



# FOR LEASE

former



## Bakersfield, California



## PROPERTY HIGHLIGHTS

- Located at the interchange of Highway 99 and Rosedale Highway with an AADT of over 200,000 cars per day
- Building size: 25,233 square feet
- Zoning: C-2 City of Bakersfield
- Amenities include: pool, jacuzzi, sauna, steam room, group fitness room, multiple weight rooms, office space and locker rooms with shower facilities
- All fitness equipment is included with the lease
- Neighbors include Costco, Black Angus, Hungry Hunter, Fairfield Inn, Shell, Taco Bell, Carl's Jr, Harbor Freight Tools, UEI College and John's Incredible Pizza
- Lease rate: \$1.25 psf/mo + \$.25 psf/mo NNN

**TONY SCIGLIANO** | Senior Vice President | 661.616.3580 direct | TSCIG@asuassociates.com | CA RE License #00904956

**STEVE D. ADAMS** | Senior Vice President | 661.616.3595 direct | sadams@asuassociates.com | CA RE License #00868370

**11601 BOLTHOUSE DRIVE, SUITE 110** | BAKERSFIELD, CA 93311 | 661.862.5454 main | 661.862.5444 fax

# Interior Photos

STAIR STEP MACHINES



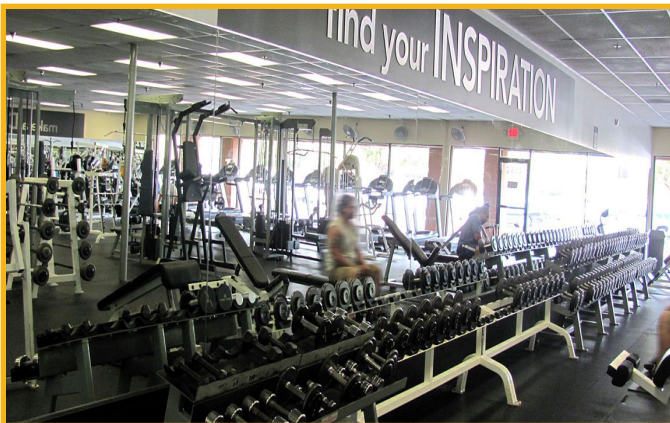
WEIGHT MACHINE ROOM



GROUP EXERCISE ROOM



FREE WEIGHT ROOM



FREE WEIGHT ROOM



# Interior Photos

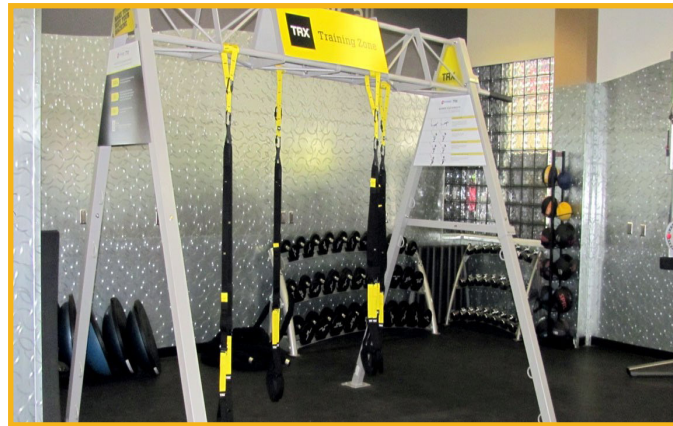
25 YARD 4 LANE POOL



JETTED JACUZZI



TRX TRAINING ROOM



SAUNA ROOM



LOCKER ROOM

