



**RPI** ROLAND PROPERTIES, INC.

**LISTING BY ROLAND PROPERTIES, INC. DRE 02108874**

**± 2.5 ACRES HEAVY INDUSTRIAL LAND FOR SALE**  
**SPEARMAN AVE VIC AVE H9, LANCASTER CA 93534/BROKER OWNED**

**RPI** ROLAND PROPERTIES, INC.

**LISTING DETAILS**

**PURCHASE PRICE \$400,000.00 \$160,000/Acre**

**APN (LA COUNTY): 3137-015-001**

**KEY ATTRIBUTES**

- **Flat / Build-able**
- **Utility & Rd Access**
- **Heavy Industrial (HI) Zoned**

**NEW AREA DEVELOPMENTS**

- **3.8 MILES SOUTH OF AMAZON'S 1.26M SF REGIONAL DISTRIBUTION HUB.**
- **5.4 MILES NORTH OF TRADER JOE'S 1.03M SF REGIONAL DISTRIBUTION HUB**
- **POTENTIAL FOR TRUCK PARKING & WAREHOUSE DISTRIBUTION**

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**GOOGLE MAPS**  
LOCATION



**REQUEST INFO**  
SUBMIT OFFER

Final negotiated terms between buyer and landowner, and any additional agreed-upon conditions, will be provided in a formal agreement to follow. For both cash & Seller Financing offers, a \$250 deposit is required to open escrow. Full agreed upon purchase price (or full down payment) including the deposit, plus applicable closing costs, is required to close escrow.

Roland Properties, Inc. has provided up to date information of public record, however, it is advised that any interested parties conduct their own due diligence and not rely solely on the information provided by Roland Properties, Inc.