

# 12th St W Industrial

42450 12th St W #103

Lancaster, CA 93534

FOR LEASE



**COLDWELL BANKER  
COMMERCIAL**  
VALLEY REALTY



## PROPERTY OVERVIEW

Strategic “mid-cities” location on 12th St West just north of Ave L-8 with convenient freeway access just minutes away! Former house remodeled for commercial use includes a large front reception area, and 3 private offices, one with an on suite restroom/shower! Fresh paint and flooring, ready to move in!

## DETAILS

<b>BLDG SIZE (SF):</b>	39,447+/-sf
<b>AVAILABLE (SF):</b>	1,225+/-rsf
<b>LEASE PRICE:</b>	\$1,650/mo (\$1.35/sf)
<b>LEASE TYPE:</b>	Modified Gross
<b>CONSTRUCTION:</b>	Block
<b>YEAR BUILT:</b>	2007
<b>ZONING:</b>	LI
<b>LOT SIZE:</b>	2.33+/- acres

## FOR MORE DETAILS CONTACT:

Harvey Holloway BRE #00594721  
harvey@cbcvalleyrealty.com  
(661) 948-2644 x 22

Direct 661.948.2644 x 22 Main 661.948.2644  
Fax 661.945.2524 Cell 661.609.8173

42402 N. 10th Street W Ste E  
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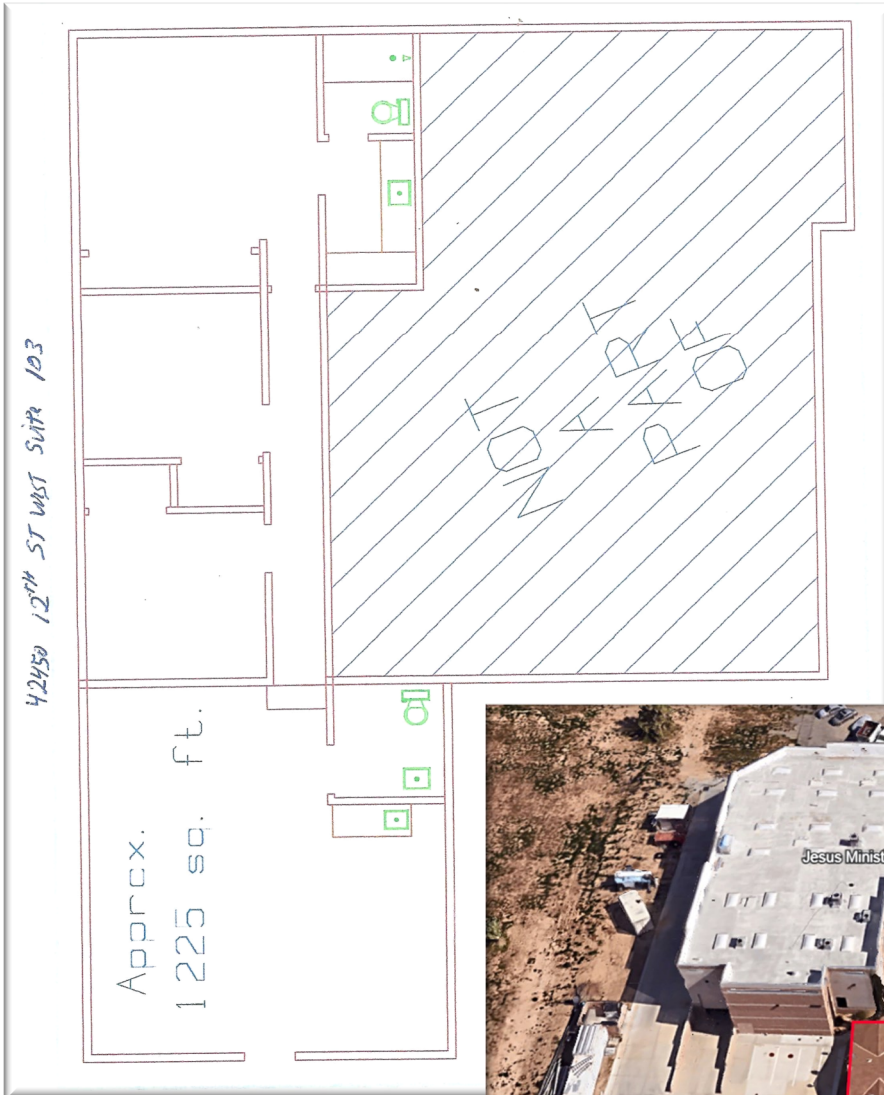
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