

Trevor Industrial

45030 Trevor Avenue

Lancaster, CA 93534

For Sale



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY



PROPERTY OVERVIEW

Stop paying Rent and start building Equity! Great owner/user opportunity to occupy all or some part of this 3-unit building. Unit A and C are already connected through double doors and Unit B could be easily added to utilize the entire building. Each unit has separate electric meter, restroom and entrance. Unit A is apx 1,625 sf and has a front entrance to the building with 3 offices including one larger room that is served by a 10' X 10' gl door. Unit B is apx 805sf with an entrance on the north side of the building and offers 3 offices and a small storage room. Unit C is apx 3,291sf with open, clear span shop/warehouse area, 12' X 12' gl door and a compressor and parts storage room. This property provides a convenient, downtown location close to the many amenities offered along "The Blvd" which is becoming the A.V's premier destination for shopping, dining, entertainment and the Arts!

FOR MORE INFORMATION CONTACT:

Harvey Holloway DRE #00594721
harvey@cbcvalleyrealty.com

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

Main 661 948-2644
Fax 661 945-2524

42402 N 10th St West Ste E
Lancaster, CA 93534

DETAILS

REDUCED	\$775,000
SALE PRICE:	\$895,000 (\$156/sf)
BUILDING SIZE:	5,721 +/- sf
Unit A:	1,625 +/- rsf
Unit B:	805 +/- rsf
Unit C:	3,291 +/- rsf
CONSTRUCTION:	Wood Framed and Metal
POWER:	120/240v/3phs/4W
YEAR BUILT:	1969/1971
CLEAR HEIGHT:	14'
G/L DOORS	1-10'X10' & 1-12'X12'
LOT SIZE:	8,116 +/- sf
APN:	3138-009-017
ZONING:	TOD (Employment Commercial)

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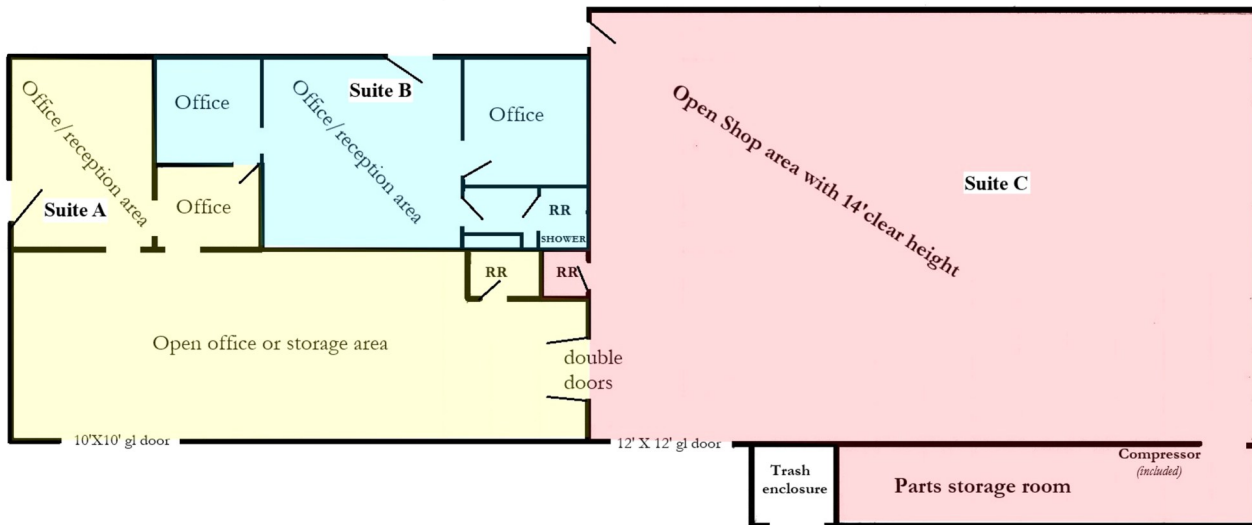
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Front, Street entrance for Unit A and entrance for B & C along sidewalk on north side.

Unit A includes 1-10' X 10' gl door and Unit C has 12' X 12' gl door both off the alley on the south side.



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