

INDUSTRIAL PROPERTY FOR SALE

# TRUCK TERMINAL OR IOS PROPERTY FOR SALE

104 EAST WHITE LANE, BAKERSFIELD, CA 93307

**MIKE PRIOLO**

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CalDRE #01878385

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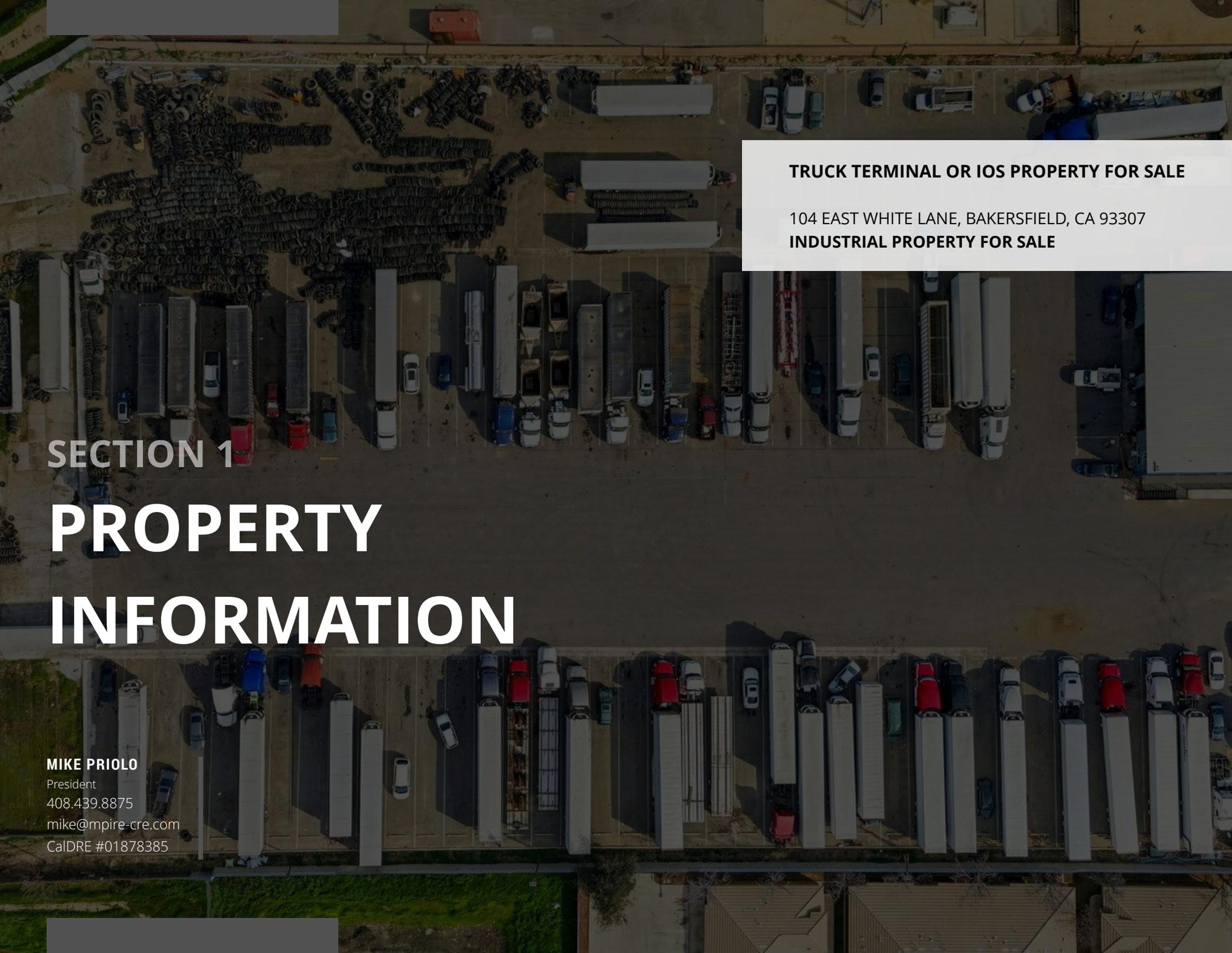
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**INDUSTRIAL PROPERTY FOR SALE**

**SECTION 1**

# **PROPERTY INFORMATION**

**MIKE PRIOLO**

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# PROPERTY SUMMARY

INDUSTRIAL PROPERTY FOR SALE

104 EAST WHITE LANE, BAKERSFIELD, CA 93307



## PROPERTY HIGHLIGHTS

- SELLER FINANCING AVAILABLE - CONTACT AGENT FOR DETAILS!
- Rare 4.77-Acre IOS / Truck Terminal Site
- Zoned M-1: Light Manufacturing allowing for multiple industrial and commercial uses.
- 6,300 SF Industrial Improvements (Built 1990)
- Functional Cross-Dock with (2) Loading Docks
- 2-Bay Mechanic Shop | 22' Clear | 18' Roll-Up Doors
- Fully Paved Yard w/ Perimeter Gutters + Rear Sump and lights for parking lot
- Approx. 80 Oversized 80' Truck/Trailer Parking Spaces
- (9) Private 150 SF Offices w/ Individual Bathrooms
- Prime Access to Hwy 99 & Hwy 58
- 3 phase power

## OFFERING SUMMARY

Sale Price:	\$5,500,000
Lot Size:	4.77 Acres
Building Size:	6,278 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,042	30,051	81,639
Total Population	14,851	106,124	270,546
Average HH Income	\$57,576	\$68,097	\$75,974

# PROPERTY DESCRIPTION

INDUSTRIAL PROPERTY FOR SALE

104 EAST WHITE LANE, BAKERSFIELD, CA 93307



## PROPERTY DESCRIPTION

The offering at 104 E White Lane, Bakersfield, CA 93307 represents a rare opportunity to acquire a fully improved industrial truck terminal / industrial outdoor storage (IOS) facility situated on an expansive 4.77-acre parcel within one of Kern County's most active logistics corridors. The property includes approximately 6,300 square feet of industrial improvements, originally constructed in 1990, and is purpose-built to support transportation, fleet, contractor, and yard-intensive industrial operations.

The facility features a highly functional cross-dock configuration with two (2) loading docks, enabling efficient inbound and outbound freight movement. A key differentiator of the asset is the on-site two-bay mechanic shop, offering approximately 22-foot clear height and 18-foot roll-up doors, allowing for in-house fleet maintenance, equipment servicing, and operational support for large trucks and trailers.

In addition to the industrial improvements, the property includes nine (9) private office suites, each approximately 150 square feet and equipped with individual bathrooms. This flexible office configuration allows the space to be utilized as administrative headquarters, dispatch and management offices, or potentially leased to third parties, providing optional ancillary income and operational versatility.

The entire 4.77-acre site is fully paved, providing exceptional functionality for truck circulation, trailer parking, equipment storage, and outdoor operations. The yard is improved with perimeter gutter infrastructure and includes a functioning sump system located at the rear of the parcel, supporting effective drainage and long-term site durability. The property offers approximately eighty (80) oversized 80' parking spaces, creating substantial capacity for fleet staging, trailer storage, and employee parking.

Currently operated as an owner-user facility, the property provides immediate operational usability and a rare opportunity to acquire a highly functional industrial asset with extensive yard coverage in a supply-constrained IOS market.

# COMPLETE HIGHLIGHTS

INDUSTRIAL PROPERTY FOR SALE

104 EAST WHITE LANE, BAKERSFIELD, CA 93307



## PROPERTY HIGHLIGHTS

- Rare 4.77-Acre IOS / Truck Terminal Site  
Large-scale industrial parcel designed for outdoor storage and fleet-intensive operations, offering scale and flexibility that is increasingly scarce in California markets.
- 6,300 SF Industrial Improvements (Built 1990)  
Functional industrial improvements supporting operations, maintenance, storage, and administrative uses within a purpose-built truck terminal layout.
- Functional Cross-Dock with (2) Loading Docks  
Efficient cross-dock configuration with two loading docks, enabling streamlined inbound and outbound freight movement.
- 2-Bay Mechanic Shop | 22' Clear | 18' Roll-Up Doors  
Dedicated two-bay mechanic shop designed to accommodate large trucks and equipment, allowing for in-house fleet maintenance and servicing.
- Fully Paved Yard w/ Perimeter Gutters + Rear Sump  
Entire 4.77-acre site is fully paved and improved with perimeter drainage and a functioning rear sump to support heavy vehicle circulation and outdoor storage.
- Approx. 80 Oversized 80' Truck/Trailer Parking Spaces  
Substantial yard capacity with approximately 80 oversized parking spaces suitable for trailer storage, fleet staging, and operational parking.
- (9) Private 150 SF Offices w/ Individual Bathrooms  
Nine private office suites offering flexible use for administration, dispatch, headquarters operations, or potential ancillary income.
- Prime Access to Hwy 99 & Hwy 58  
Strategically located near Highways 99 and 58, providing critical north-south and east-west connectivity for regional and interstate logistics.

# ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR SALE

104 EAST WHITE LANE, BAKERSFIELD, CA 93307



# ADDITIONAL PHOTOS

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**SECTION 2**

# **LOCATION INFORMATION**

**MIKE PRIOLO**

President

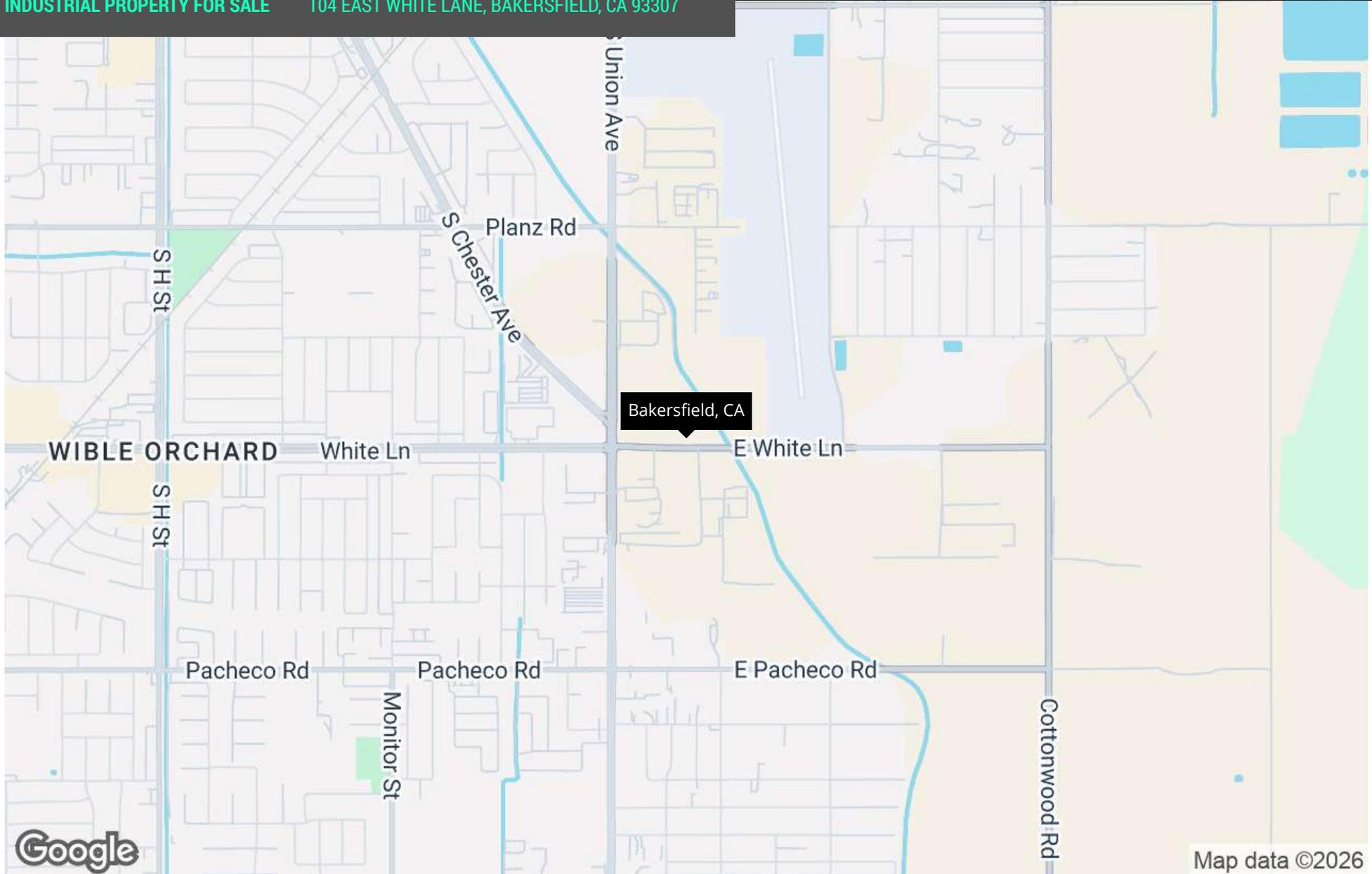
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# REGIONAL MAP

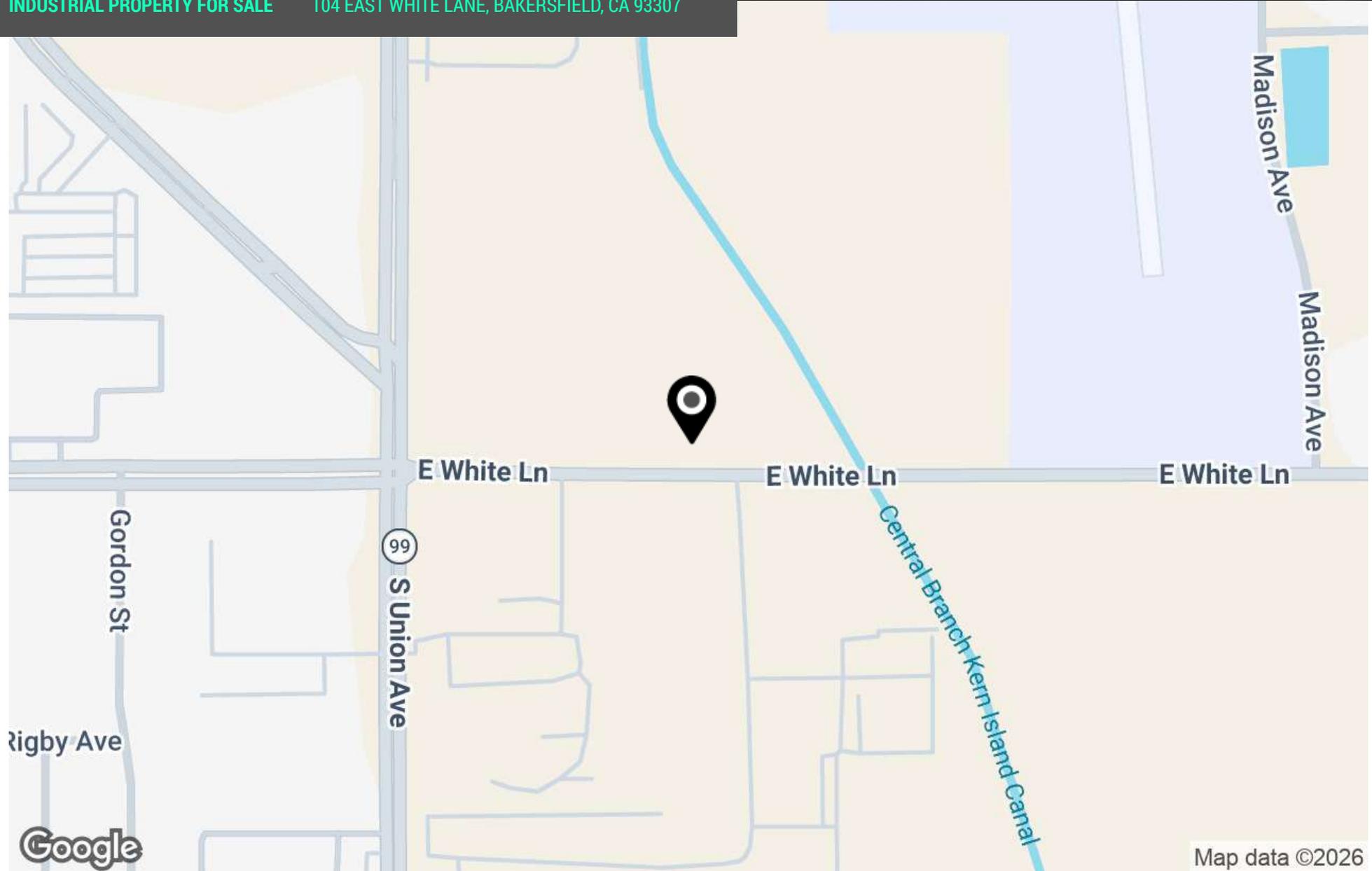
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# LOCATION MAP

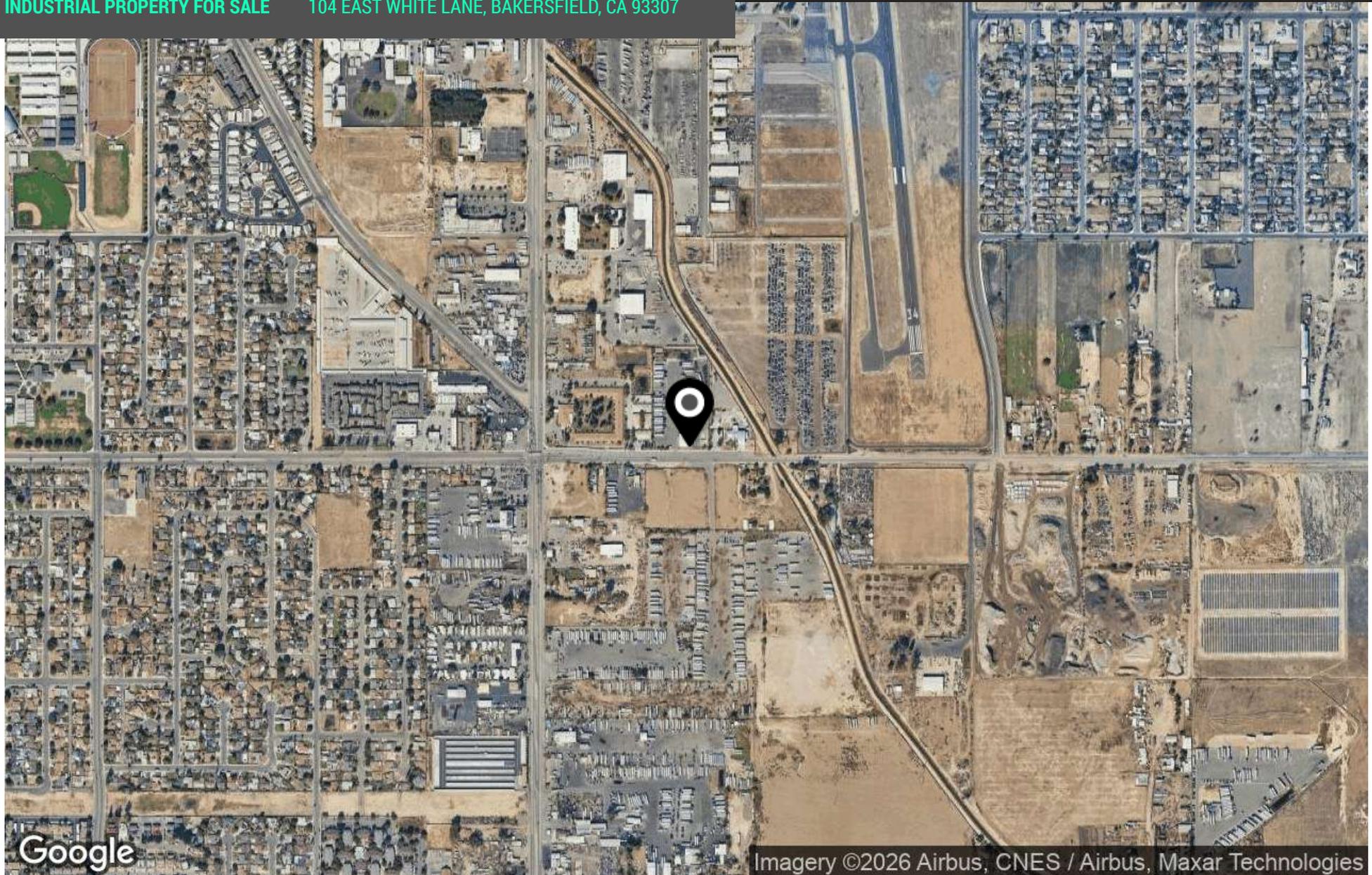
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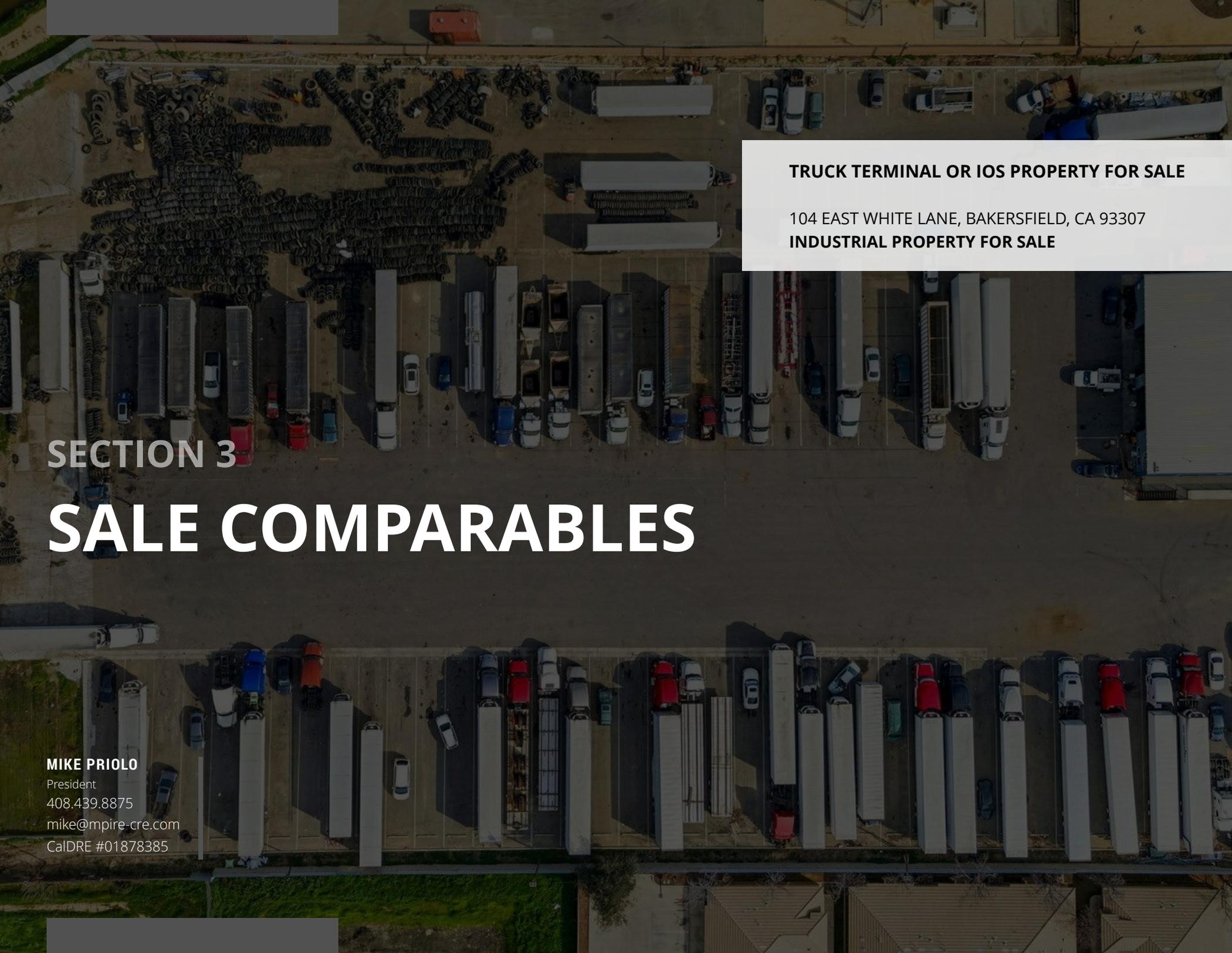
104 EAST WHITE LANE, BAKERSFIELD, CA 93307



# AERIAL MAP

INDUSTRIAL PROPERTY FOR SALE 104 EAST WHITE LANE, BAKERSFIELD, CA 93307





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**SECTION 3**

# **SALE COMPARABLES**

**MIKE PRIOLO**

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# SALE COMPS

INDUSTRIAL PROPERTY FOR SALE 104 EAST WHITE LANE, BAKERSFIELD, CA 93307



## TRUCK TERMINAL OR IOS PROPERTY FOR SALE 104 East White Lane, Bakersfield, CA 93307

Price: \$5,500,000 Bldg Size: 6,278 SF  
Lot Size: 4.77 Acres Year Built: 1990



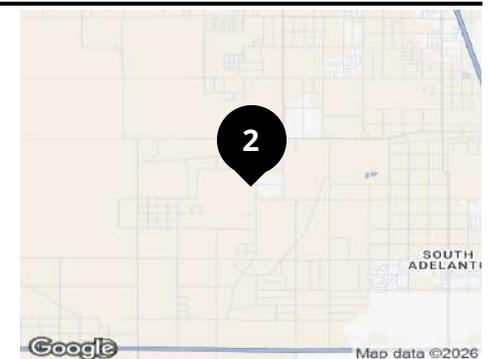
## 226 WASHINGTON STREET Bakersfield, CA 93307

Price: \$4,000,000 Bldg Size: 6,720 SF  
Lot Size: 4.36 Acres Year Built: 1957



## 16254-16268 BEAVER RD Adelanto, CA 92301

Price: \$4,000,000 Bldg Size: 13,400 SF  
Lot Size: 9.10 Acres Year Built: 1997



# SALE COMPS

INDUSTRIAL PROPERTY FOR SALE

104 EAST WHITE LANE, BAKERSFIELD, CA 93307

3



**11081 CHERRY AVE**  
Fontana , CA 92337

Price: \$12,900,000 Bldg Size: 10,253 SF  
Lot Size: 4.34 Acres Year Built: 1977



4



**5875 SANTA ANA AVE**  
Fontana, CA 92337

Price: \$13,300,000 Bldg Size: 18,960 SF  
Lot Size: 4.20 Acres Year Built: 2002

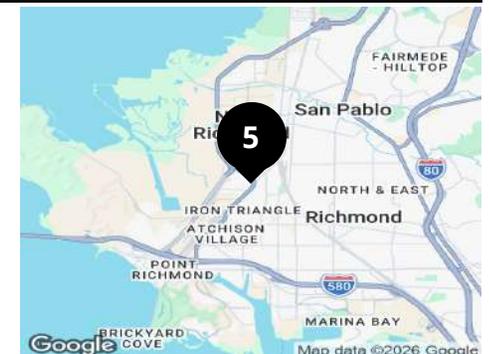


5



**992 HENSLEY STREET**  
Richmond , CA 94801

Price: \$4,200,000 Bldg Size: 13,270 SF  
Lot Size: 2.04 Acres

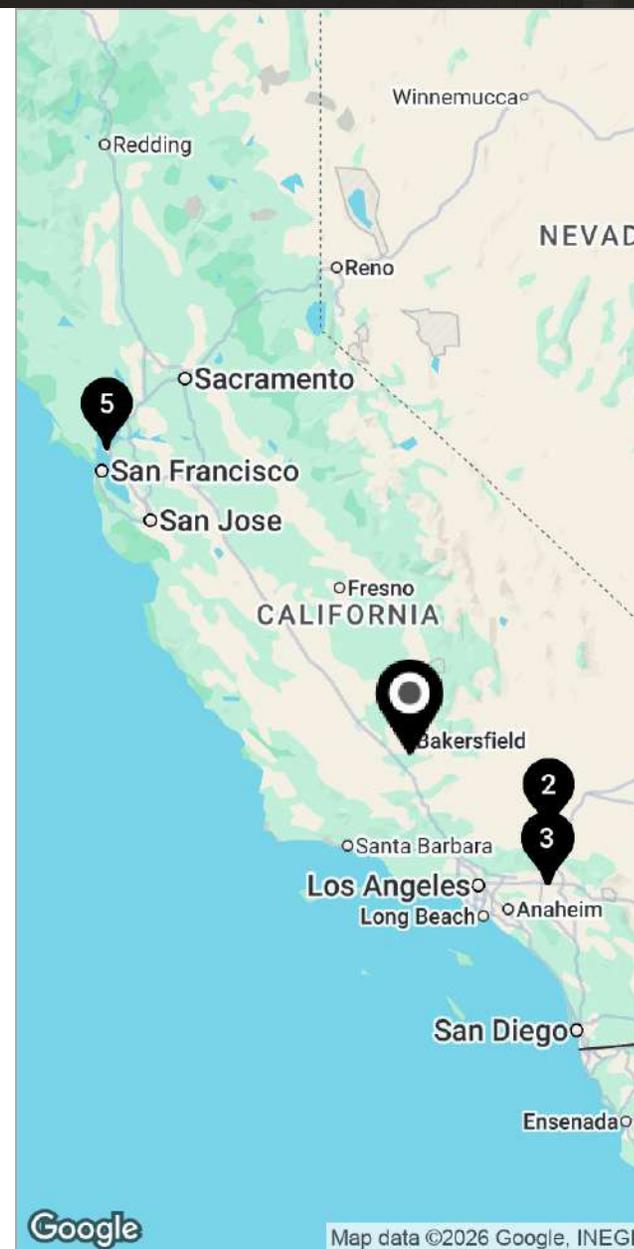


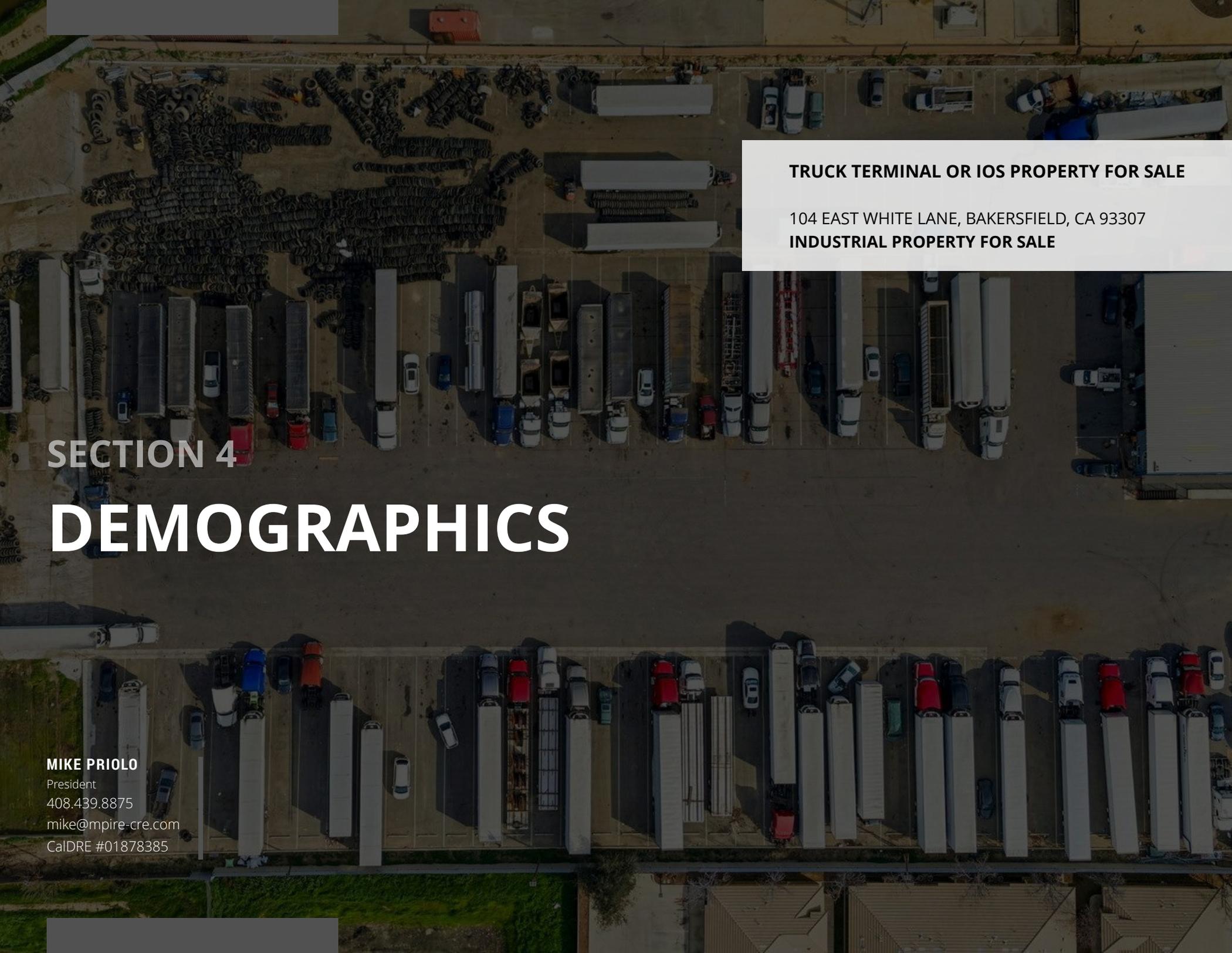
# SALE COMPS MAP & SUMMARY

INDUSTRIAL PROPERTY FOR SALE

104 EAST WHITE LANE, BAKERSFIELD, CA 93307

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/ACRE
★	<b>Truck Terminal or IOS Property for Sale</b> 104 East White Lane Bakersfield, CA	\$5,500,000	6,278 SF	4.77 Acres	\$1,153,040
1	<b>226 Washington Street</b> Bakersfield, CA	\$4,000,000	6,720 SF	4.36 Acres	\$917,431.19
2	<b>16254-16268 Beaver Rd</b> Adelanto, CA	\$4,000,000	13,400 SF	9.10 Acres	\$439,560.44
3	<b>11081 Cherry Ave</b> Fontana, CA	\$12,900,000	10,253 SF	4.34 Acres	\$2,972,350.23
4	<b>5875 Santa Ana Ave</b> Fontana, CA	\$13,300,000	18,960 SF	4.20 Acres	\$3,166,666.67
5	<b>992 Hensley Street</b> Richmond, CA	\$4,200,000	13,270 SF	2.04 Acres	\$2,058,823.53
	<b>AVERAGES</b>	<b>\$7,680,000</b>	<b>12,521 SF</b>	<b>4.81 ACRES</b>	<b>\$1,910,966.41</b>





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**SECTION 4**

# DEMOGRAPHICS

**MIKE PRIOLO**

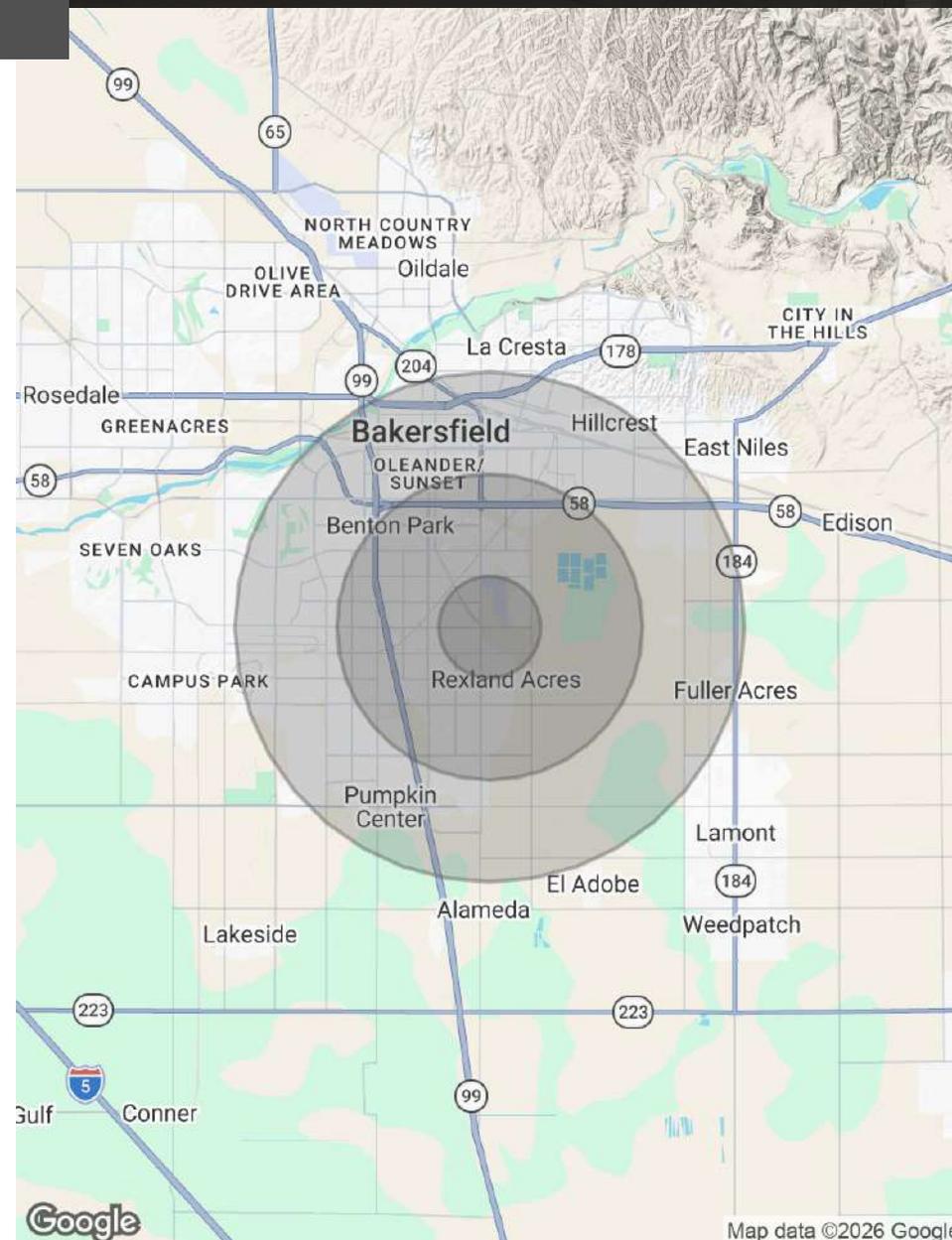
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# DEMOGRAPHICS MAP & REPORT

**INDUSTRIAL PROPERTY FOR SALE** 104 EAST WHITE LANE, BAKERSFIELD, CA 93307

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,851	106,124	270,546
Average Age	33	33	34
Average Age (Male)	32	32	33
Average Age (Female)	33	34	35
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,042	30,051	81,639
# of Persons per HH	3.7	3.5	3.3
Average HH Income	\$57,576	\$68,097	\$75,974
Average House Value	\$347,569	\$293,090	\$312,655

*Demographics data derived from AlphaMap*

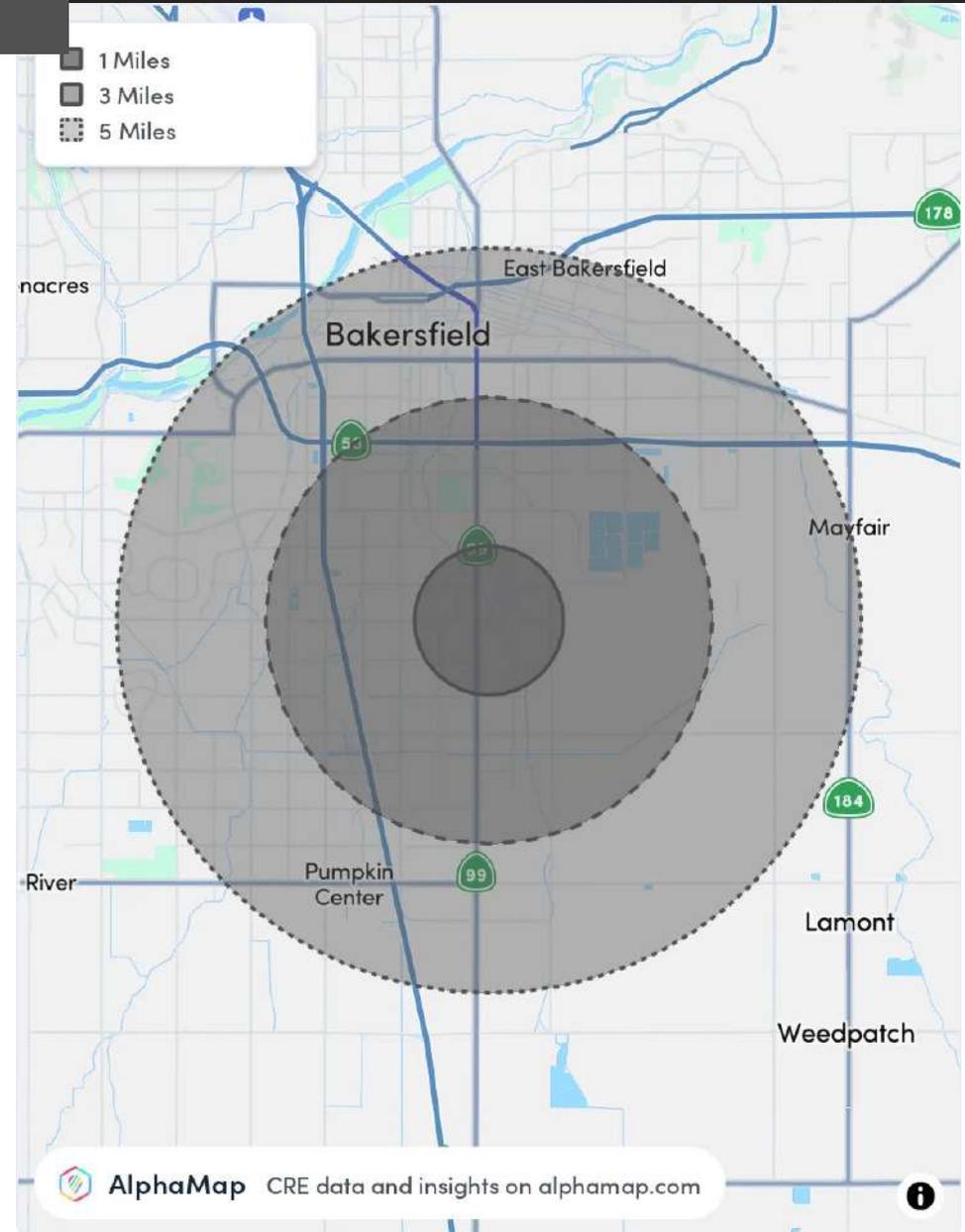


# AREA ANALYTICS

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Average House Value	\$347,569	\$293,090	\$312,655
Per Capita Income	\$15,561	\$19,456	\$23,022

*Map and demographics data derived from AlphaMap*



# ADVISOR BIO 1

INDUSTRIAL PROPERTY FOR SALE

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**MIKE PRIOLO**

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Direct: **408.439.8875**

CaDRE #01878385

## PROFESSIONAL BACKGROUND

Mike Priolo is the Founder and Broker of MPIRE Commercial Real Estate, Inc., a boutique brokerage and asset-management firm built on the belief that real estate is a relationship business first. With over a decade of experience and \$138M+ in completed transactions, Mike has earned a reputation for delivering data-driven, custom-tailored strategies that help clients achieve their goals across retail, multifamily, and mixed-use assets.

Known for his hands-on execution, transparent communication, and ability to uncover value others overlook, Mike partners closely with property owners and investors to maximize NOI, reduce stress, and create predictable, long-term results. His clients trust him as a strategic advisor who brings big-firm expertise with boutique, white-glove service — the best of both worlds.

A dedicated family man, Mike lives in Santa Cruz, California, where he enjoys spending time with his family, saltwater fishing, and being with friends. His relationship-first approach in life mirrors his business philosophy: to be a trusted partner whose success is measured by the success of his clients.

**MPIRE Commercial Real Estate, Inc.**

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