

Industrial Investment Opportunity

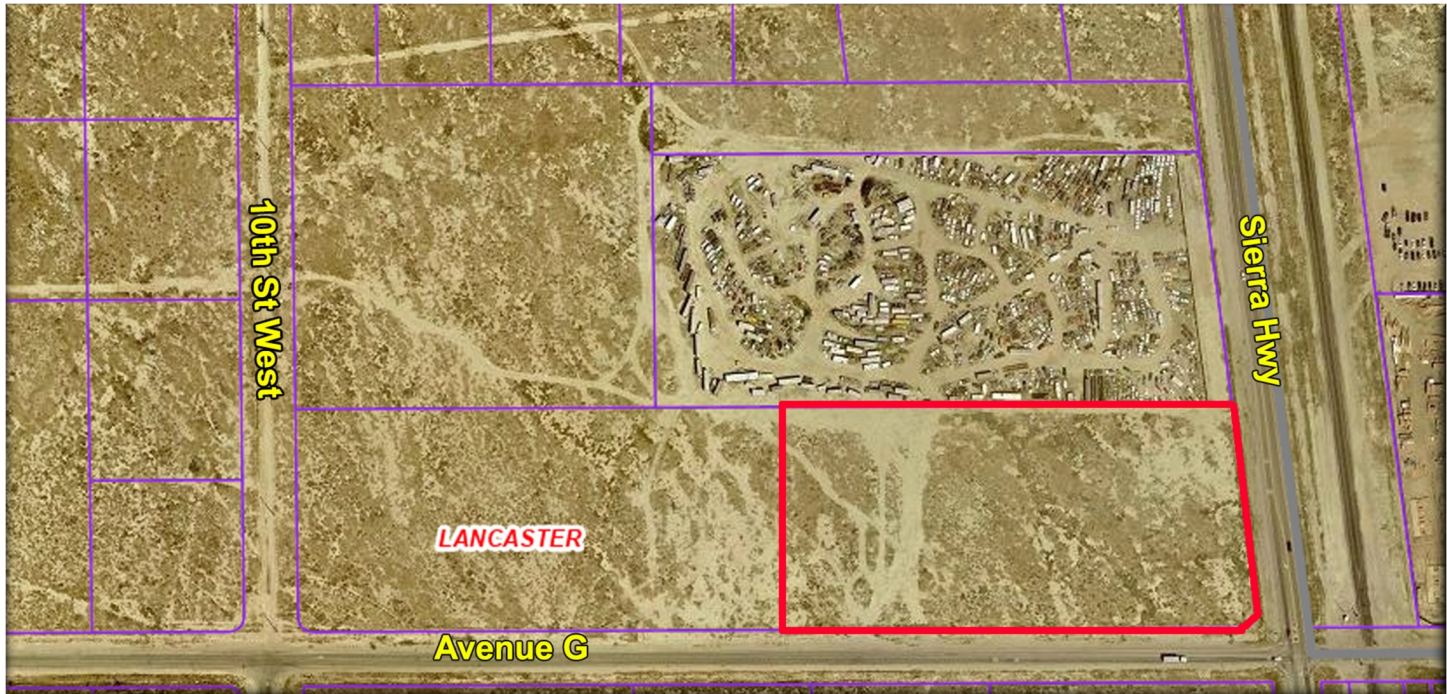
NWC of Ave G & Sierra Hwy

FOR SALE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY

Lancaster, CA 93536



PROPERTY OVERVIEW

DETAILS

PRICE: \$320,000 (39,024/acre)

TERMS: Cash

LOT SIZE: 8.20±ac

APN: 3118-002-071

ZONING:
(current) M-1 (Light Industrial)
(proposed) LI (Light Industrial)

FRONTAGE:
Avenue G 900+/- ft
Sierra Hwy 400+/- ft

Rare opportunity to acquire this 8.2± acre industrial-zoned parcel, strategically located within the approximately 7,150±-acre "Westside Annexation Area," a major expansion of the City of Lancaster that has received approval from both the City of Lancaster and the Los Angeles County Local Agency Formation Commission (LAFCO). The annexation represents a significant long-term expansion of Lancaster's jurisdiction and development footprint. Prominently positioned at the northwest corner of Sierra Highway and Avenue G, the property is strategically located just south of 1,861+/-acre "North Lancaster Industrial Specific Plan," which is envisioned to accommodate up to some 38.5 million square feet of industrial development! The planned industrial expansion has the potential to establish a major new employment, logistics, manufacturing and distribution hub in the northern Lancaster area. With excellent visibil-

ity along Sierra Highway, substantial acreage and a strategic location within one of Lancaster's most significant long-term growth areas, this property presents an attractive opportunity for land banking, investment and/or future industrial development! The property is also situated near significant industrial users, including BYD's 556,000+/- square-foot electric bus manufacturing facility, and is conveniently located just minutes from State Route 14, providing regional connectivity throughout the Antelope Valley and beyond.

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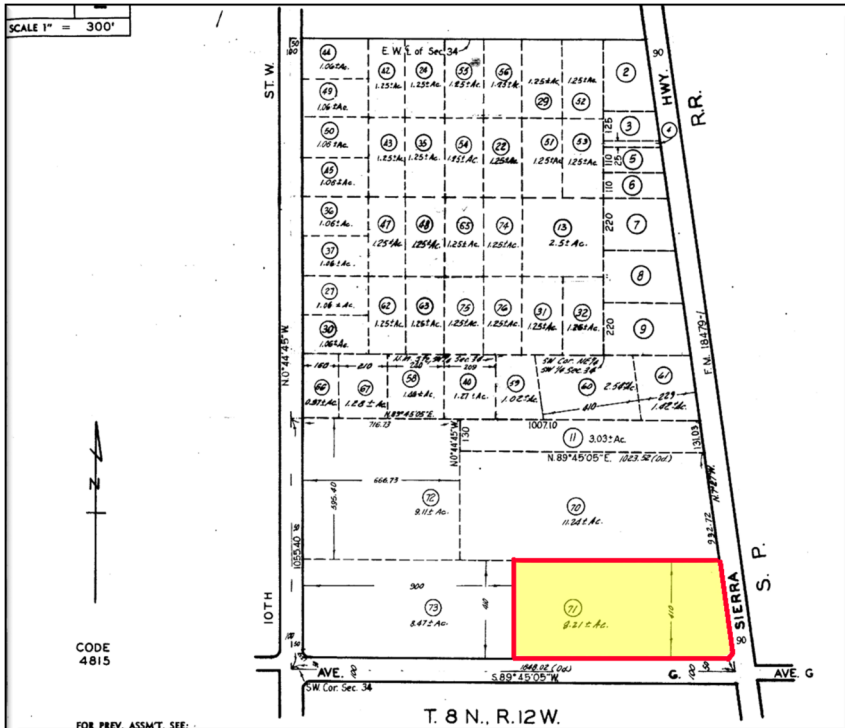
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Prominent corner location with direct Freeway access along Avenue G! This Site offers some 900 feet of frontage along Avenue G and about 400 feet of frontage along Sierra Hwy.



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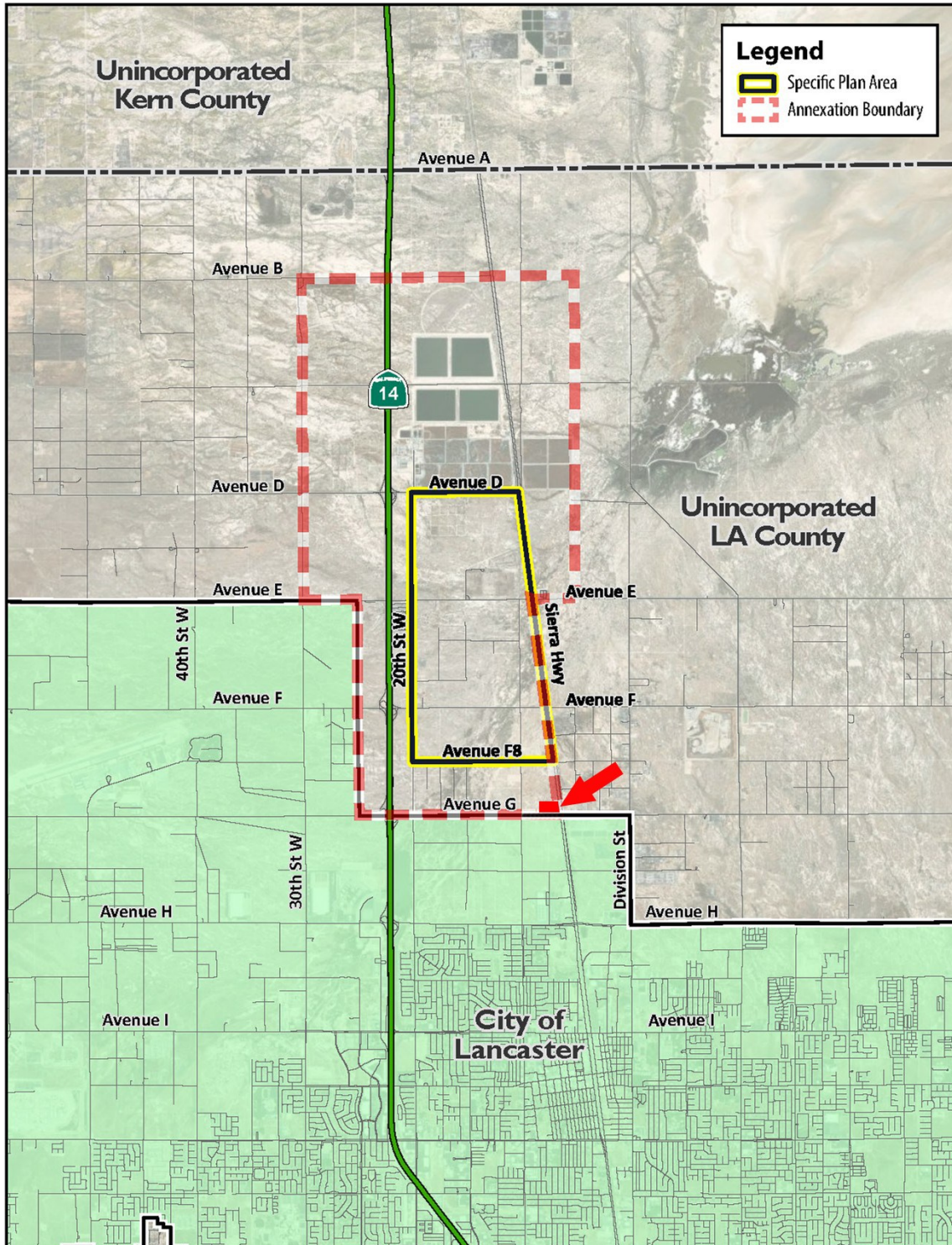
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Westside Annexation & Specific Plan Boundaries



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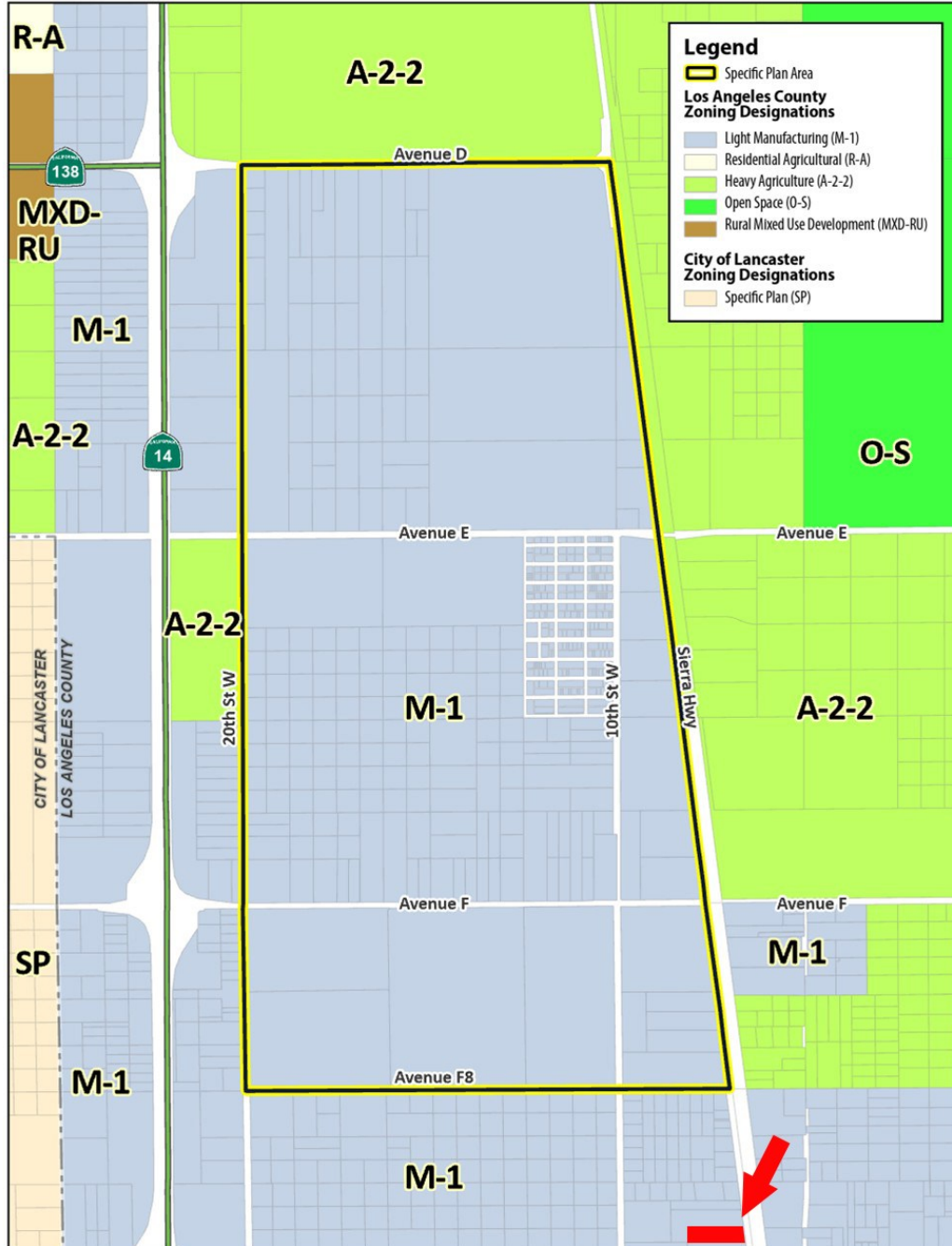
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Current boundaries/zoning in "Westside Annexation"



Source(s): City of Lancaster (2015), Esri, Los Angeles County (2024)

FIGURE 1-5



0 525 1,050 2,100
Feet

EXISTING LOS ANGELES COUNTY
ZONING DESIGNATIONS

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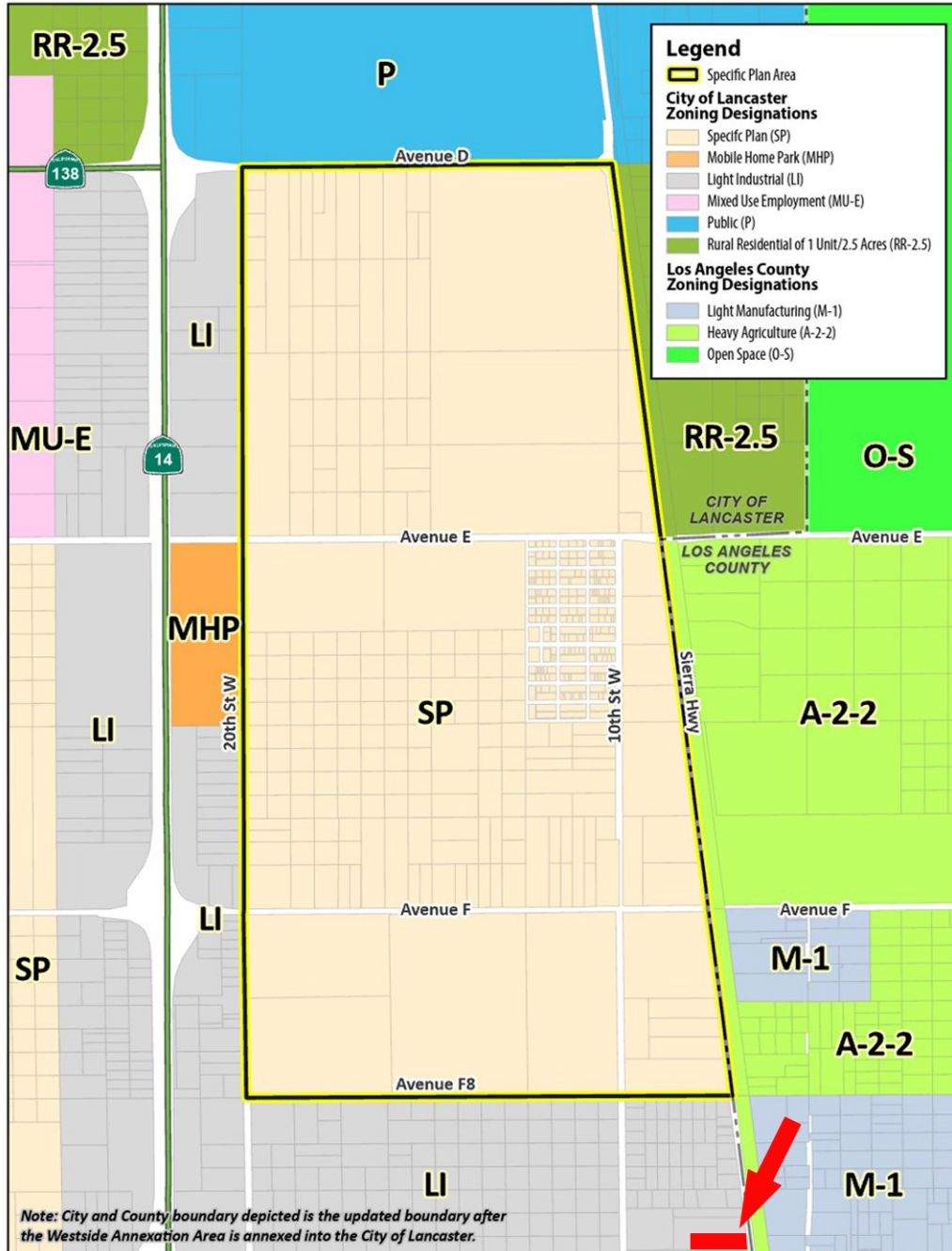
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Portion of "Westside Annexation" after Approval



Source(s): City of Lancaster (2015), Esri, Los Angeles County (2024)

FIGURE 1-6



PROPOSED CITY OF LANCASTER
ZONING DESIGNATIONS

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