

Sierra Hwy Industrial Bldg

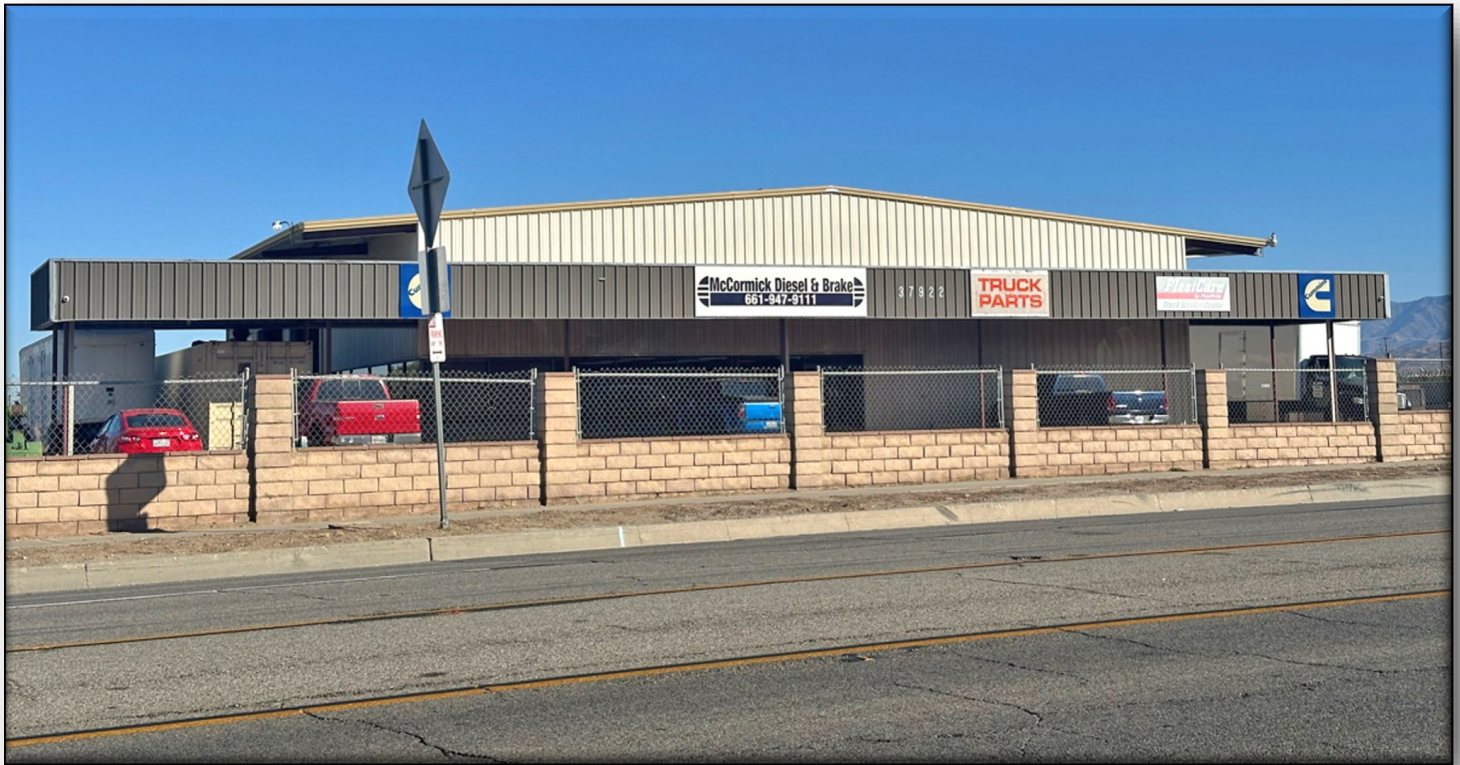
37922 Sierra Hwy

Palmdale, CA 93550

FOR SALE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY



PROPERTY OVERVIEW

Strategic location with easy access to major highways and proximity to key transportation routes! This free-standing Industrial building is situated on a fenced and partially paved, 3.22+/- acre lot offering great potential for expansion and/or outside storage needs! This site offers great visibility along Sierra Hwy featuring apx. 356 ft of frontage and 2 curb cuts! The front office area includes an open showroom area, 4 private offices and 3 restrooms, 2 located off the showroom for the staff and 1 large restroom in the back convenient for shop employees. The adjacent "parts room" offers its own 10' X 10' gl door and access to loft storage above the offices. There is ample power with a 400 amp/3phs/4wire main panel and the open shop area provides 20ft ceiling heights along with 6-16' X 14' gl doors.

DETAILS

Price:	\$1,500,000 (\$187.50/sf)
Building Size:	8,000+/-sf
Construction:	Metal
Year Built:	1981
Ceiling Heights:	20 ft
G/L Doors:	6-16'X14' & 1-10'X10'
Power:	120-208v/400a/3phs/4W
Lot Size:	3.22+/- acres (140,263+/-sf)
APN:	3010-024-033 & 034
Zoning:	HI (Heavy Industrial)

FOR MORE DETAILS 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

www.cbcvalleyrealty.com

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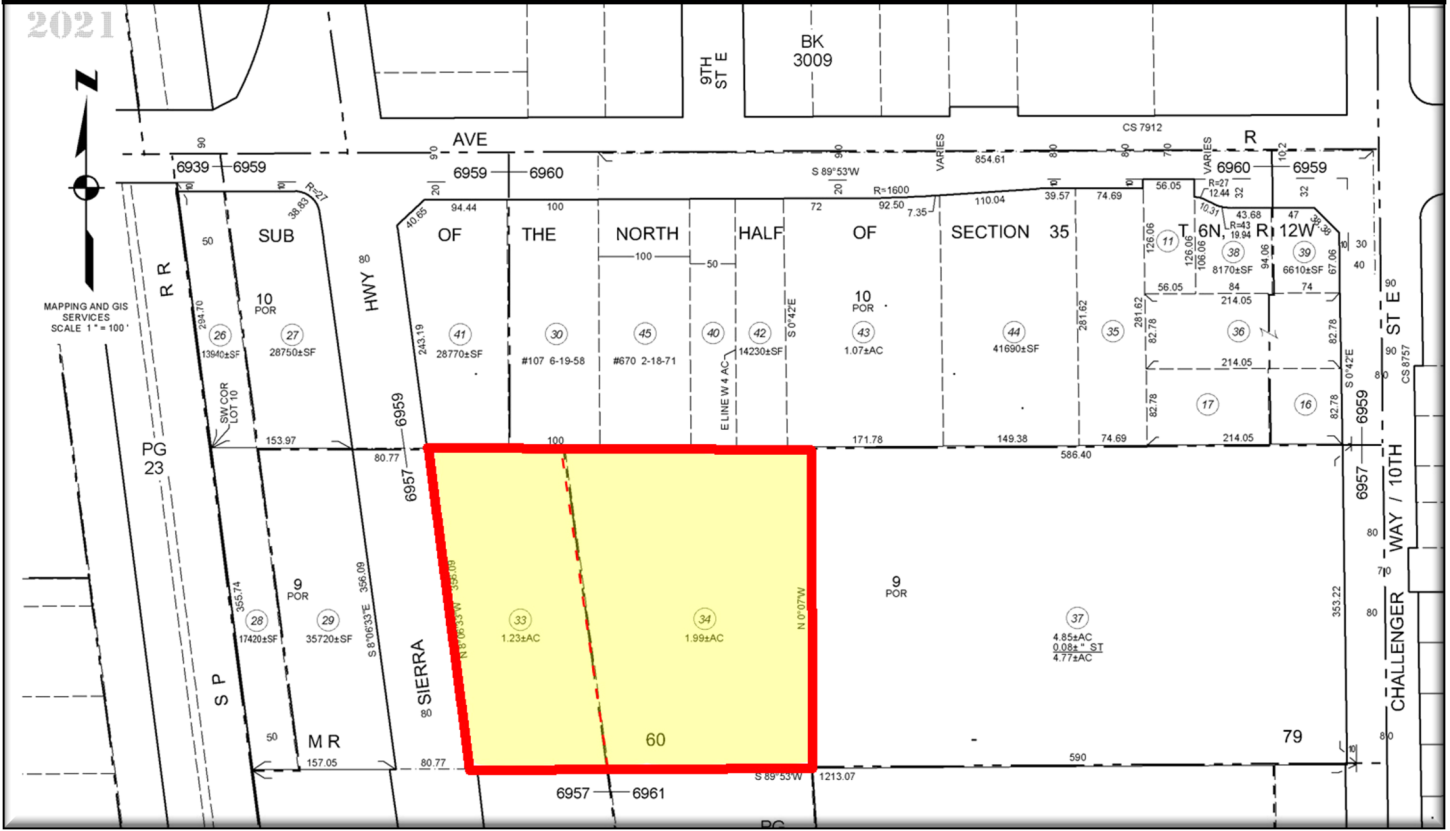
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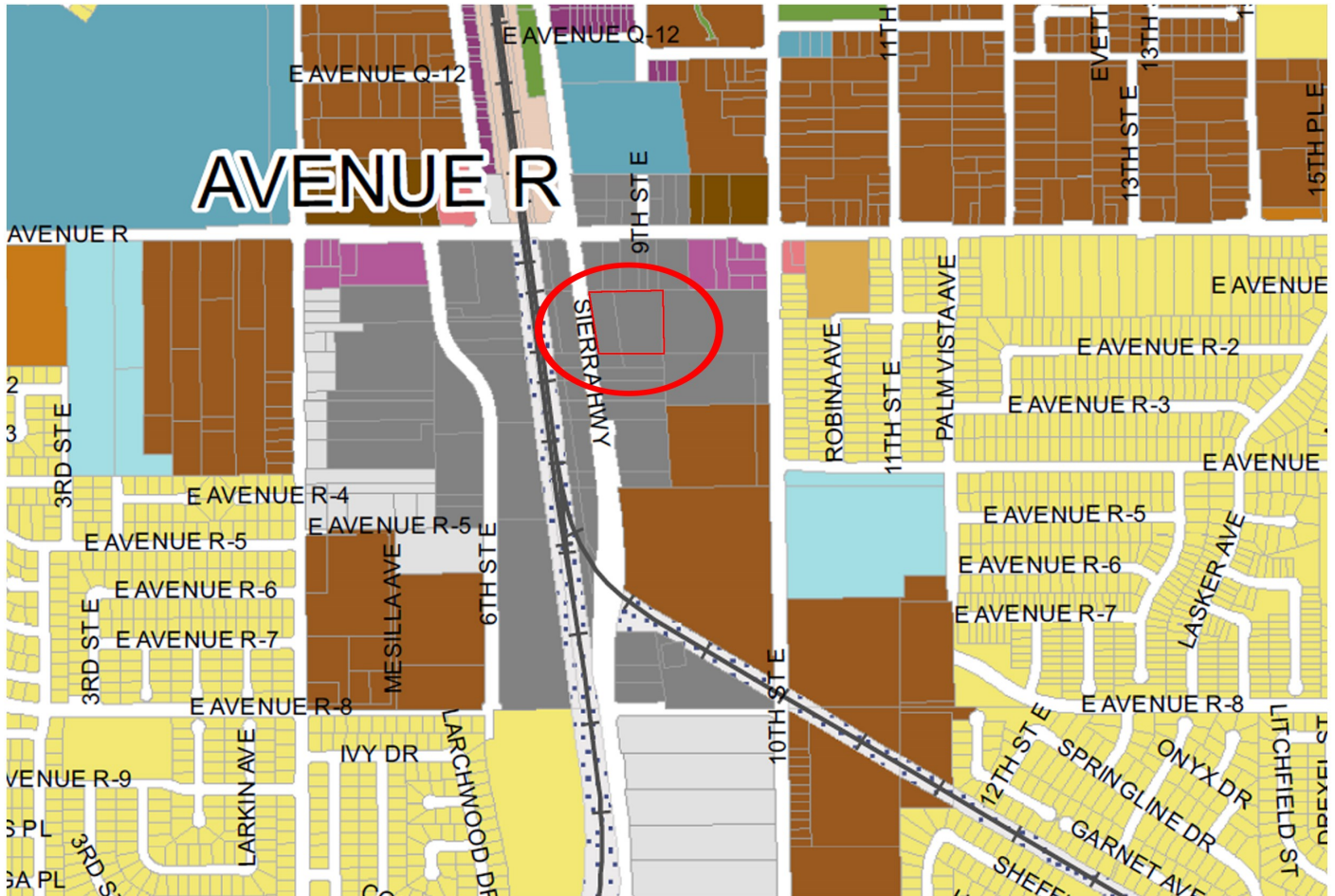
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Palmdale Zoning Map

Equestrian Residential (ER)	Residential Neighborhood 4 (RN 4)	Light Industrial (LI)	Public Facility-Civic (PF-C)
Low Density Residential (LDR)	Mixed Use 1 (MU 1)	Heavy Industrial (HI)	Utilities (U)
Single Family Residential 1 (SFR 1)	Mixed Use 2 (MU 2)	Mineral Resource Extraction (MRE)	Water Body/Aqueduct
Single Family Residential 2 (SFR 2)	Mixed Use 3 (MU 3)	Medical Flex (MEDFX)	
Single Family Residential 3 (SFR 3)	Neighborhood Commercial (NC)	Educational Flex (EDFX)	
Mobile Home (MH)	Visitor Commercial (VC)	Specific Plan (SP)	
Residential Neighborhood 1 (RN 1)	Regional Commercial (RC)	Open Space (OS)	
Residential Neighborhood 2 (RN 2)	Office Flex (OFX)	Public Facility-Park (PF-P)	
Residential Neighborhood 3 (RN 3)	Aerospace Industrial (AI)	Public Facility-School (PF-S)	

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property ***“AS IS” CONDITION WITH ALL FAULTS, 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.

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. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; or (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.