

# DIVISION ST INDUSTRIAL

NWC of Division St & Ave G-8

FOR SALE



COLDWELL BANKER  
COMMERCIAL  
VALLEY REALTY

Lancaster, CA 93535



## PROPERTY OVERVIEW

9.44+/- acres located in the growing "North Valley Industrial" area with over 600ft of frontage along paved Division St. Convenient freeway access is available via Ave H or Avenue G and is just minutes away. Electric, phone & natural gas appear to be available on Division St along with a "tertiary water" line that may provide non-potable water for many industrial or manufacturing uses! Buyer to confirm the cost and availability of all utility services. Great site for contractor's yard, truck or equipment storage and more! The HI zoning allows the broadest range of industrial uses in the city of Lancaster.

## DETAILS

<b>PRICE:</b>	\$650,000
<b>TERMS:</b>	Cash
<b>LOT SIZE:</b>	9.44+/-ac
<b>APN:</b>	3137-007-025
<b>DIMENSIONS:</b>	608' X 676.45'
<b>ZONING:</b>	HI ( <i>Heavy Industrial</i> )
<b>Utilities:</b>	Elect/phone/gas

## FOR MORE INFORMATION CONTACT:

Harvey Holloway BRE #0594721  
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Direct 661-948-2644 x 22  
Cell 661-609-8173

Main 661-948-2644  
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42402 N. 10th Street West Ste "E"  
Lancaster, CA 93534



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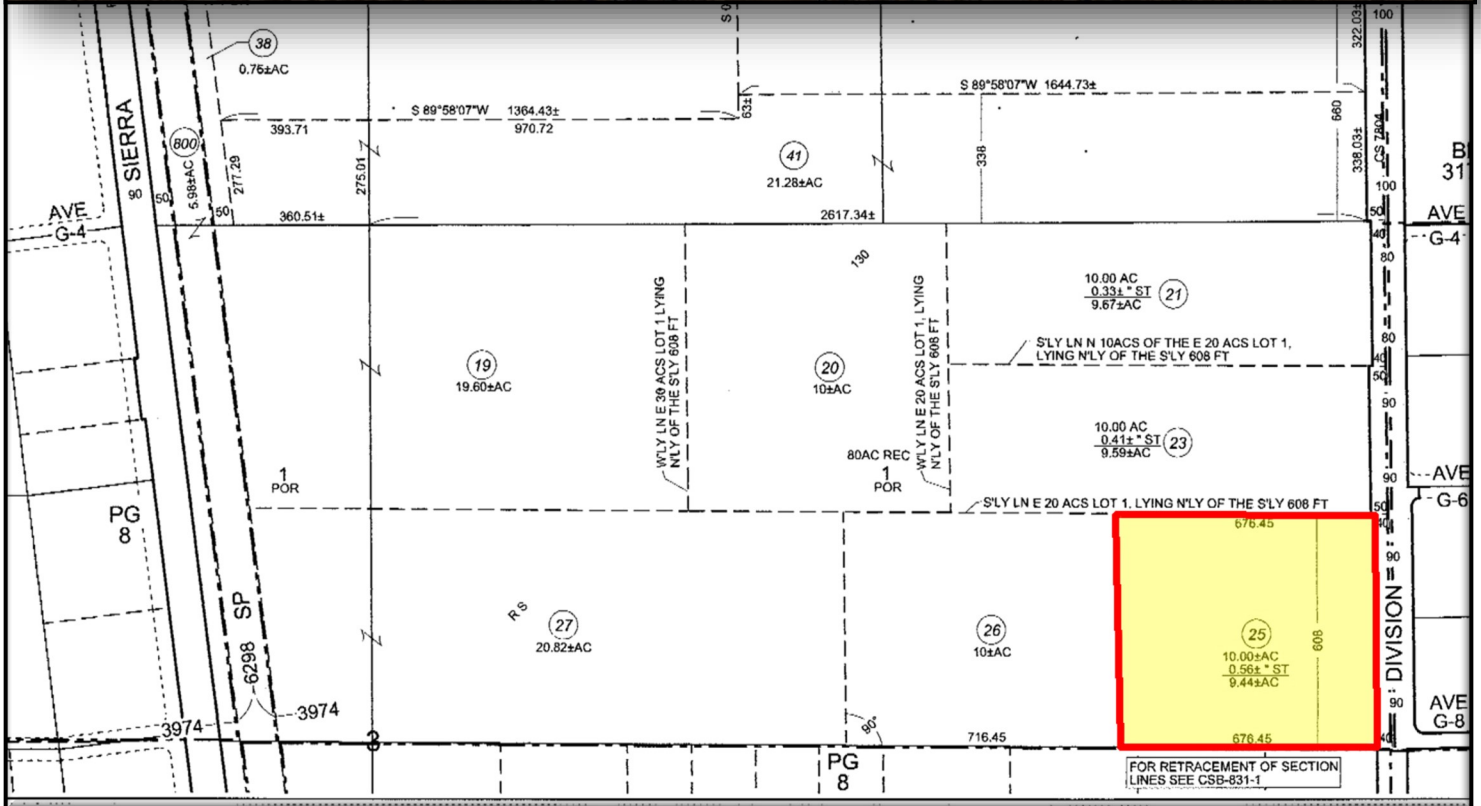
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## CONFIDENTIALITY AND DISCLAIMER

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The property is being offered in **"AS IS" CONDITION WITH ALL FAULTS AND 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. It is buyer's responsibility to conduct a thorough, independent investigation of the property in order to determine its suitability for buyer's intended use. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. 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.

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