

Commercial/Shop/Storage

45044 Yucca Avenue

Lancaster, CA 93534

FOR LEASE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY



DETAILS

AVAILABLE	1,600+/- sf Main Building Additional 700+/-sf metal shop
LEASE PRICE	\$2,250 per Month
LEASE TYPE	Modified Gross
LOT SIZE	8,550+/- sf LOT
YEAR BUILT	1946/47
ZONING	TOD-EC (Transit-Oriented Dev.— Employment Commercial)
POWER	200 AMP Single Phase

PROPERTY OVERVIEW

Excellent affordable shop space in the heart of Lancaster! Space offers rear access, an additional 700+/- sf metal shop w/ roll up door, and approx. 930+/-sf of shaded work area, including outdoor storage space. Main building offers a reception/ lobby area, private office with bathroom & shower, two open floorplan areas and a common restroom. Excellent visibility off of Yucca Avenue offers great advertising potential for your business. Comes with working CCTV security system. The T.O.D—EC zoning offers a magnitude of uses (tenant to verify with City of Lancaster).

FOR MORE DETAILS CONTACT:

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Coldwell Banker Commercial Valley Realty
42402 10th St. W, Suite "E", Lancaster, CA 93534
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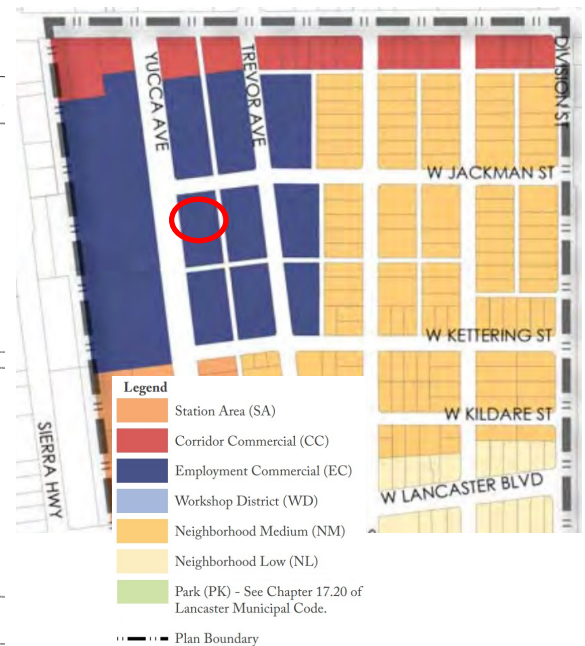
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