

CUSHMAN &
WAKEFIELD

CROSSROADS BUSINESS PARK



FOR LEASE

OFFICE/ RETAIL CONDOMINIUM

**5701
YOUNG STREET
SUITE 301**

BAKERSFIELD, CA 93311

PROPERTY HIGHLIGHTS

- Located in the Crossroads Business Park. Bakersfield's very first LEED Campus project
- Building signage available
- Surrounded by local and chain establishments, as well as abundant housing, this
- location provides optimal visibility and access for consumers.
- Abundant parking
- Convenient access to the I-99 and I-5 freeways
- Strong Daily Traffic Counts - 21,687
- Formerly a Pharmacy use

5701 YOUNG STREET- BLDG B

PROPERTY FEATURES

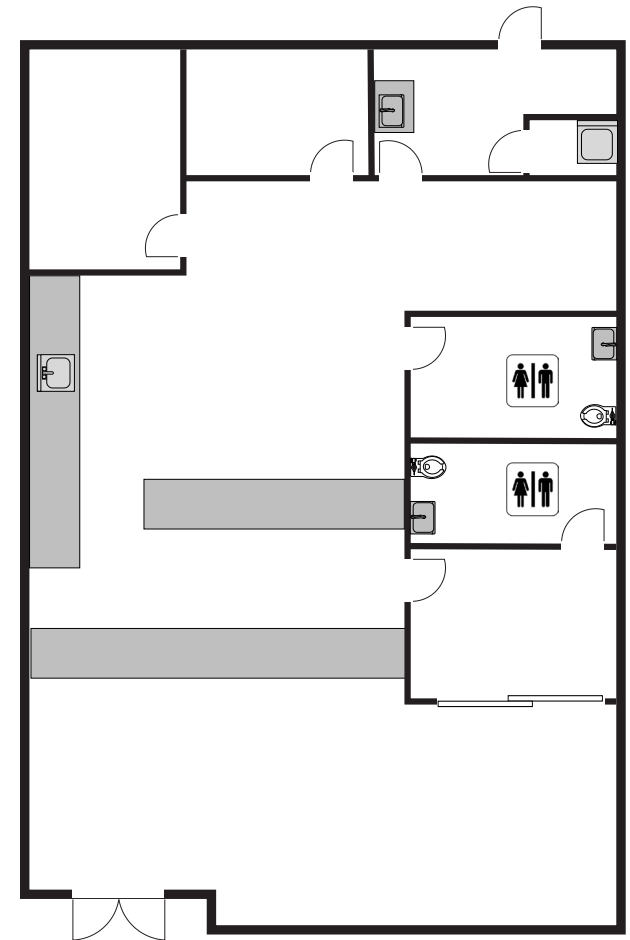
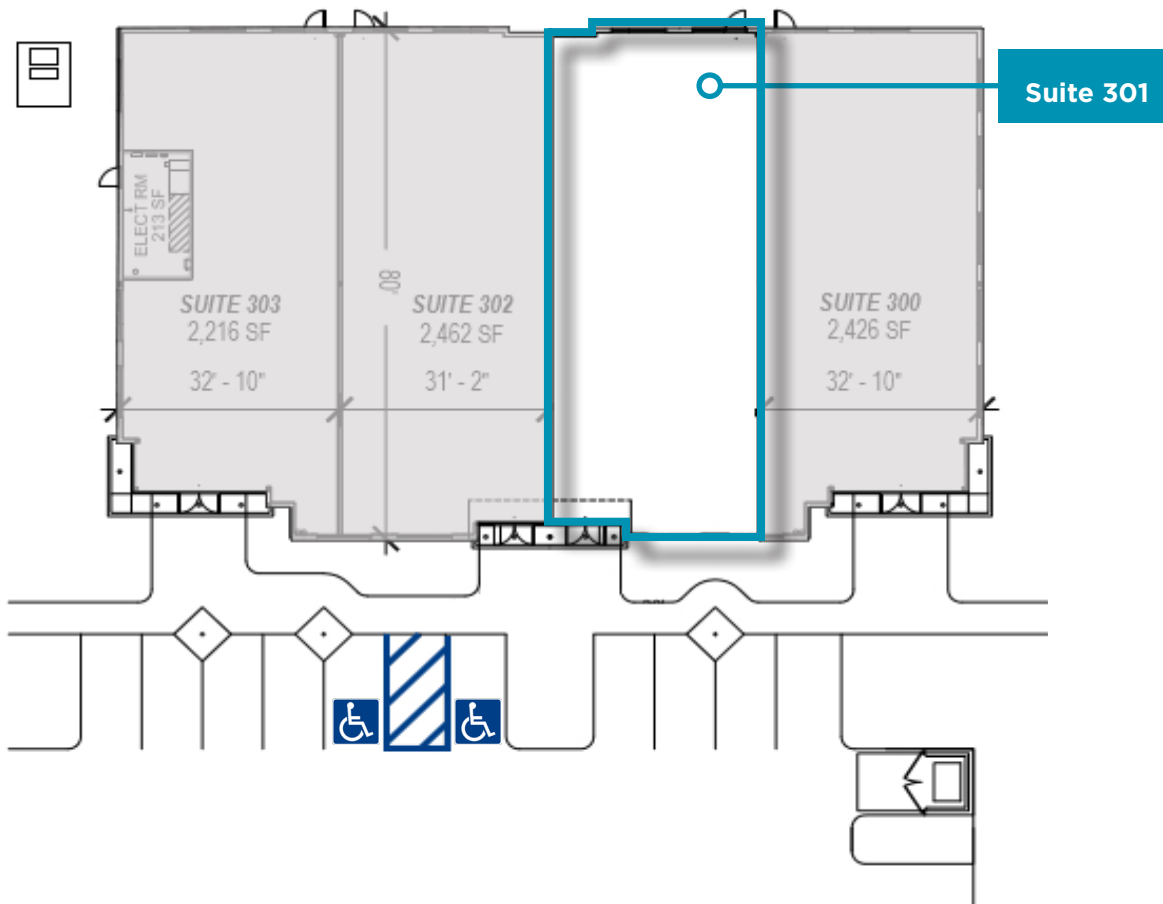
Suite Available:	Suite 301: ±2,462 SF
Zoning :	C-2
Parking :	4.82/1,000 SF
Corridor :	SW Bakersfield
Asking Rent:	\$2.35/NNN



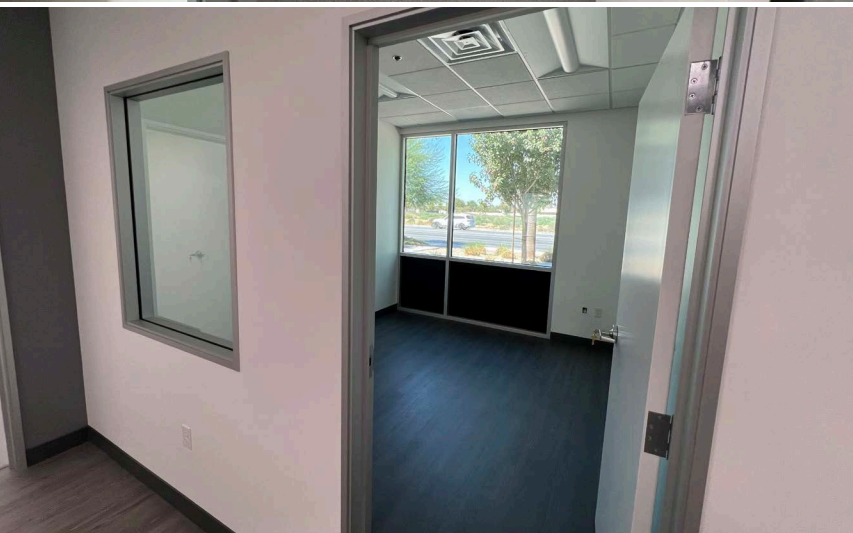
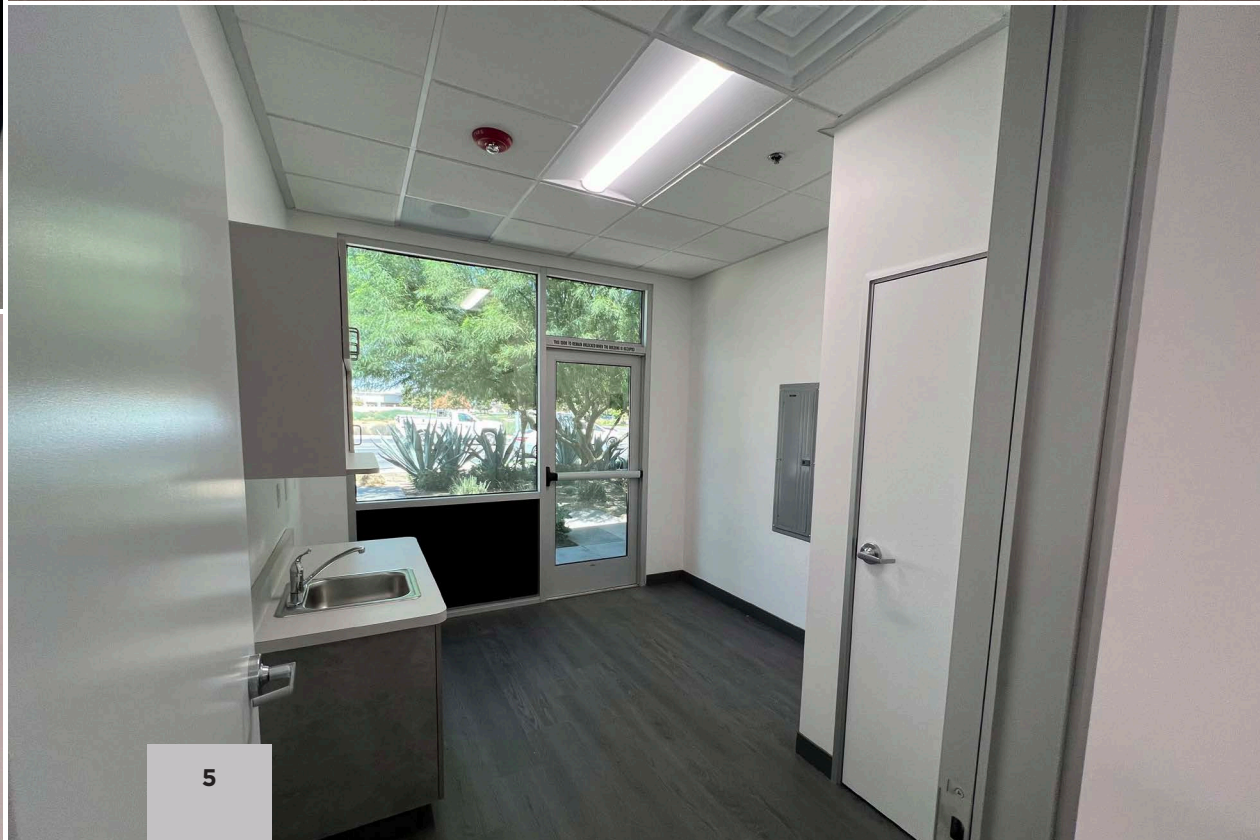
FLOOR PLAN

±2,462 RSF
TOTAL AVAILABLE

MING AVENUE







5701 YOUNG STREET

AERIAL MAP

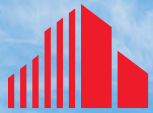


GOSFORD VILLAGE SHOPS



21,687 VPD

23,608 VPD



**CUSHMAN &
WAKEFIELD**



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