

Industrial Investment Opportunity

Ave G-12 near Division St

FOR SALE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY

Lancaster, CA 93535



PROPERTY OVERVIEW

Great industrial investment opportunity! Good level property with deeded access out to Division St. along future Ave G-12! The Heavy Industrial zoning is the most versatile industrial zoning in the City of Lancaster, allowing the widest mixture of industrial uses! This property is strategically situated just minutes from the AV Freeway via the Avenue H overpass in a growing Industrial area. Nearby neighbors include BYD's 556,000sf electric bus manufacturing facility, one of the largest in North America, an extensive CAT Construction Equipment Dealership and a variety of other facilities.

FOR MORE INFORMATION CONTACT:

DETAILS

PRICE:	\$195,000
TERMS:	Cash
LOT SIZE:	5±ac
APN:	3137-008-051
DIMENSIONS:	330' X 660'
LEGAL:	N1/2, NW1/4, SE1/4, SE1/4, Section 3, T7N, R12W, SBBM
ZONING:	HI (Heavy Industrial)
UTILITIES:	Elect/Phn (On Division St)

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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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