



Rare Industrial Land For Lease

14253 Davenport Road
Santa Clarita, CA 91390

11.55 Acre Property



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Property Overview

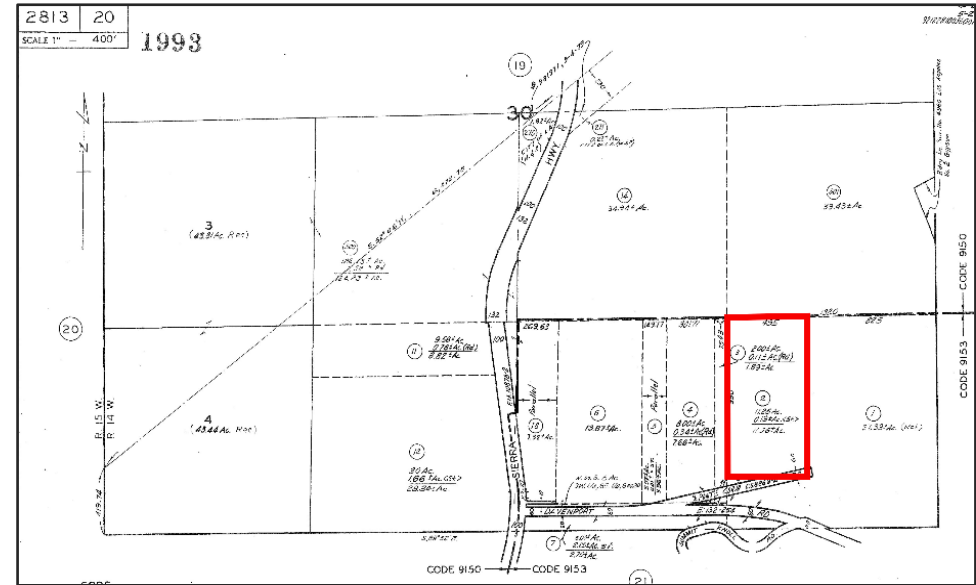


Overview

| | | | |
|---------------|--------------|--------------------|-----------------|
| APN | 2813-020-002 | Lot Size | 11.55 Acres |
| Zoning | LCM1 | Usable Size | Approx. 9 Acres |

Highlights

- Very Rare Los Angeles County Industrial Zoned Land For Lease
- Fully paved roads and lot
- Water served by well with water rights to new owner
- Power provided by So Cal. Eddison with 100-amp panel on site
- Easy access to 14 Freeway via Agua Dulce Canyon Road
- Fully Fenced and Lighted Yard with Chip Seal Surface
- Delivered Vacant



Zone M-1: Light Manufacturing

The Light Manufacturing Zone (Zone M-1) allows for light industry, repair, wholesale, and packaging, including the manufacture, assembly, distribution, and storage of goods that have low nuisance impacts, but excluding raw-materials production, processing or bulk handling. Zone M-1 will also accommodate retail and service commercial uses to serve local employees and visitors.

Permitted Uses:

Allows for light industry, repair, wholesale, and packaging, including the manufacture, assembly, distribution, and storage of goods that have low nuisance impacts, but excluding raw-materials production, processing or bulk handling. Zone M-1 will also accommodate retail and service commercial uses to serve local employees and visitors. (22.22.010)

Minimum Required Area:

No minimum required area. But see 21.24.240 of L.A. County Code- Subdivisions

Maximum Height Limit:

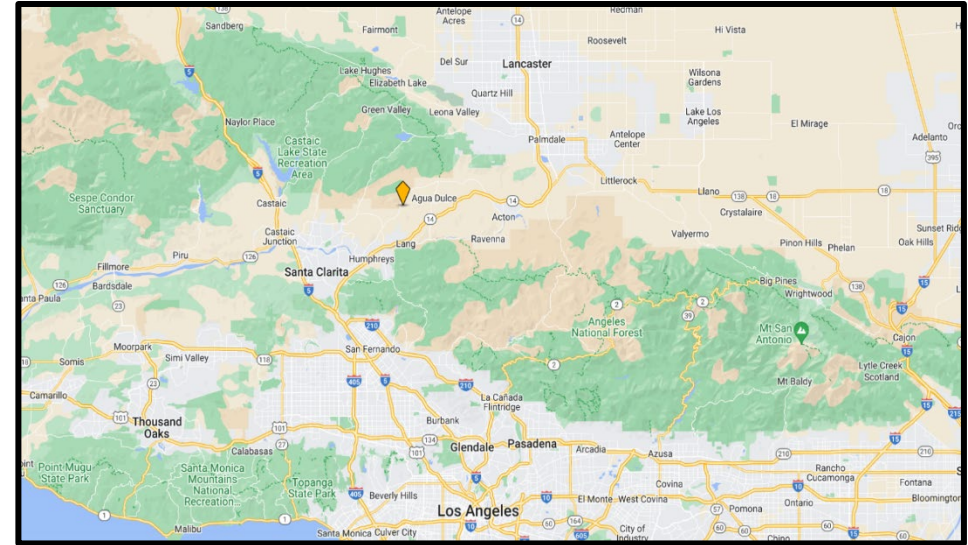
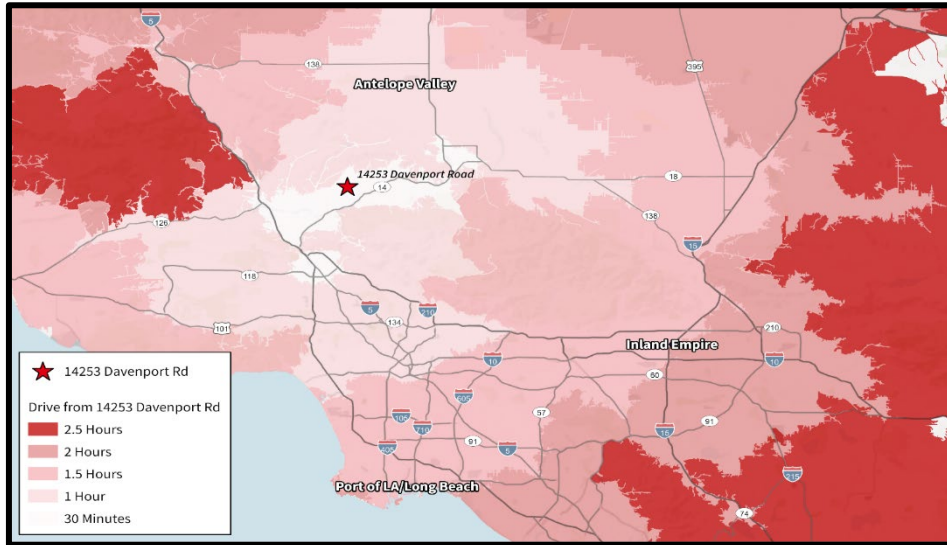
13 times buildable area (22.110.060)

For more information about LA County Industrial Zone uses, please click the link below:

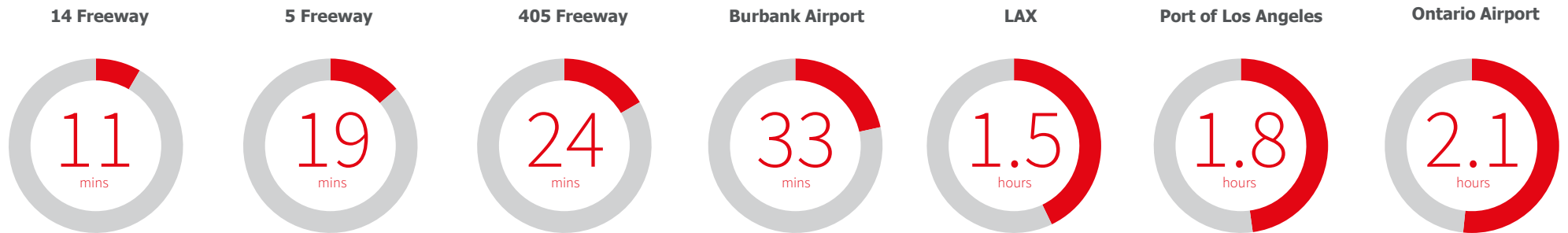
https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?no_deld=TIT22PLZO_DIV3ZO_CH22.22INZO_22.22.020INZODE

[TO SEE THE AERIAL VIDEO OF THE PROPERTY CLICK HERE](#)

Property Location & Drive Times



Travel Time



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