

7th St Business Center

42142 7th St West

Lancaster, CA 93534

FOR LEASE



**COLDWELL BANKER
COMMERCIAL**
VALLEY REALTY



PROPERTY OVERVIEW

Rare, freestanding building available for lease. Strategic “mid-cities” location across the street from the brand new “Trader Joes” warehouse/distribution facility with convenient freeway access nearby. Over 6,500 sf served with HVAC and includes (2) multi-stall restrooms, large conference or training room with some loft storage 6 private offices and reception area. Shop offers 400amp/3phs/4W power, 16ft ceiling heights, 12’ x 14’ grade level door and includes entrances to both the north and east parking areas.

PROPERTY DETAILS

BLDG SIZE:	6,536+/-sf
LEASE PRICE:	\$6,863/month (\$1.05/sf)
POWER:	120/208v/400amp/3phs
G/L DOOR:	1-12’ x 14’
CEILING:	16ft
YEAR BUILT:	1990
CONSTRUCTION:	CTU
ZONING:	LI (<i>Light Industrial</i>)
PARKING:	2.9/1,000sf

FOR MORE DETAILS CONTACT:

Harvey Holloway - DRE #00594721
harvey@cbcvalleyrealty.com

Direct	661.948.2644 x 22	Main	661.948.2644	42402 N. 10th Street West #E
Fax	661.945.2524	Cell	661.609.8173	Lancaster, CA 93534

www.cbcvalleyrealty.com

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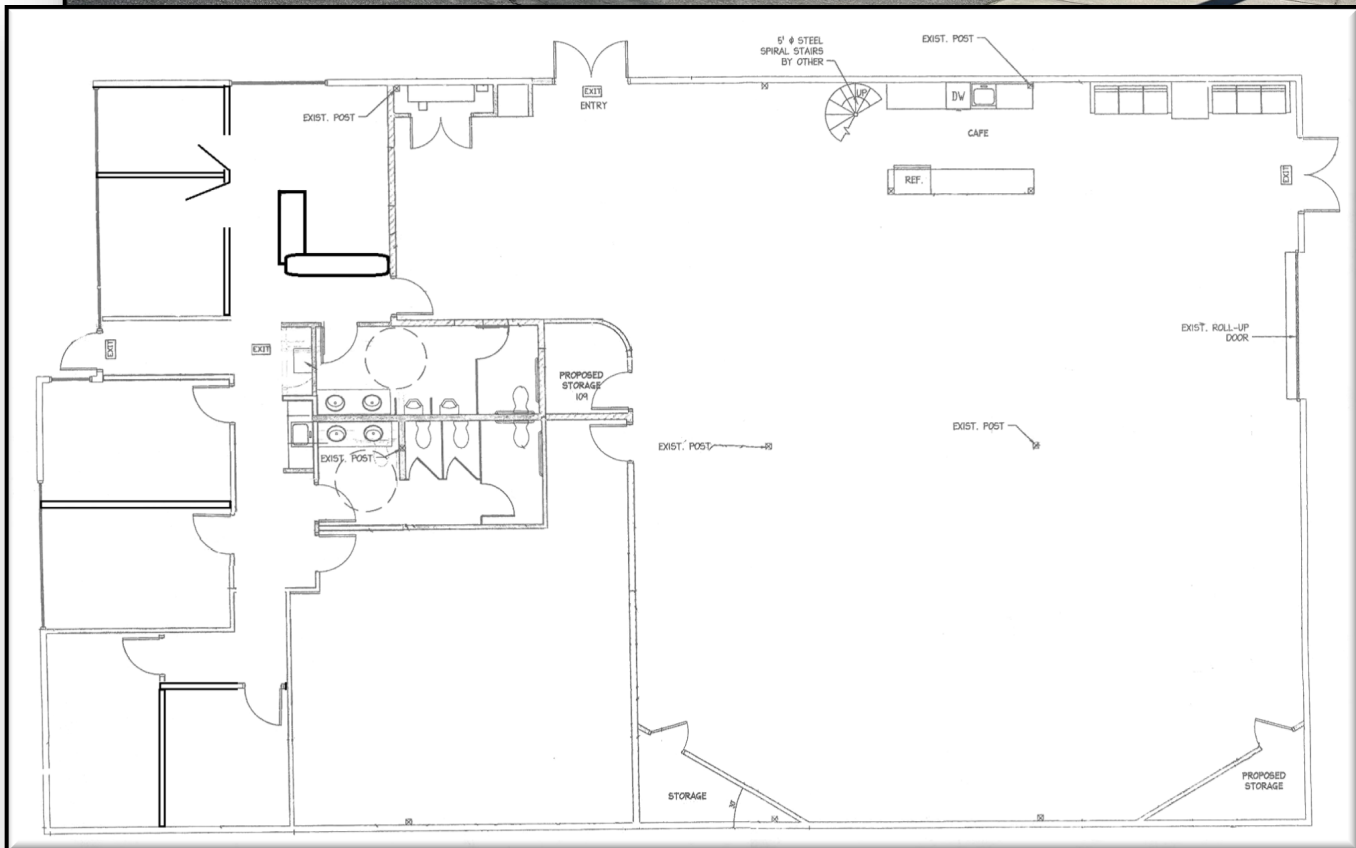
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