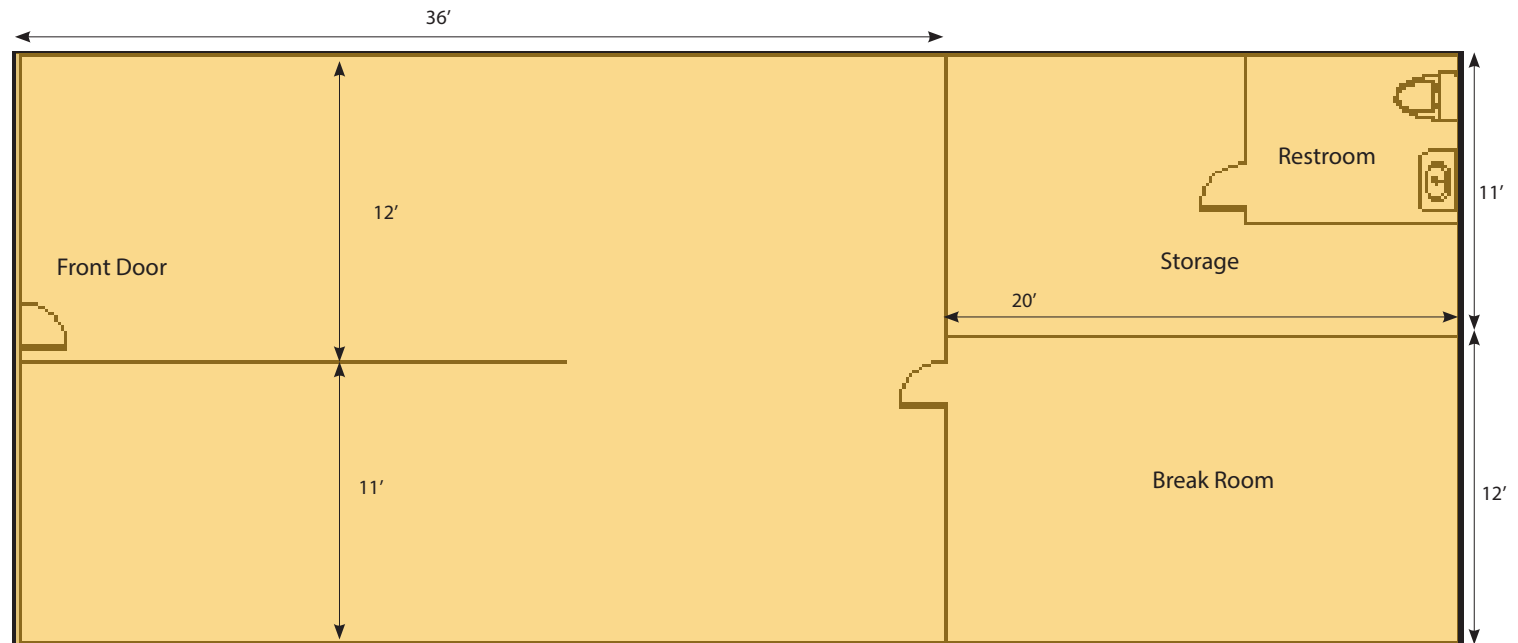
- Total Available Space 1,415 SF
- Clear Height 8'

Utilities

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

Lease Rate

- \$1.40 PSF Industrial Gross



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Office - Retail Space Available For Lease

Aerial Map

2001 Westwind Drive ■ Bakersfield, CA



Rosedale Highway



2001 Westwind Drive



24th Street

21st Street

19th Street

18th Street

Oak Street

Truxtun Avenue



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