

# Lancaster Business Park

249 E Avenue K-8 #107

Lancaster, CA 93535

FOR LEASE



**COLDWELL BANKER  
COMMERCIAL**  
VALLEY REALTY



## PROPERTY OVERVIEW

2,492+/-sf available in this modern, CTU building. The unit has fire sprinklers, 20' ceiling height, 480vlt/3phs power and a 12'X14' gl door. The space includes a front reception area, 2 private offices, and break area with a loft above! Great location in one of the Antelope Valley's premier business locations! The "Lancaster Business Park" encompasses some 300 acres of manufacturing, R & D and office users, home to a number of thriving Antelope Valley businesses including Morton Technologies, Federal Express, Penny Lane, Lance Camper & many others. Great location for a discriminating business owner with convenient freeway access via the Ave L overpass!

## DETAILS

<b>BLDG SIZE (SF):</b>	23,052+/-sf
<b>AVAILABLE (SF):</b>	
Unit #107	2,492+/-sf
<b>PRICE:</b>	(\$1.00/sf) - \$2,492/mo
<b>LEASE TYPE:</b>	Modified Gross
<b>POWER:</b>	480vlt/200amp/3phs
<b>GL DOORS:</b>	12' X 14'
<b>CEILING HEIGHT:</b>	20 ft
<b>FIRE SPRINKLERS:</b>	Yes
<b>CONSTRUCTION:</b>	Concrete Tilt-up
<b>YEAR BUILT:</b>	2005
<b>ZONING:</b>	SP80-02

## FOR MORE DETAILS CONTACT:

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(661) 948-2644 x 22

[www.cbcvalleyrealty.com](http://www.cbcvalleyrealty.com)

42402 N. 10th Street West Ste "E"  
Lancaster, CA 93534

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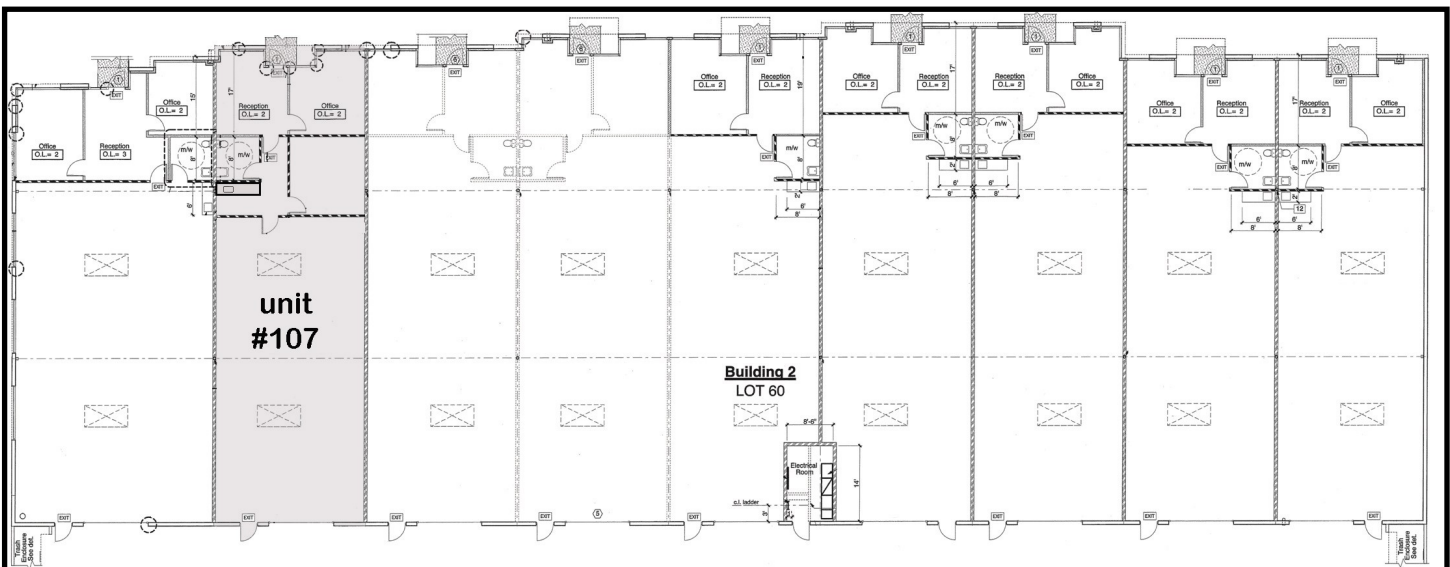
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