



For Sublease

Industrial Office/ Warehouse with Yard

Southwest Industrial Corridor

5301 White Lane | Bakersfield, CA 93313

Contact Us:

Oscar Baltazar

Senior Vice President | Principal

License No. 01263421

+1 661 631 3819

oscar.baltazar@colliers.com

Marco Petrini

Vice President

License No. 02167974

+1 661 631 3826

marco.petrini@colliers.com

Colliers International

License No. 00452468

10000 Stockdale Hwy, Suite 102

Bakersfield, CA 93311

colliers.com/bakersfield

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Property Overview

5301 White Lane is located in the Southwest Industrial Corridor on the corner of White Lane and Grissom Street. The property has frontage to White Lane which provides consistent travel and excellent brand exposure. This location allows for convenient access to north and south bound Hwy. 99.

Sublease Rate:

\$1.40/sf., Modified Gross

Available:

± 5,500 sf with ± 8,000 SF of yard space

Property Highlights:

- High exposure location w/abundant parking
- Office/Warehouse with fully alarmed yard
- Fully paved and fenced yard space
- Evaporative Coolers
- Space Heaters
- Insulated Warehouse
- Storm Drain in Yard
- Monument Sign on high traffic street
- 12'-14' Clear Height
- Showroom
- Partially air conditioned warehouse.
- Zoned M-1 in the City of Bakersfield

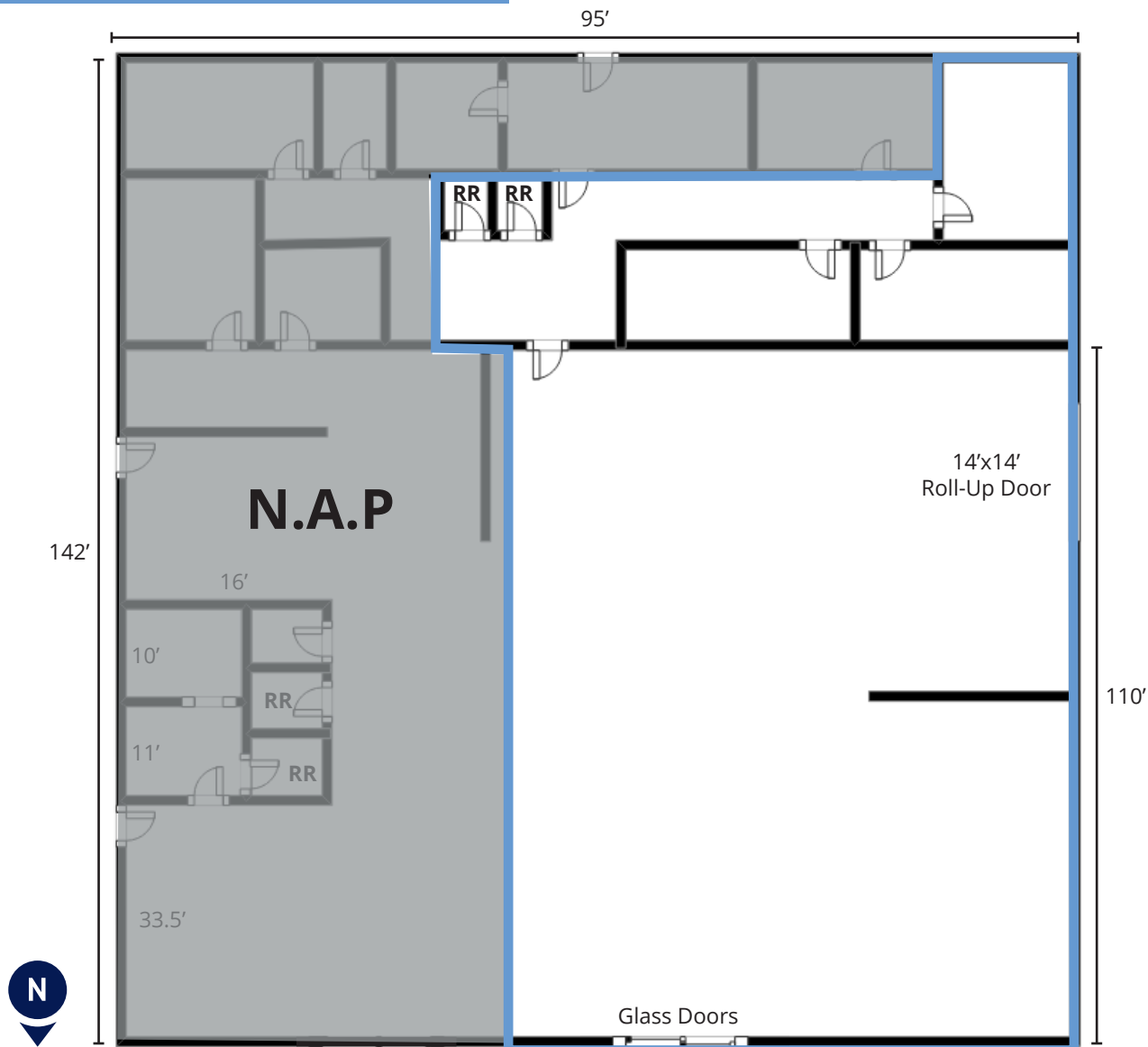
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



5301 White Lane

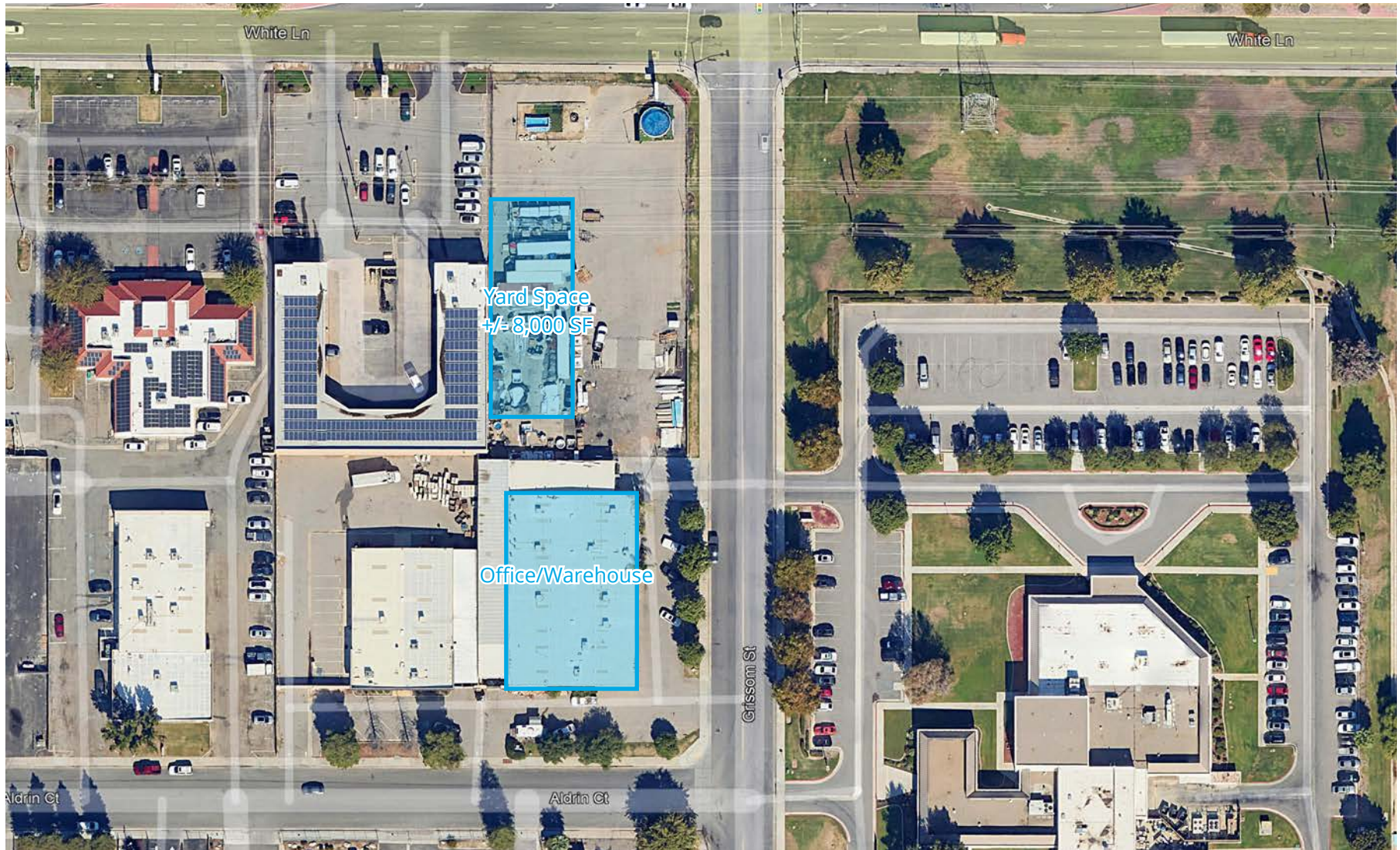
Floor Plan

Colliers



5301 White Lane Site Aerial

Colliers



Location Map

KERN COUNTY AT A GLANCE

LARGEST ECONOMY
IN THE SAN JOAQUIN VALLEY

#1 IN AGRICULTURAL
PRODUCTION NATIONWIDE



#3 IN ECONOMIC DIVERSITY NATIONWIDE



#4 IN STEM JOBS NATIONWIDE



OVER 50 MAJOR DISTRIBUTION CENTERS

THE ENERGY CAPITAL OF CALIFORNIA
Largest Provider of Oil & Renewable Energy in the State

70%



60%



#1 LARGEST WIND FARM IN THE U.S.



2ND LARGEST SOLAR FARM IN THE U.S.



#7 OIL-PRODUCING COUNTY
IN THE NATION



OVER 50 **WORLD TECH "FIRSTS"**
NAVAL AIR WEAPONS
STATION CHINA LAKE

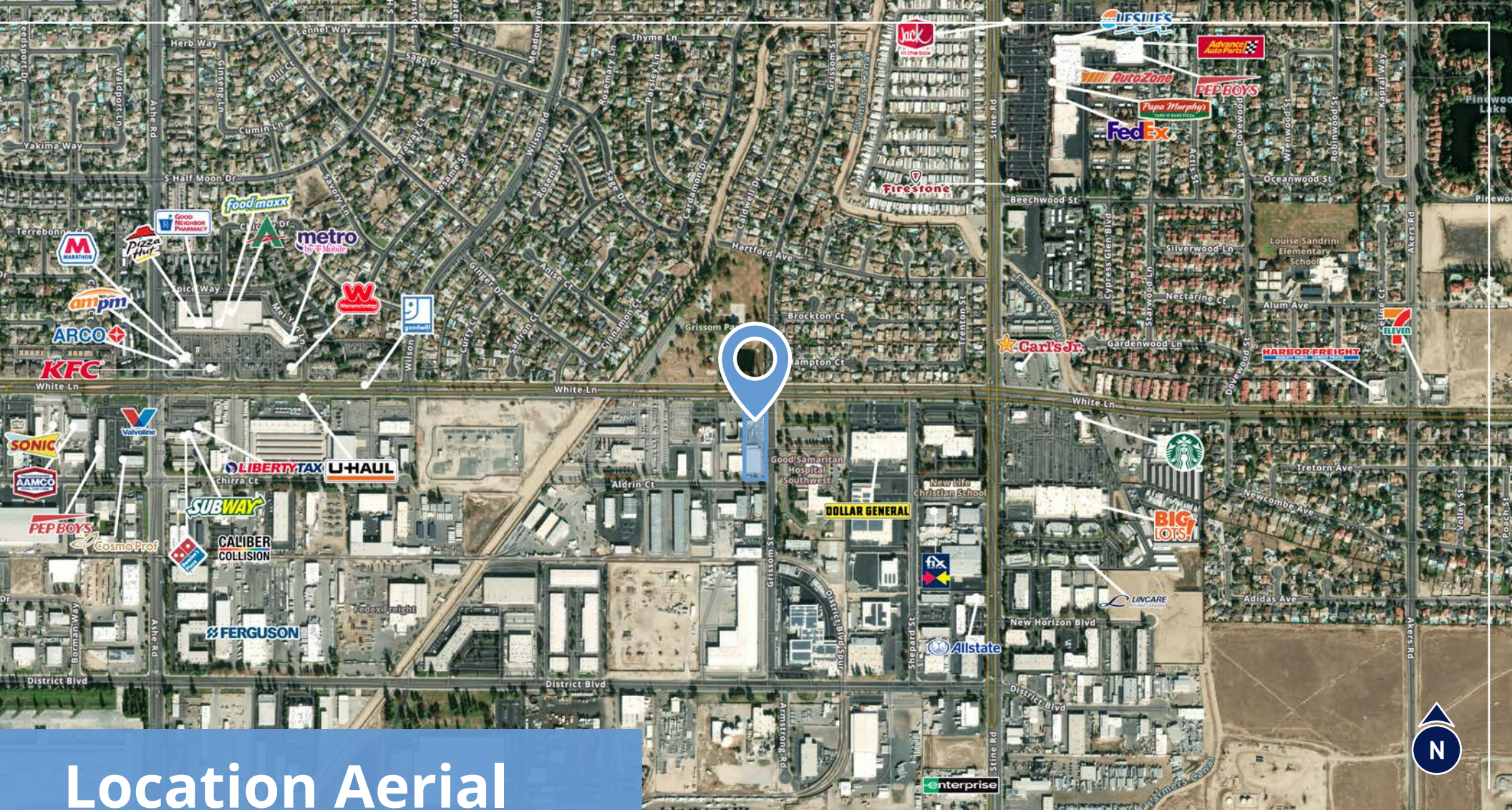


**1ST COMMERCIAL SPACE
PORT IN U.S.**



1ST SPACE SHUTTLE LANDING





Location Aerial

Demographics



Population

1 Mile: 16,915
3 Mile: 163,447
5 Mile: 298,060



Daytime Population

1 Mile: 16,801
3 Mile: 141,826
5 Mile: 303,753



Businesses

1 Mile: 813
3 Mile: 4,691
5 Mile: 11,465



Median Age

1 Mile: 32.7
3 Mile: 33.4
5 Mile: 33.1



Households

1 Mile: 5,637
3 Mile: 52,976
5 Mile: 93,408



Average HH Income

1 Mile: \$75,050
3 Mile: \$95,847
5 Mile: \$99,558