

Trevor Industrial

45030 Trevor Avenue

For Sale

Lancaster, CA 93534



PROPERTY OVERVIEW

Stop paying Rent and start building Equity! Great owner/user opportunity to occupy all or some part of this 3-unit building. Unit A and C are already connected through double doors and Unit B could be easily added to utilize the entire building. Each unit has separate electric meter, restroom and entrance. Unit A is apx 1,625 sf and has a front entrance to the building with 3 offices including one larger room that is served by a 10' X 10' gl door. Unit B is apx 805sf with an entrance on the north side of the building and offers 3 offices and a small storage room. Unit C is apx 3,291sf with open, clear span shop/warehouse area, 12' X 12' gl door and a compressor and parts storage room. This property provides a convenient, downtown location close to the many amenities offered along "The Blvd" which is becoming the A.V's premier destination for shopping, dining, entertainment and the Arts!

DETAILS

SALE PRICE: \$895,000 (\$156/sf)

BUILDING SIZE: 5,721 +/- sf

Unit A: 1,625 +/- rsf

Unit B: 805 +/- rsf

Unit C: 3,291 +/- rsf

CONSTRUCTION: Wood Framed and Metal

POWER: 120/240v/4W

YEAR BUILT: 1969/1971

CLEAR HEIGHT: 14'

G/L DOORS 1-10'X10' & 1-12'X12'

LOT SIZE: 8,116 +/- sf

APN: 3138-009-017

ZONING: TOD (*Employment Commercial*)

FOR MORE INFORMATION CONTACT:

Harvey Holloway DRE #00594721
harvey@cbcvalleyrealty.com

Direct 661 948-2644 x 22
Cell 661 609-8173

Main 661 948-2644
Fax 661 945-2524

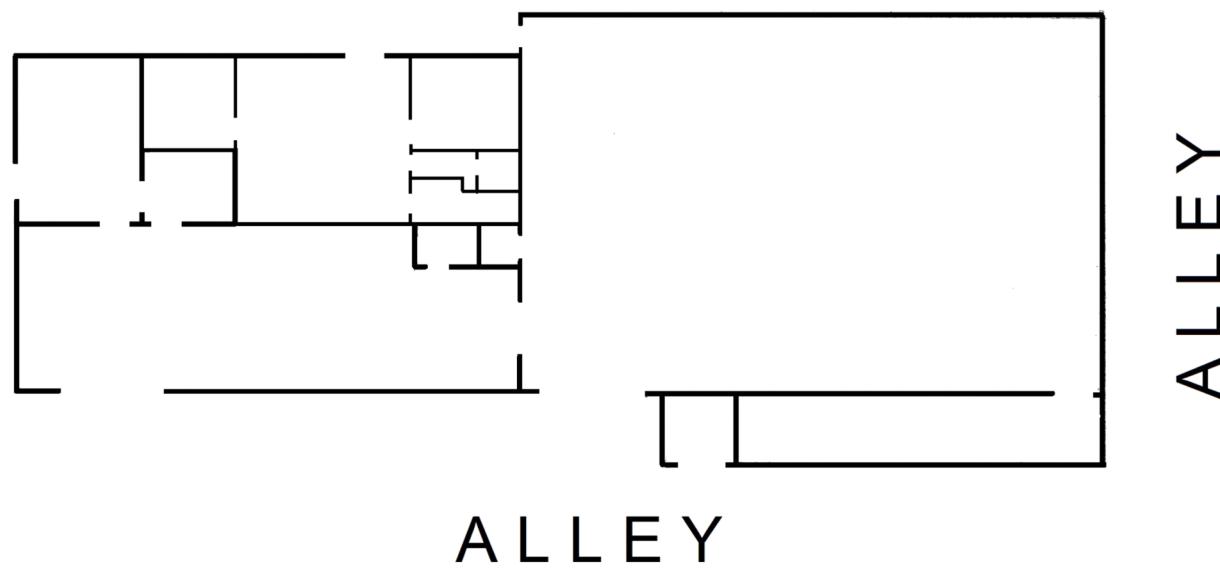
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COLDWELL BANKER
COMMERCIAL
VALLEY REALTY



Front, Street entrance for Unit A and entrance for B & C along sidewalk on north side.

Unit A includes 1-10' X 10' gl door and Unit C has 12' X 12' gl door both off the alley on the south side.



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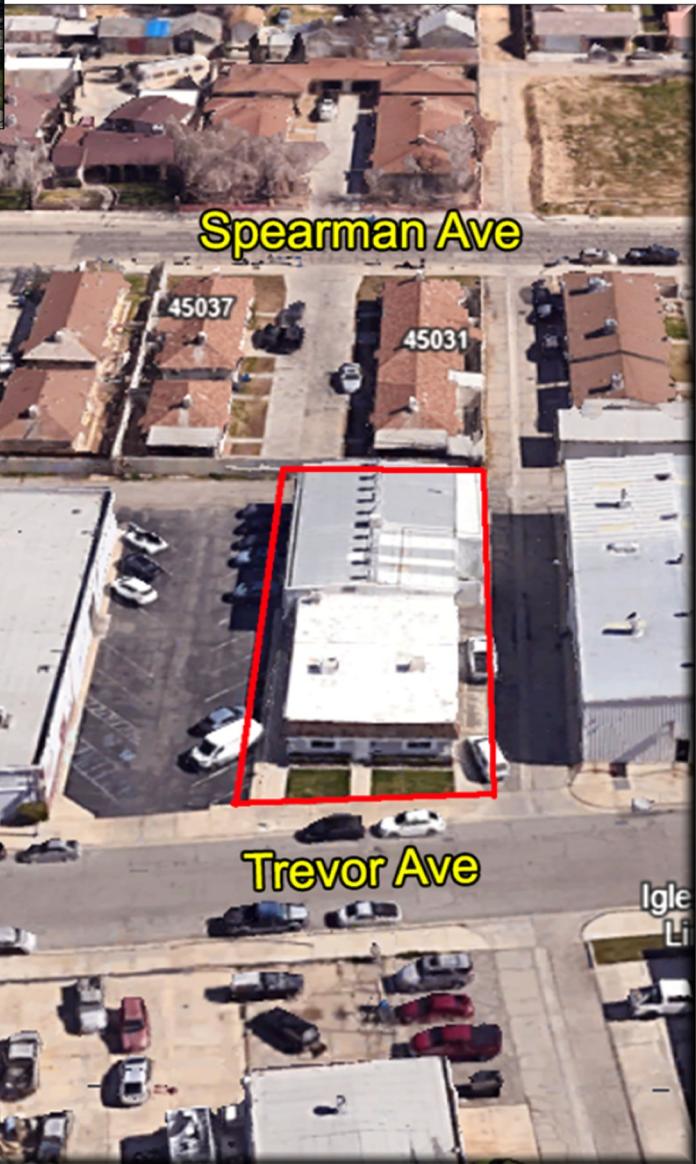
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