

# 825

E. WHITE LANE  
BAKERSFIELD, CA

FOR SALE OR  
FOR LEASE



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COMMERCIAL REAL ESTATE SERVICES  
CENTRAL CALIFORNIA

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## PROPERTY OVERVIEW

This exceptional industrial facility is situated on a 17-acre parcel, offering ample space for operations, storage, and future expansion. With 9,600 square feet of warehouse space and a fully secured yard, this property is designed to accommodate a wide range of industrial and commercial uses. The site is zoned M3, providing the flexibility needed for heavy industrial, manufacturing, and distribution operations.

Additionally, a 1,500 SF job site trailer is located on-site, providing ready-to-use office space, perfect for managing day-to-day operations or housing administrative staff. The combination of prime location, generous acreage, and heavy industrial zoning makes this property an outstanding opportunity for businesses looking to scale, expand, or relocate.

## OFFERING PRICE

\$5,170,000

## LEASE RATE

\$0.90/sf and \$1k/AC | Industrial Gross

## AVAILABLE SF

9,600 SF

## LOT SIZE

17± Acres

## ZONING

M-3

## APN

172-140-12



**WATER**  
Well



**ELECTRIC**  
PG&E



**GAS\***



**SEWER**  
Septic

\*utilities near site



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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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