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825 E. WHITE LANE BAKERSFIELD, CA. FOR SALE OR LEASE

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









*utilities near site

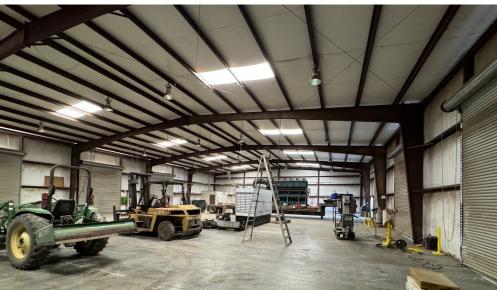
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