

124  
W Ovington St

Lancaster, CA 93534



NNN Leased Investment - Freestanding 4,000 SF  
Industrial Building w/Fenced Yard

**FOR SALE**

**CBRE**

# PROPERTY DETAIL



±4,000 SF FREESTANDING  
INDUSTRIAL BUILDING



1990  
CONSTRUCTION



FENCED  
YARD AREA



3  
GRADE LEVEL DOORS



12' CLEAR HEIGHT



1 RESTROOM



EVAPORATIVE COOLERS &  
SPACE HEATERS



RENOVATION COMPLETE 1Q25 INCLUDING  
NEW BUILDING SLAB & NEW RESTROOM



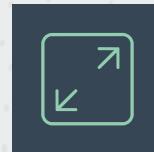
# INVESTMENT SUMMARY



FREESTANDING LIGHT  
INDUSTRIAL BUILDING



100% LEASED TO LONG  
TERM CREDIT TENANT



±4,000 SF ON  
0.22 ACRES



NOI  
\$67,500.00



CAP RATE  
6.225%



SALE PRICE  
\$1,085,000

# LEASE SUMMARY

- 63 Month Term
- Commencement: July 1, 2025 Commencement
- Expiration: September 30, 2030
- 3% Annual Increases
- Option to Extend: One (1) Five (5) Year Option to Extend at Fair Market Value, in no event less than 103% times previously paid rent and subject to annual 3% increases
- Cap on Controllable Operating Expenses: No greater than 5% per annum



# TENANT SUMMARY



**PSC GROUP**

- Tenant: PSC Group
- Use: Rail car maintenance and repair in support of operations at Rio Tinto Boron Mine in Boron, CA.
- PSC founded in 1952, current operation with over 5,800 employees at 200 refineries, terminals, docks and chemical plants across the U.S.

- For more than 70 years, **PSC Group** (formerly known as Petroleum Service Corporation) has been committed to safely and efficiently meeting the product handling, site logistics, and sustainability needs for the refining, chemical, and marine transportation industries [www.pscgroup.com](http://www.pscgroup.com) In 2024, PSC Group's revenue was \$567M.
- The [Rio Tinto Boron Mine](https://en.wikipedia.org/wiki/Rio_Tinto_Boron_Mine) (formerly the U.S. Borax Boron Mine) in Boron, California is California's largest open-pit mine and the largest borax mine in the world, producing nearly half the world's borates. Ore reserves are sufficient for current economic production through early 2040's. (per Wikipedia)

# COMPARABLE SALE TRANSACTIONS



**3323 E Avenue I,**  
Lancaster, CA 93535

**3311 E Avenue I,**  
Lancaster, CA 93535

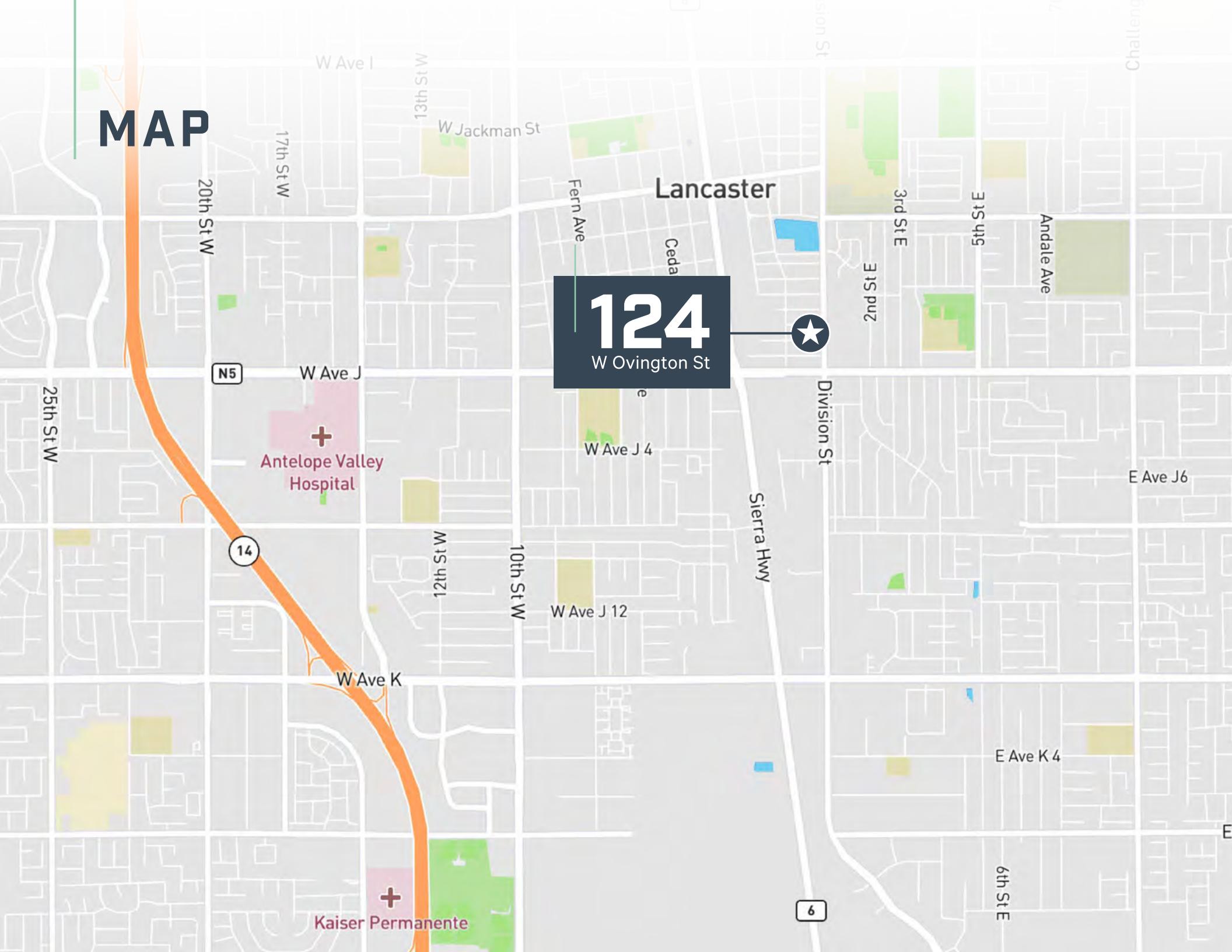
**42020 4th St E,**  
Lancaster, CA 93535

**205 W Avenue H6,**  
Lancaster, CA 93535

**650 Commerce Ave,**  
Unit E, Palmdale, CA 93551

<b>SIZE (SF)</b>	3,000 SF	2,988 SF	6,538 SF	6,000 SF	2,390 SF
<b>SALE DATE</b>	5/1/2025	9/27/2024	11/2/2023	In Escrow	5/13/2024
<b>\$/SF</b>	\$260/SF	\$259.37/SF	\$229.43/SF	\$266.67/SF	\$292.89/SF

# MAP



# 124

W Ovington St

Lancaster, CA 93534

**For more information,  
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**CBRE**

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CMM 124 W Ovington St\_BRO\_Ramirez\_v03\_CB 11/10/25.