

Ave L Industrial

Avenue L & Sierra Hwy

FOR SALE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY

Lancaster, CA 93534



PROPERTY OVERVIEW

Located in a State **“Opportunity Zone”** where tax deferral and/or elimination opportunities exist! <https://opzones.ca.gov/>. This 1.83+/- acres is zoned for Light Industrial with site plan approval from the City of Lancaster for a 28,333+/-sf warehouse building demised into 2 units with a common loading dock and 2-800+ sf offices. This site offers a strategic, mid-cities location about a mile east of the A.V. Freeway (Hwy #14)! This site is just west of the “Lancaster Business Park”, home to Morton Manufacturing, Lance Camper, Federal Express and other prominent businesses serving the entire Antelope Valley!

FOR MORE INFORMATION CONTACT:

DETAILS

| | |
|-------------------|--------------------------------|
| PRICE: | \$395,000 |
| TERMS: | Cash |
| LOT SIZE: | 1.83+/-ac |
| APN: | 3128-007-034 & 3128-007-039 |
| ZONING: | LI (<i>Light Industrial</i>) |
| UTILITIES: | Elect/Phn/Wtr/Gas |
| TOPO: | Level, rough graded |

Harvey Holloway DRE #00594721

Direct 661-948-2644 x 22
Cell 661-609-8173

Main 661-948-2644
Fax 661-945-2524

www.cbcvalleyrealty.com

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42402 N. 10th Street West Ste “E”
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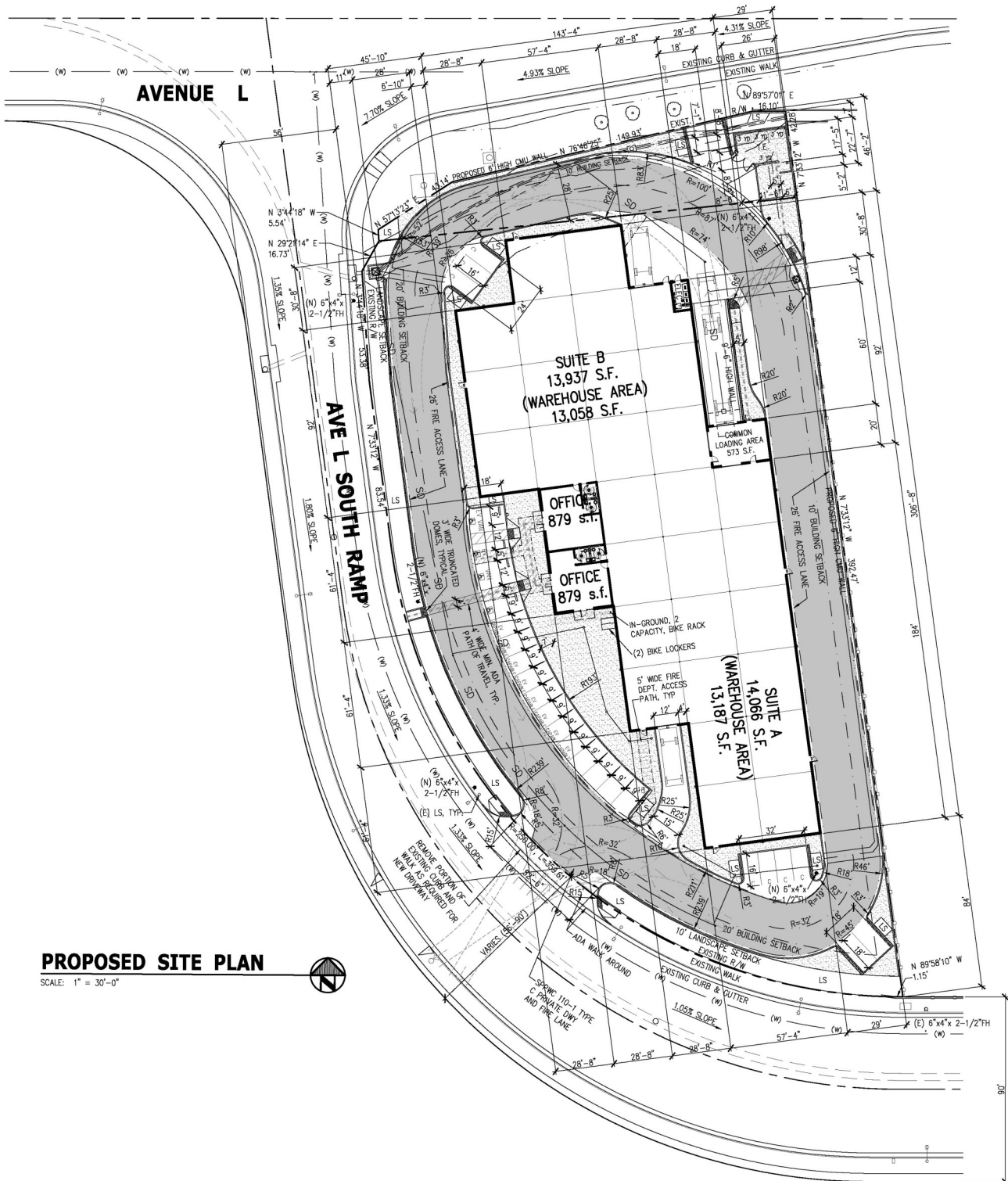
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PROPOSED SITE PLAN

SCALE: 1" = 30'-0"



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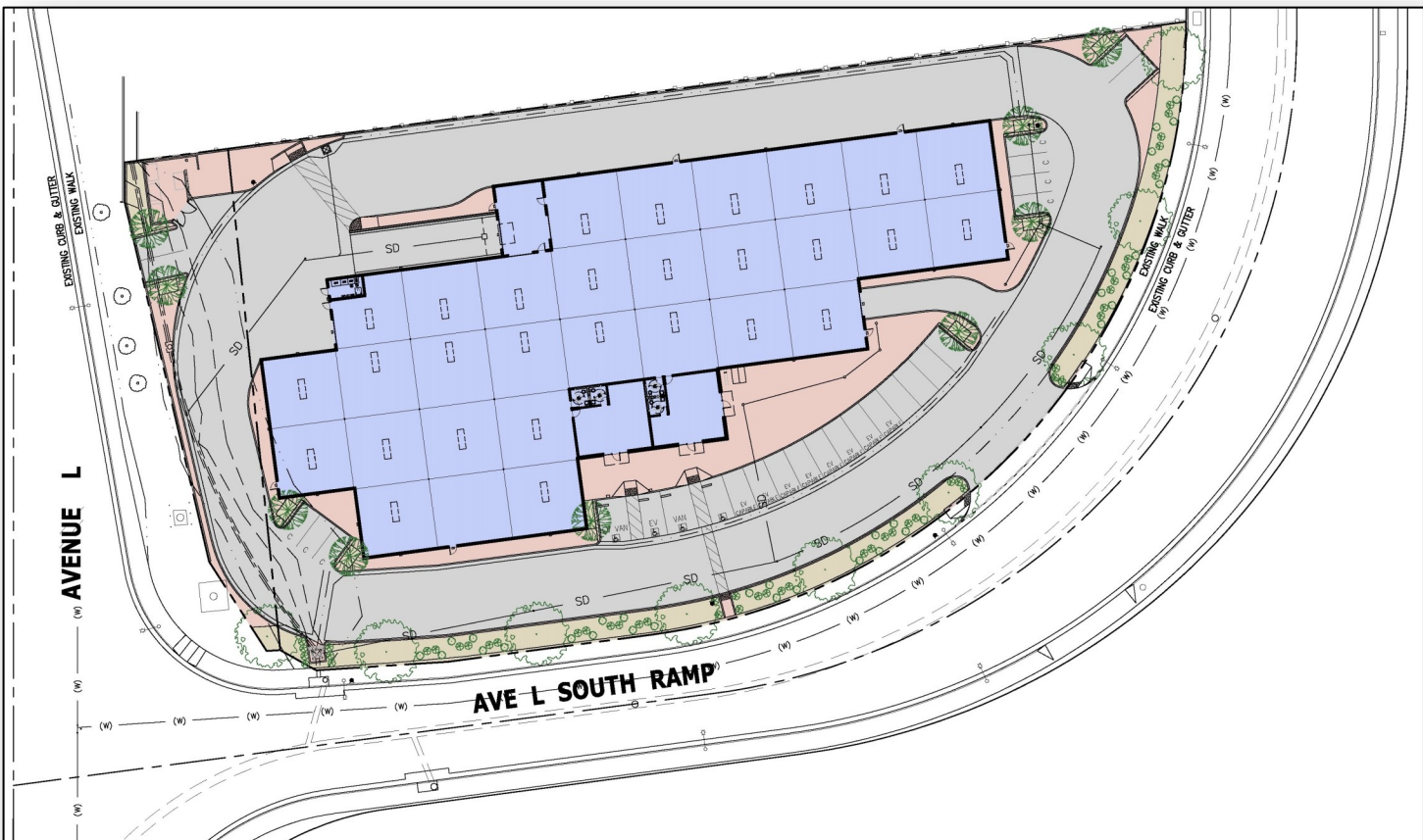
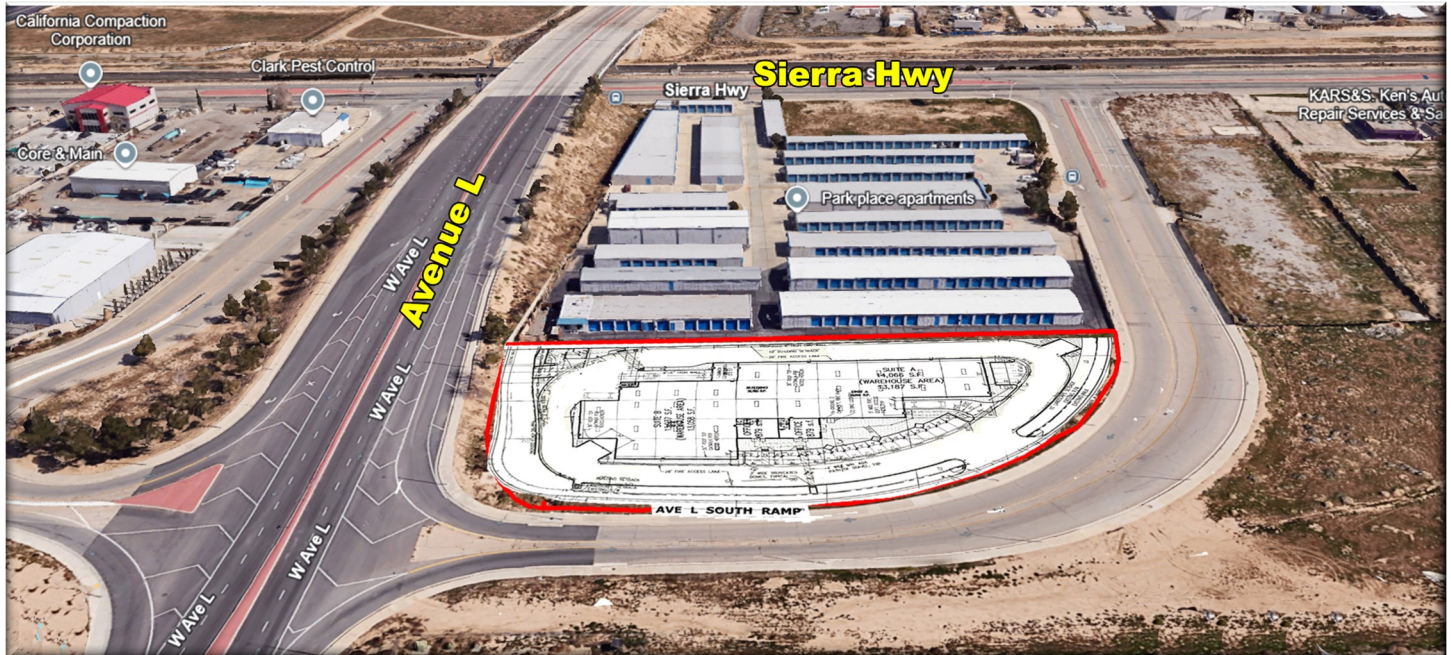
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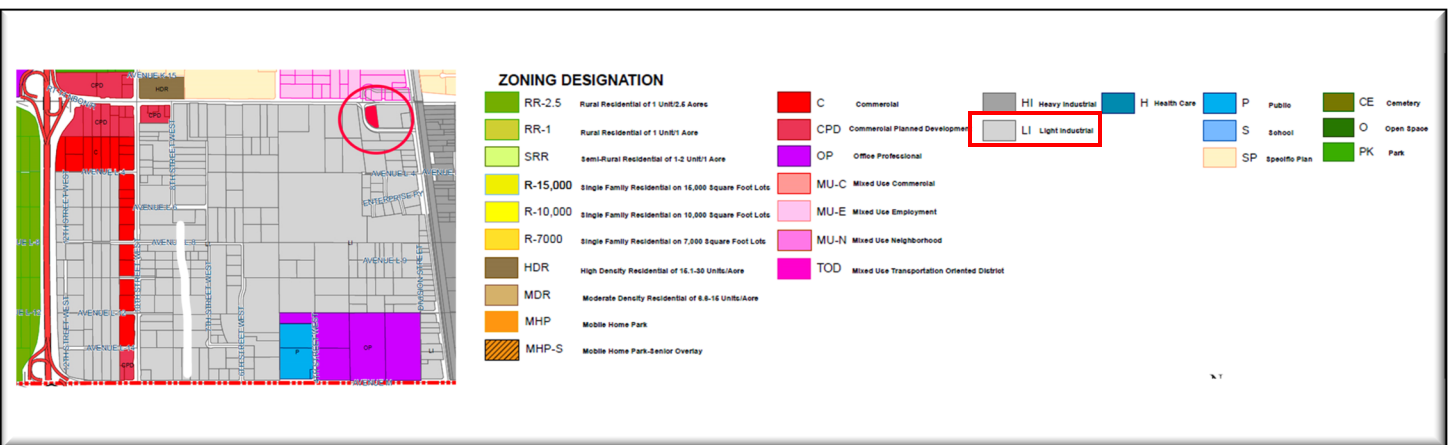
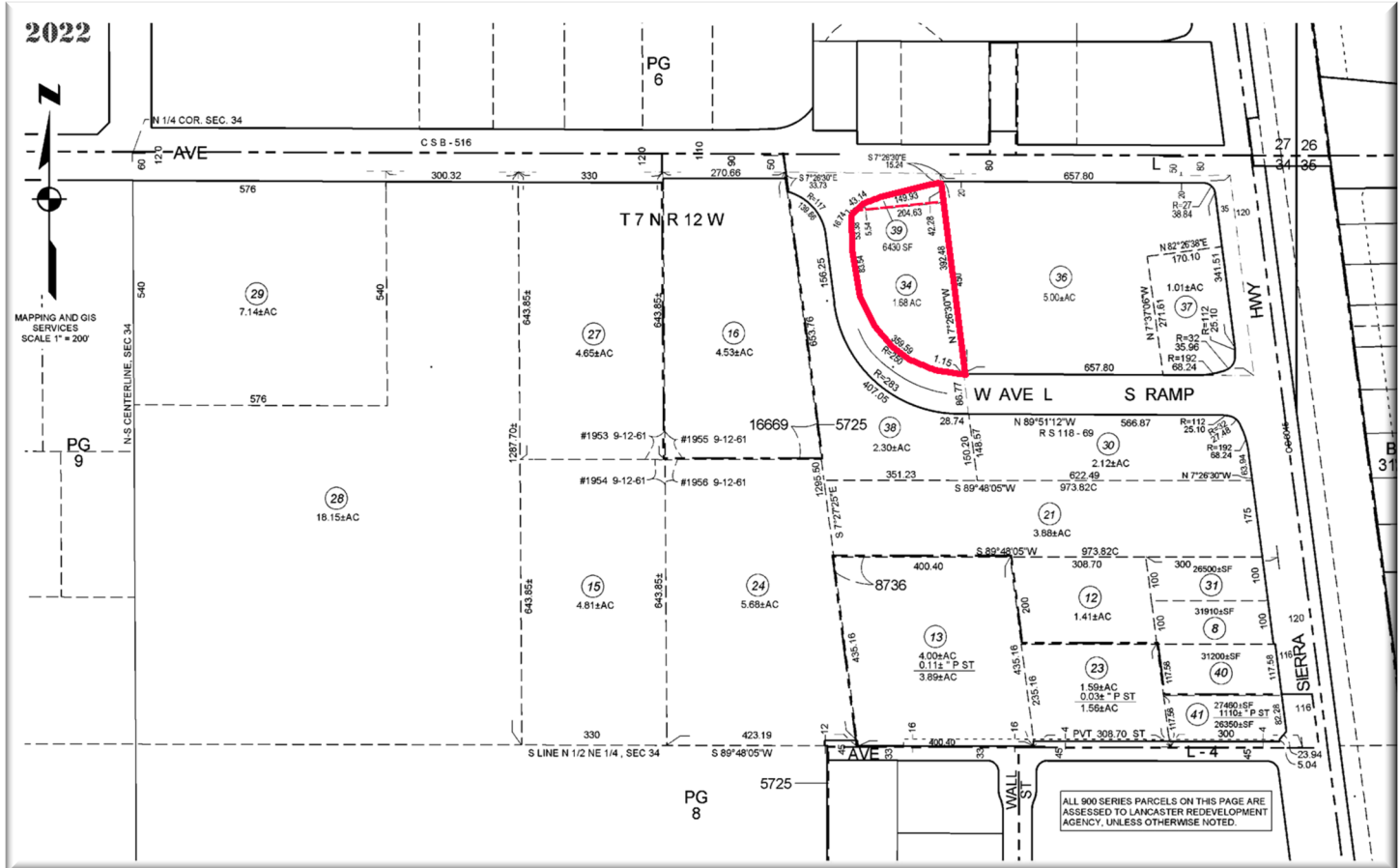
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The property is being offered in **"AS IS" CONDITION WITH ALL FAULTS AND WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. It is buyer's responsibility to conduct a thorough, independent investigation of the property in order to determine its suitability for buyer's intended use. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

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