



**MARKOWITZ**  
COMMERCIAL REAL ESTATE INC.

# AVENUE M INDUSTRIAL LAND

± 40 ACRES

LANCASTER, CA

Josh Markowitz | President  
818.337.9066  
josh@markowitzcre.com  
DRE 02199357





## PROPERTY OVERVIEW

ADDRESS	Ave M VIC Division St Lancaster, CA	LOT ACRES	38.97 AC
NUMBER OF PARCELS	2	LOT SF	1,697,707 Sq Ft
ZONING	Office Professional	CITY/COUNTY	Lancaster / Los Angeles
ENTITLED FOR	807,000 Sq Ft Light Industrial	APNs	3128-013-010 3128-013-011

### LOCATION OVERVIEW

Located one mile from the 14 freeway, the subject property consists of about 40 acres and is entitled for 807,000 square feet of light industrial buildings. The immediate area is home to many major industrial operations, including a new 1,000,000 square foot Trader Joe's distribution center.



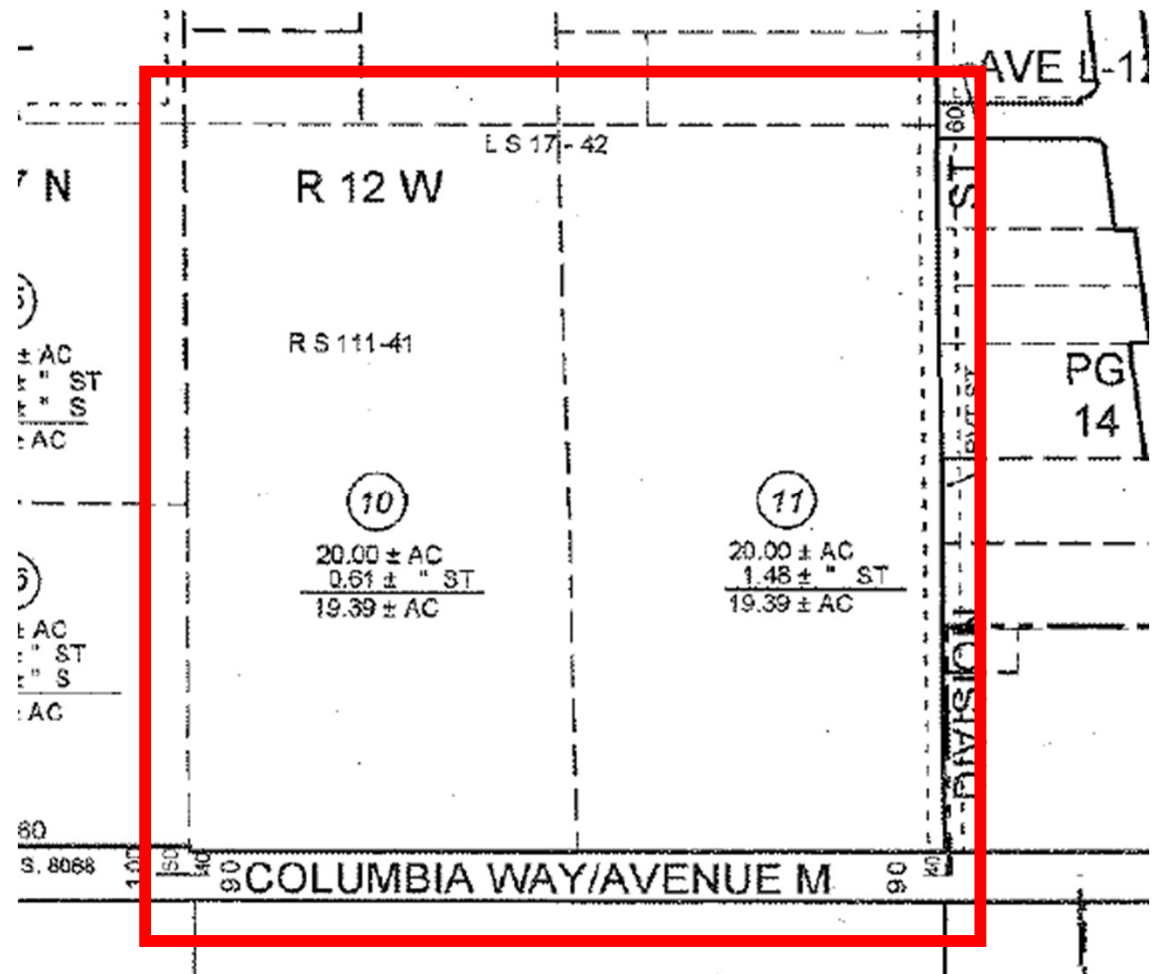


## DETAILS & PRICING

PRICE:  
**\$13,400,000**

TOTAL SIZE:  
**38.97 AC**

PRICE/SF:  
**\$7.89**







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