

Lancaster Business Park

249 E Avenue K-8 #107

FOR LEASE

Lancaster, CA 93535



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

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

FOR MORE DETAILS CONTACT:

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www.cbcvalleyrealty.com

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

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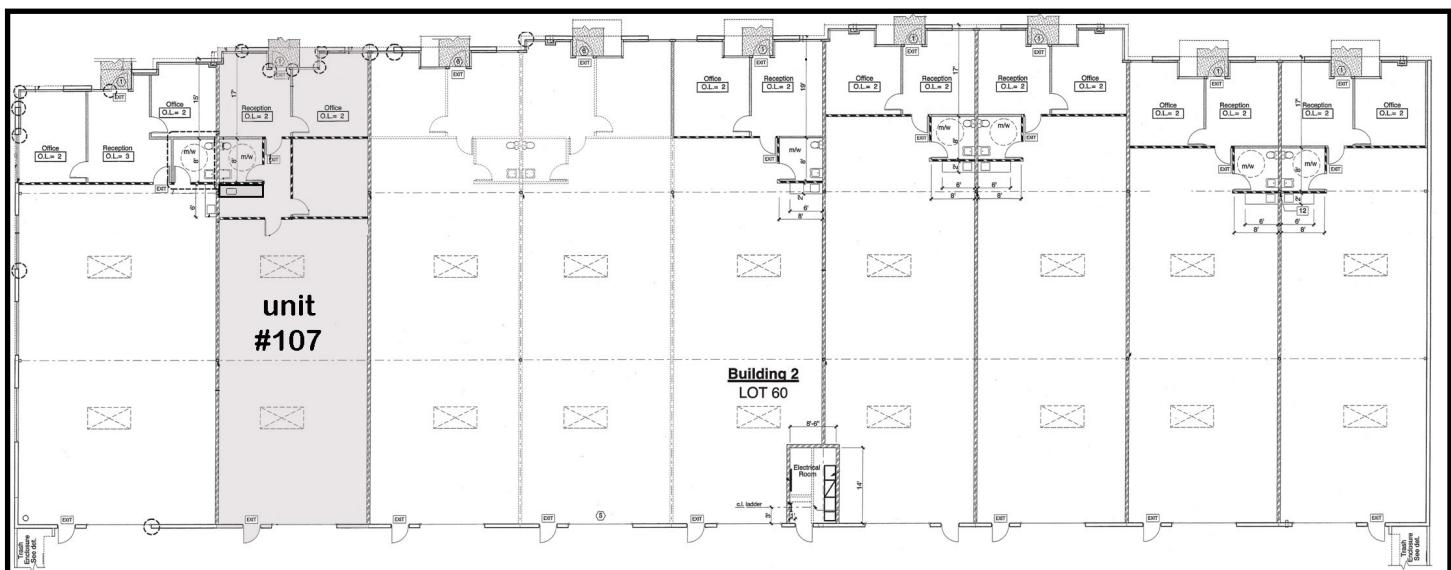
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