

AVENUE M INDUSTRIAL LAND

± 40 ACRES

LANCASTER, CA

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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.



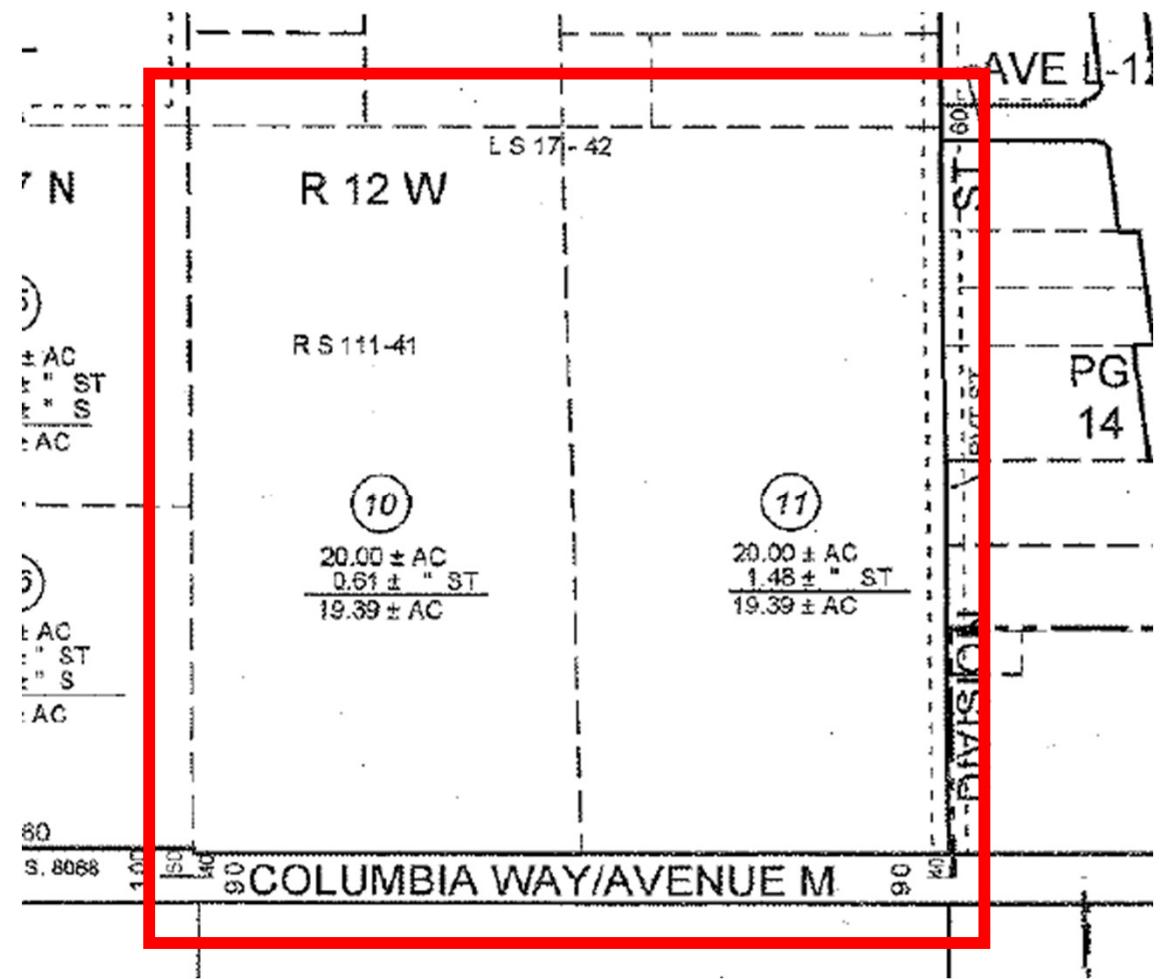


DETAILS & PRICING

PRICE:
\$13,400,000

**TOTAL SIZE:
38.97 AC**

PRICE/SF:
\$7.89





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