

# Light Industrial Land for Sale



**APN : 3116-014-036 Vac/Sierra Hwy E6, Lancaster, CA 93534**

**Listing Price : \$715,000.00**

## Investment Highlights:

1. Strategically located along the spine road Sierra Hwy
2. Zoned for M-1, Currently considered as Cannabis business zone by LA County.
3. Ideal site for Contractor's yard, Truck garage / depot, etc, etc.
4. Salvage/wrecked car storage
5. Perfect for buy and hold investment
6. Located within the City of Lancaster Industrial Specific Development plan.

**Endr co M Patolot** BRE # 01838217

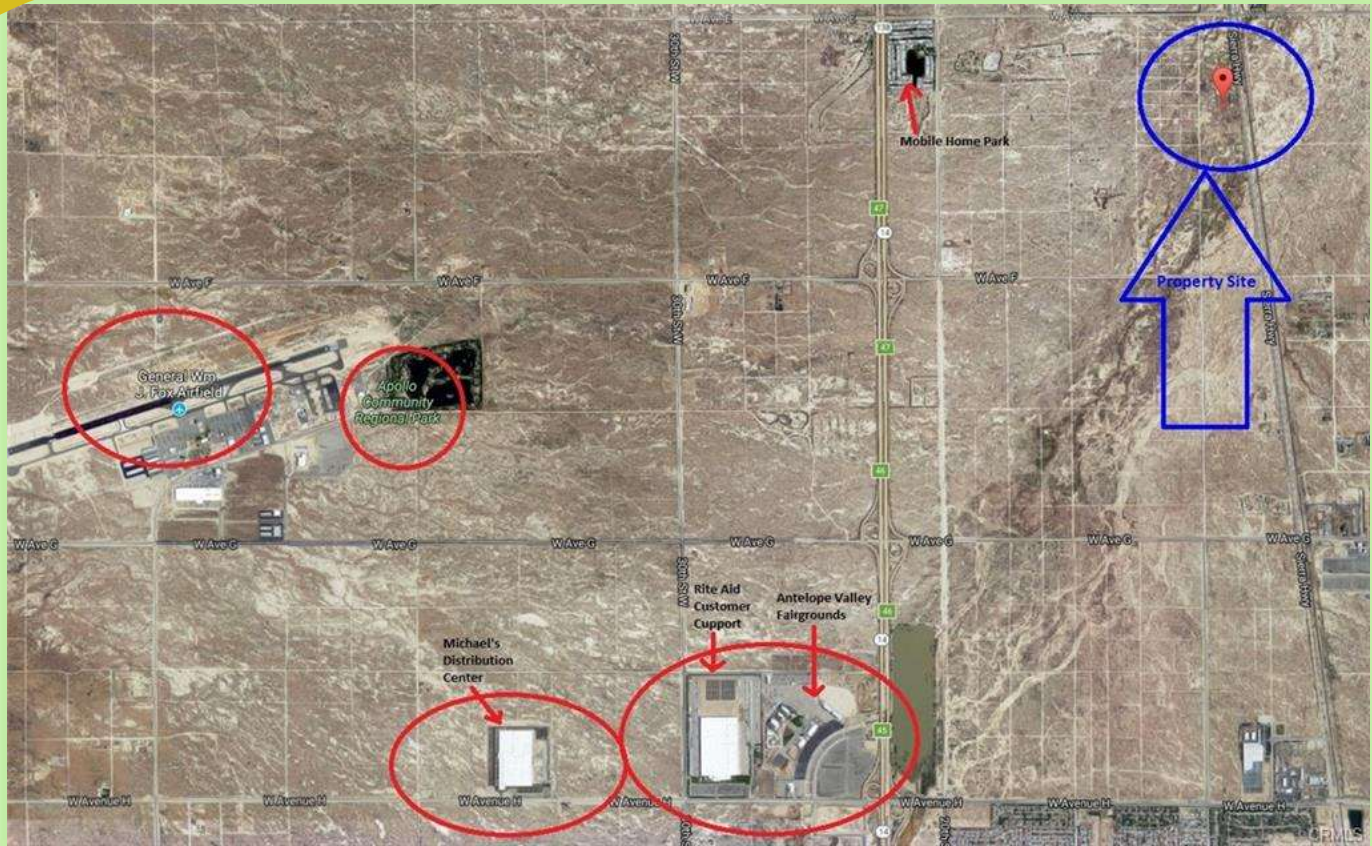
**Majestic Realty & Investment Co.**

Cell No. 323-747-3489 Office : 888-860-4331 Fax No. 888-871-7149

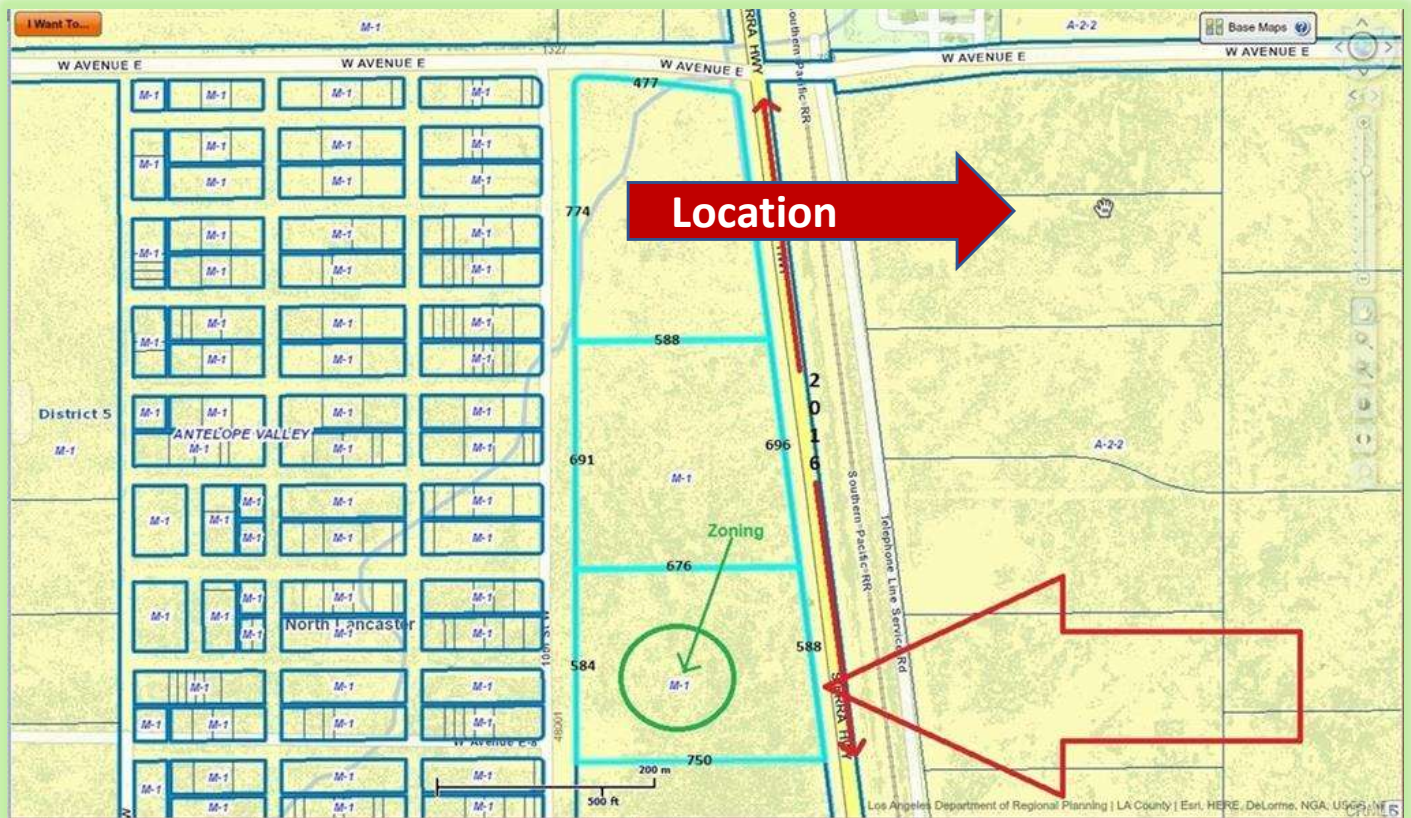
Website : [www.socalrealestates.net](http://www.socalrealestates.net)







Aerial View

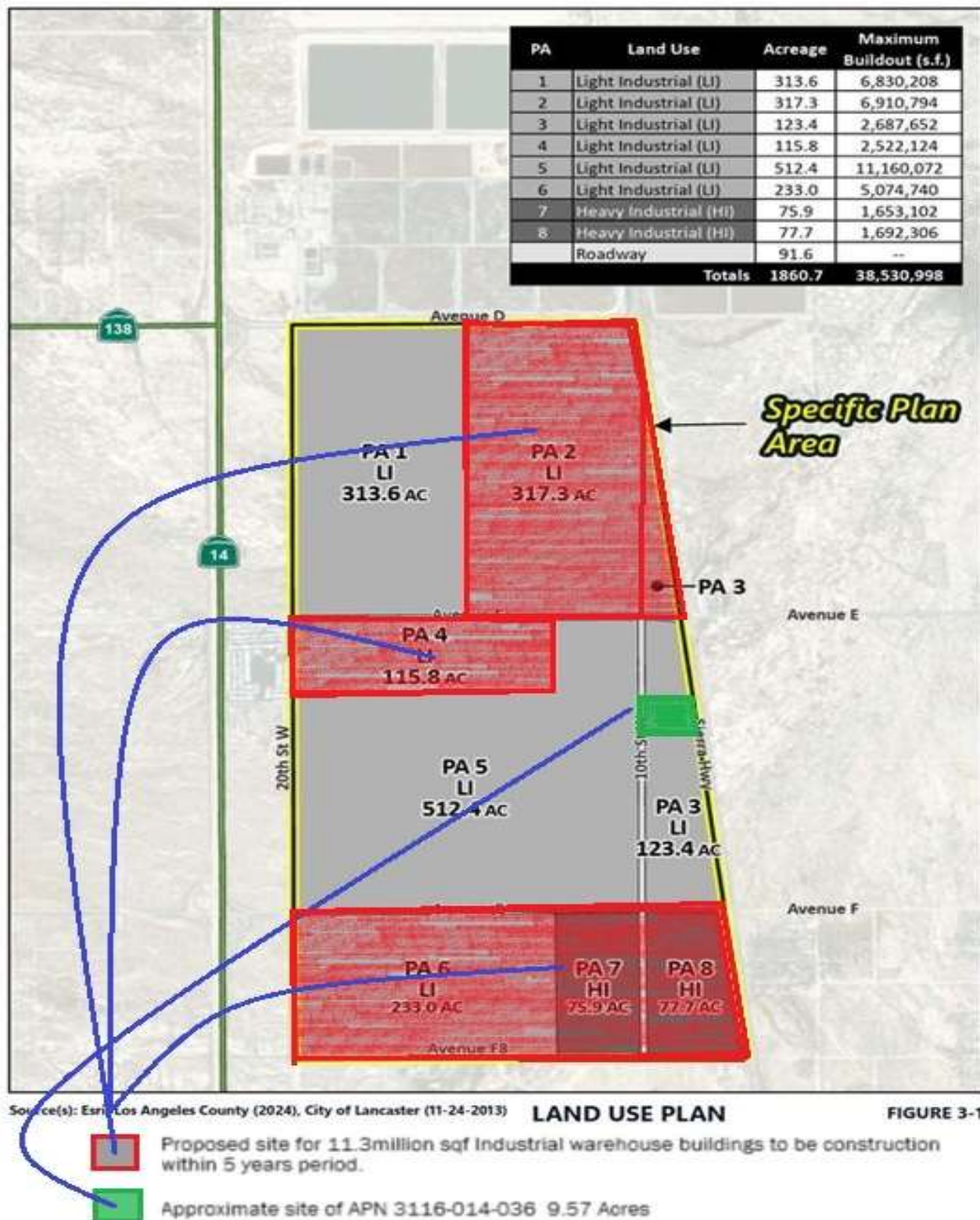


Location & Current Zoning



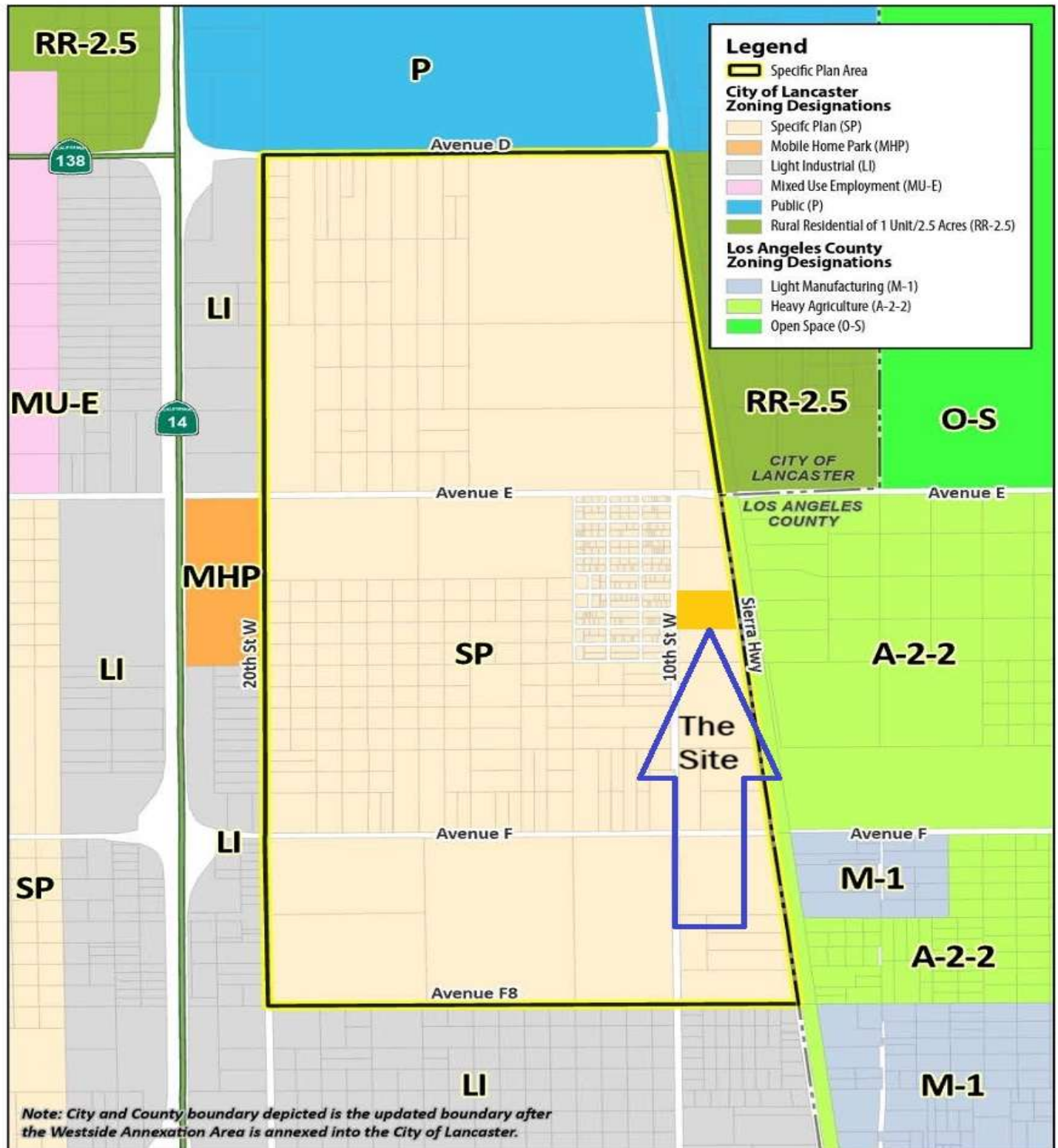
# Proposed site for Industrial Warehouse Buildings

## NORTH LANCASTER INDUSTRIAL SPECIFIC PLAN



City of Lancaster Development Plan  
For Complete details see City of Lancaster Development Plan

# NORTH LANCASTER INDUSTRIAL SPECIFIC PLAN



Source(s): City of Lancaster (2015), Esri, Los Angeles County (2024)

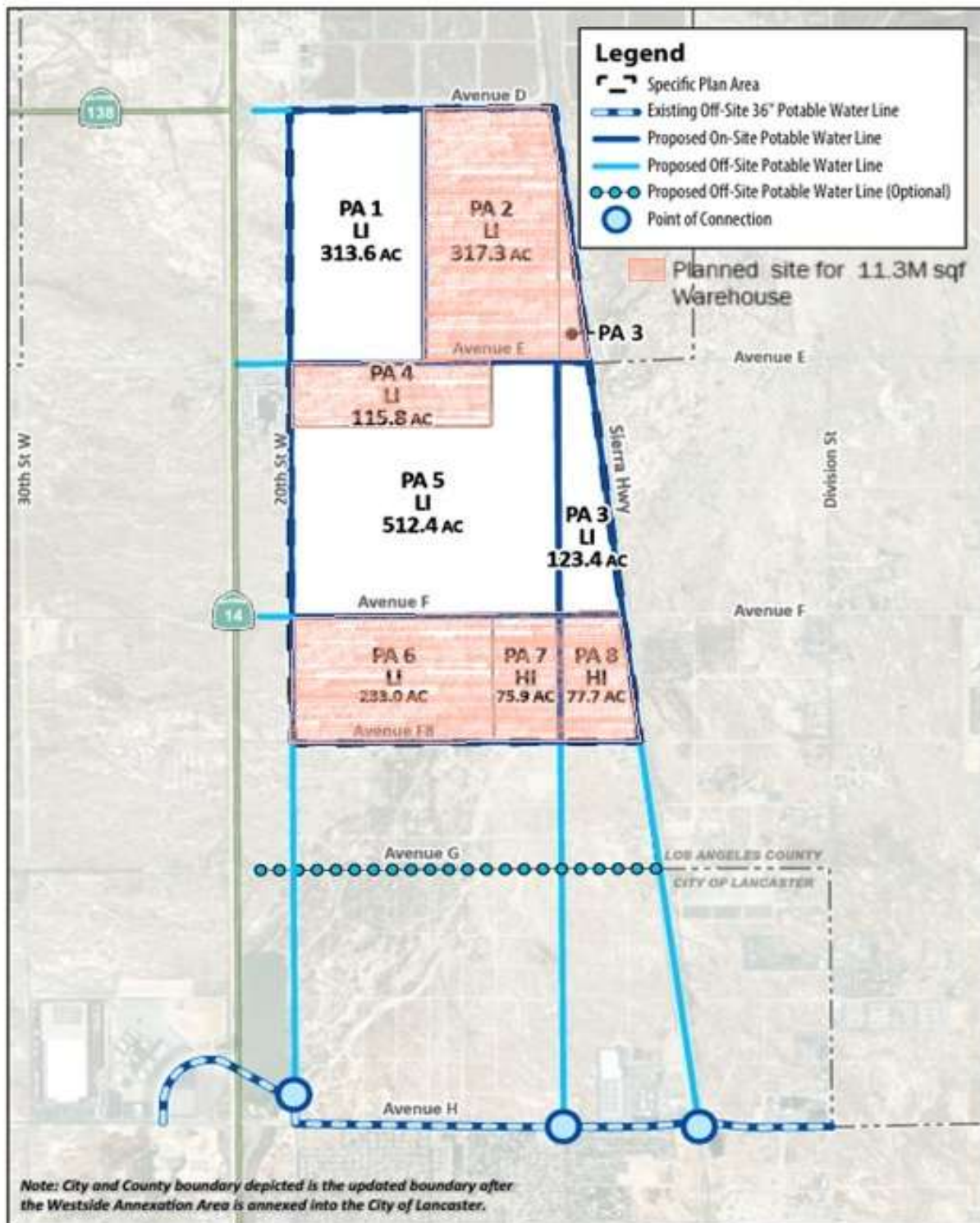
**PROPOSED CITY OF LANCASTER**

**ZONING DESIGNATIONS**

City of Lancaster Development Plan  
For Complete details see City of Lancaster Development Plan



# NORTH LANCASTER INDUSTRIAL SPECIFIC PLAN



Source(s): Esri, Los Angeles County (2024)

## POTABLE WATER INFRASTRUCTURE PLAN

## Zone M-1: Light Manufacturing

### Permitted Uses:

- Uses permitted in zones A-1 and C-M. Residential uses and schools are prohibited (22.32.040)

### Zone A-1: Light Agriculture

#### Permitted Uses:

- Single family residences, crops (field, tree, bush, berry, row and nursery stock) (22.24.070)
- Greenhouses and raising of cattle, horses, sheep, goats, poultry, birds, earthworms, etc. (22.24.070)

#### Minimum Required Area:

- Unless otherwise specified, 5000 sq. ft./lot (22.52.100, 22.52.250)
- 1 to 5 acres, depending on type of structures and/or number and types of animals (22.24.070)

#### Maximum Height Limit:

- 35 feet for residential uses (22.24.110)
- 13 times buildable area for non-residential uses (22.52.050)

#### Standard Yard Requirements and Development Standards:

- Properties developed with single family residences are subject to the same requirements as in zone R-1 (22.24.110)
- Animal-related structures must be kept a minimum of 50 feet from streets and highways and structures used for human habitation (22.24.070)
- Stands for the display and sales of products grown on the property must be wooden, not larger than 300 sq. ft., not nearer than 20 feet from a street, and on a parcel of at least 1 acre (22.24.080B)

## Zone C-M: Commercial Manufacturing

### Permitted Uses:

- Zone C-3 uses plus limited manufacture and assembly (22.28.230)

#### 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, except as otherwise provided in community standards district (22.52.050)

#### Minimum Required Parking:

- General commercial - 1 parking space for each 250 square feet of floor space
- Non-medical office uses - 1 parking space for each 400 sq. ft. of floor space. See applicable use- Part 11, Chapter 22.52
- Eating/drinking establishments-1 parking space for each 3 persons, based on occupant load determined by Public Works Department (minimum of 10 parking spaces)

#### Building Setback:

- No building setback required

#### Maximum Lot Coverage:

- 90% of net area of lot
- 10% of net area must be landscaped (22.28.270)

#### Outside Display:

- Same as C-3 (22.28.270)

#### Outside Storage:

- Same as C-3 (22.28.270)

#### 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, except as otherwise provided in community standards district (22.52.050)

#### Minimum Required Parking:

- Industrial uses require 1 space for each company vehicle plus 1 space for each 2 persons employed on the largest shift, or 1 space for each 500 sq. ft. of floor area, whichever is greater
- 1 space for each 1000 sq. ft. of warehouse if 80% or more of building is used for warehouse (22.52.1140)
- For other uses, see applicable use-Part 11, Chapter 22.52

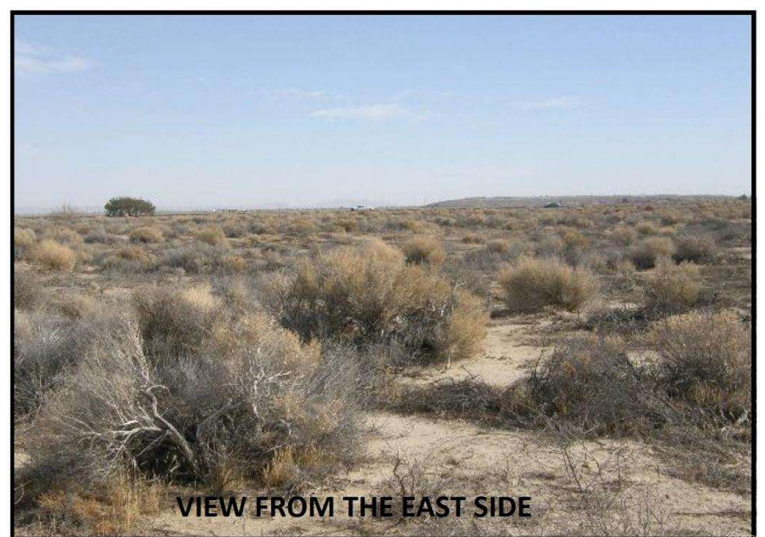
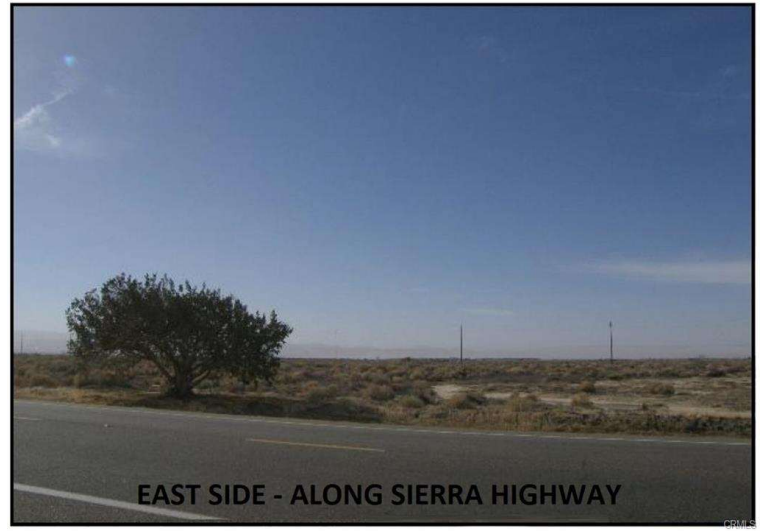
#### Building Setback:

- No building setback required

#### Maximum Lot Coverage:

- For C-M and permitted A-1 uses, see 22.32.040
- Other uses, no requirement





## Pictures of the Site



# Comparable Sale



APN 3116-008-040 & APN 3116-008-072  
Area : 37.9 Acres Sold for \$2,550,000 or  
\$67,282/Acre

Sold on 02/02/2022

Zoning : M-1 for Light Industrial

Google Coordinates : [34.774382, -118.168364](#)

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