

AVAILABLE

For Sale or Lease

45440 Trevor Avenue

Lancaster, CA 93534



DRE#: 00835836

For More Information:

JIM MANGASSARIAN

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TREVOR AVENUE

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PROPERTY DESCRIPTION

TREVOR AVENUE

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An incredible opportunity to acquire this ready to move in freestanding heavy industrial warehouse on a large lot! The building is currently occupied by a single tenant (call for details) and can accommodate a single tenant or be split into two units, whereby occupying one and leasing the other for additional income. Both units feature HVAC-served office buildouts with a lobby, private offices, kitchenettes, office and shop restrooms, and a clear-span warehouse with high ceilings, front and rear roll-up doors, skylights, evaporative coolers, and suspended gas heaters. Conveniently located on Trevor Ave. near Ave. I, in the "North Valley Industrial" sector of Lancaster.



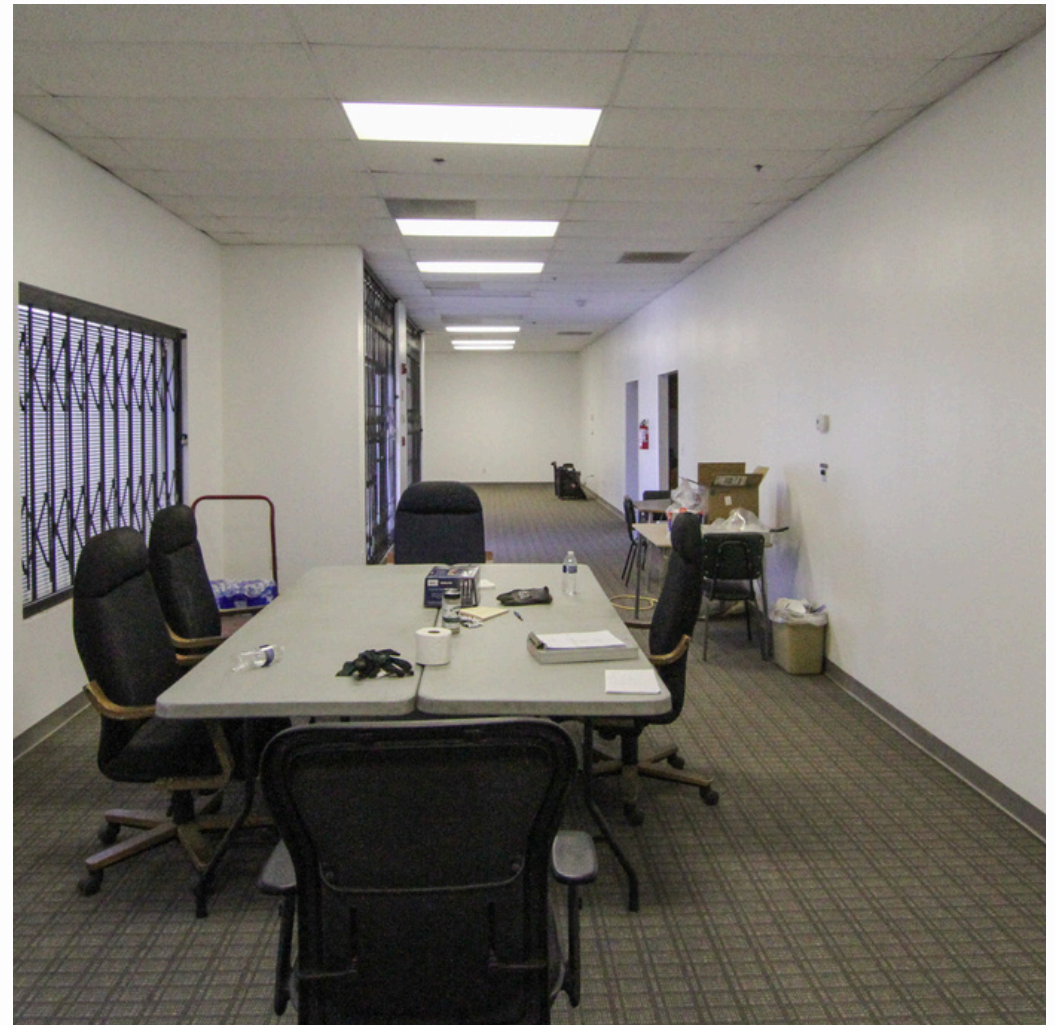


PROPERTY DESCRIPTION

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Lancaster, California, is experiencing significant industrial growth, attracting businesses and companies, particularly in the tech sector, due to its strategic location, business-friendly climate, and affordable land, leading to a thriving economy and job opportunities. This warehouse presents a unique opportunity to take advantage of the region's expanding industrial market. With job growth, low unemployment, and an increasing demand for warehouse space, this property is primed to meet the needs of businesses looking to establish or expand their presence in the area. The city's location is advantageous for warehouse distribution and customer service operations, Lancaster is becoming a tech hub, with over 400 tech firms employing over 6,000.

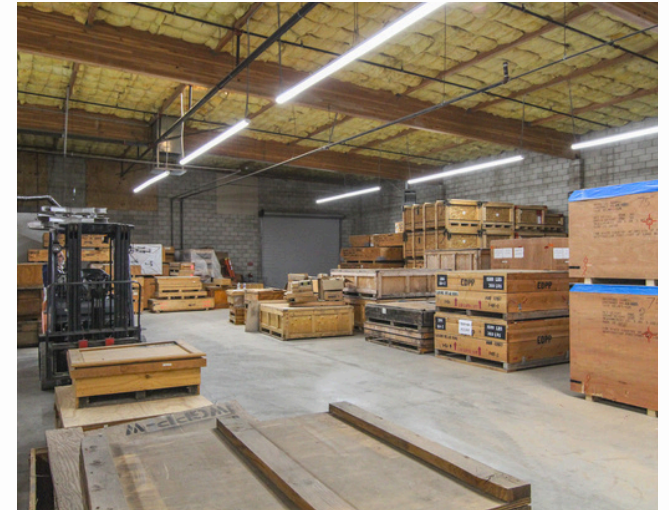




PROPERTY PHOTOS

TREVOR AVENUE

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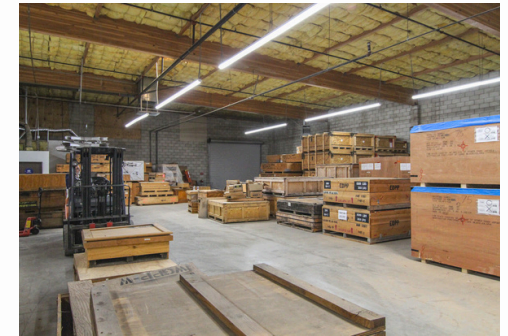




PROPERTY PHOTOS

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PROPERTY DETAILS:

Zoning: LRHI (High Industrial) Warehouse (Industrial)

Single Story Building

Year Built: 2000

Building Size: 16,208 square feet

Lot Size: 38,637 square feet

Available for Sale: Price: \$2,750,000.00.

Available for Lease: Monthly Lease Rate: \$1.19 / square foot.

INVESTMENT HIGHLIGHTS:

- Being offered is a Freestanding Building, Heavy Industrial Warehouse on a large lot ideal for investment or owner occupancy.
- Great Opportunity to acquire a move-in ready building with plenty of parking both front and rear.
- Flexible Floor Plan: The warehouse is currently used as one unit and leased to a single tenant, but can be divided into two units, each with separate utility meters and multiple access doors.
- Each unit has a small office area in the front and a large warehouse. Each unit comes with a roll up door in the front and a roll up door in the rear, there are additional entry points on the side of the building.



AERIAL MAP

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Lancaster County is home to several major industries that provide a strong foundation for building businesses. These industries include manufacturing and distribution, agriculture, and tourism & hospitality, along with a burgeoning live entertainment & events technology industry and more.

MANUFACTURING, DISTRIBUTION, & AEROSPACE

Lancaster is the ideal city for advanced manufacturing, distribution, and aerospace companies because of our wide range of industrial space, lower costs of operations, and close proximity to Los Angeles.

RIDE.co, Lance Camper, Michaels, Morton Manufacturing, Rite Aid and Sygma are just a few of the growing firms that have chosen to locate here. Several found Lancaster to be a strategic place for warehouse distribution. Others sought a dedicated workforce for customer service operations. More than a few found the lower cost structure to be irresistible. While other communities have seen their commercial and industrial base wither, Lancaster has been successful in assisting nearly 60 businesses to open up shop and thrive.

Lancaster's convenient location is the perfect distance to major airports, ports, and transit rails, making it the dream location for both employers and residents.

WELCOME TO THE FILM INDUSTRY'S BACK LOT

Notable projects filmed in Lancaster included the titles below. Many of these were filmed at Lancaster Municipal Stadium. The productions below have brought some of the industry's most influential directors, producers and production companies to Lancaster. Recent commercial productions included Southwest Airlines, Chase bank, Bank of America, Coors Light, StubHub and Geico.

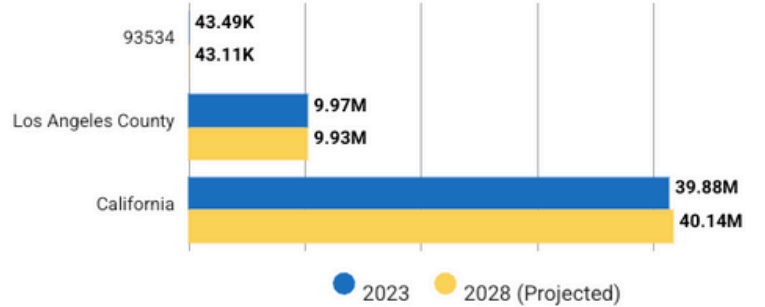
- The Little Things
- Dog
- Mayans MC
- American Gigolo
- Extreme Home Makeover
- 911 Lone Star
- Nike
- Young Sheldon
- Shooter
- BMW
- All American Homecoming
- Loot
- Space Force
- Toyota
- Tiésto & Charlie XCS (a music video)



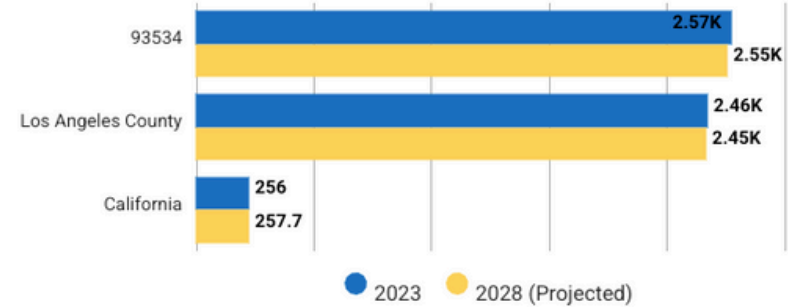
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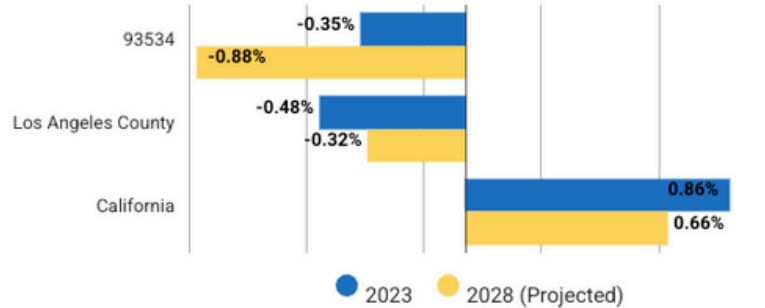
Total Population ⓘ



Population Density ⓘ



Population Change Since 2020 ⓘ



Population Change ⓘ



Total Daytime Population ⓘ



Daytime Population Density ⓘ

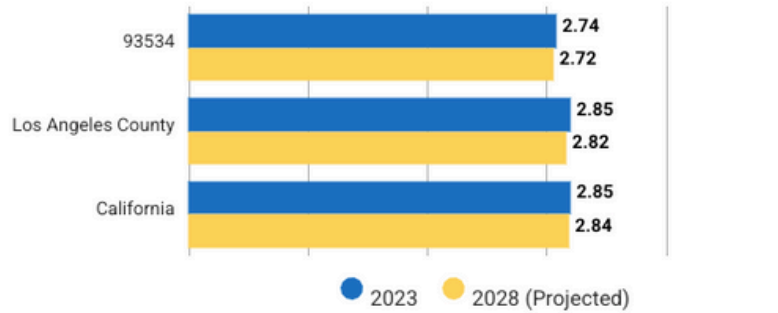




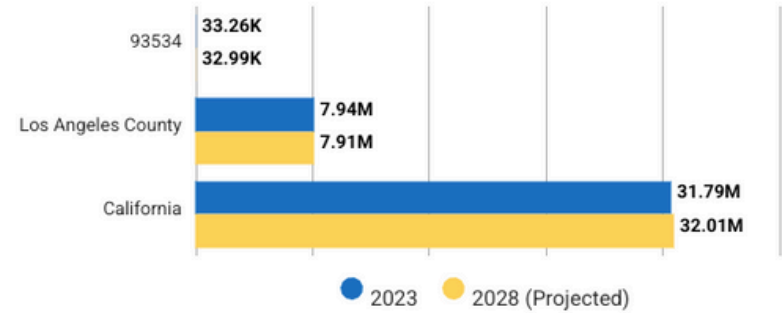
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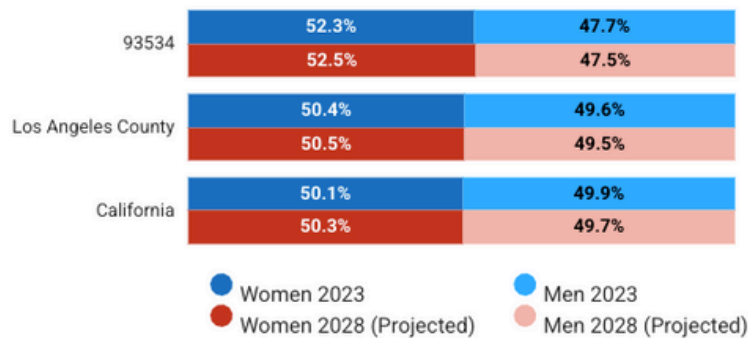
Average Household Size ⓘ



Population Living in Family Households ⓘ



Female / Male Ratio ⓘ

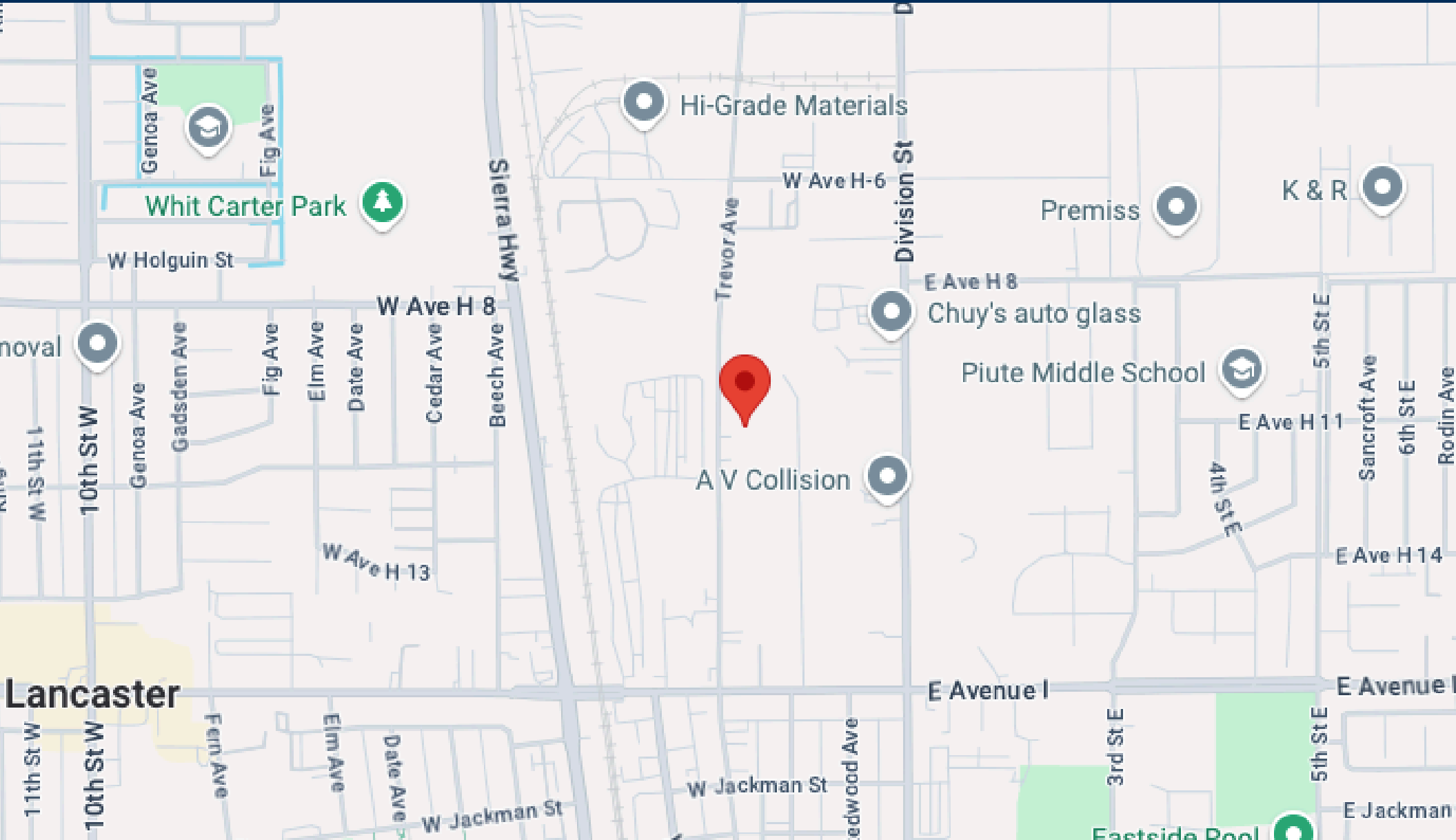




STREET MAP

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