

AVENUE M LIGHT INDUSTRIAL

± 40 ACRES

Ready to Issue Permits by Q1 2027

Ave M VIC Division St | Lancaster, California



14

Avenue M/Columbia Way




Sierra Highway



MARKOWITZ
COMMERCIAL REAL ESTATE INC.

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PROPERTY OVERVIEW

DETAILS

Address	Ave M VIC Division St Lancaster, CA
Number of Parcels	2
APNs	3128-013-010, 3128-013-011
Zoning	Light Industrial
Entitlements	807,000 Sq Ft
Acres	38.97
Square feet	1,697,707
City	Lancaster
County	Los Angeles

PRICING

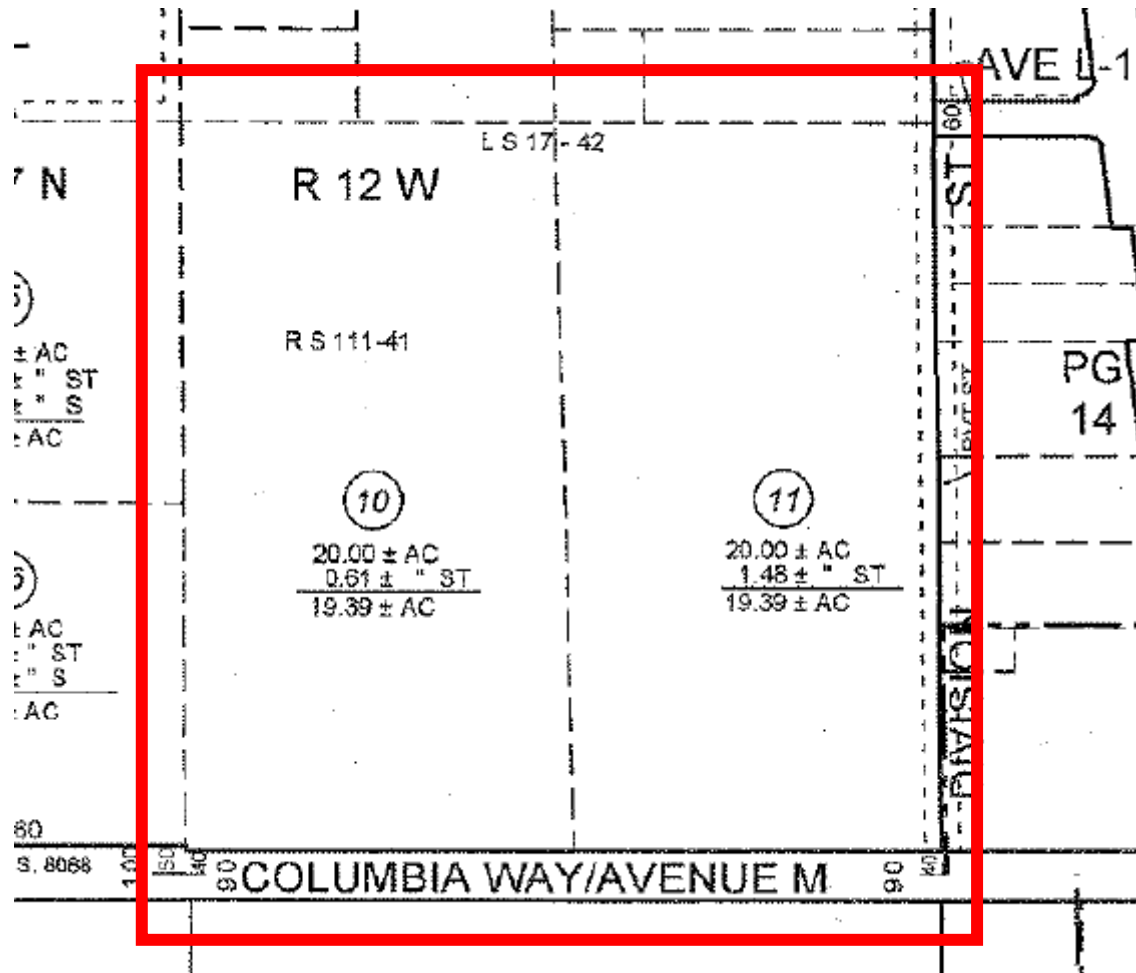
Asking Price	\$10,600,000
Price/Square Foot	\$6.24
Price/Acre	\$272,000

Located one mile from the 14 freeway, the subject property consists of about 40 acres and is entitled for 807,000 square feet of light industrial. The immediate area is home to many major industrial operations, including a new 1,000,000 square foot Trader Joe's distribution center.

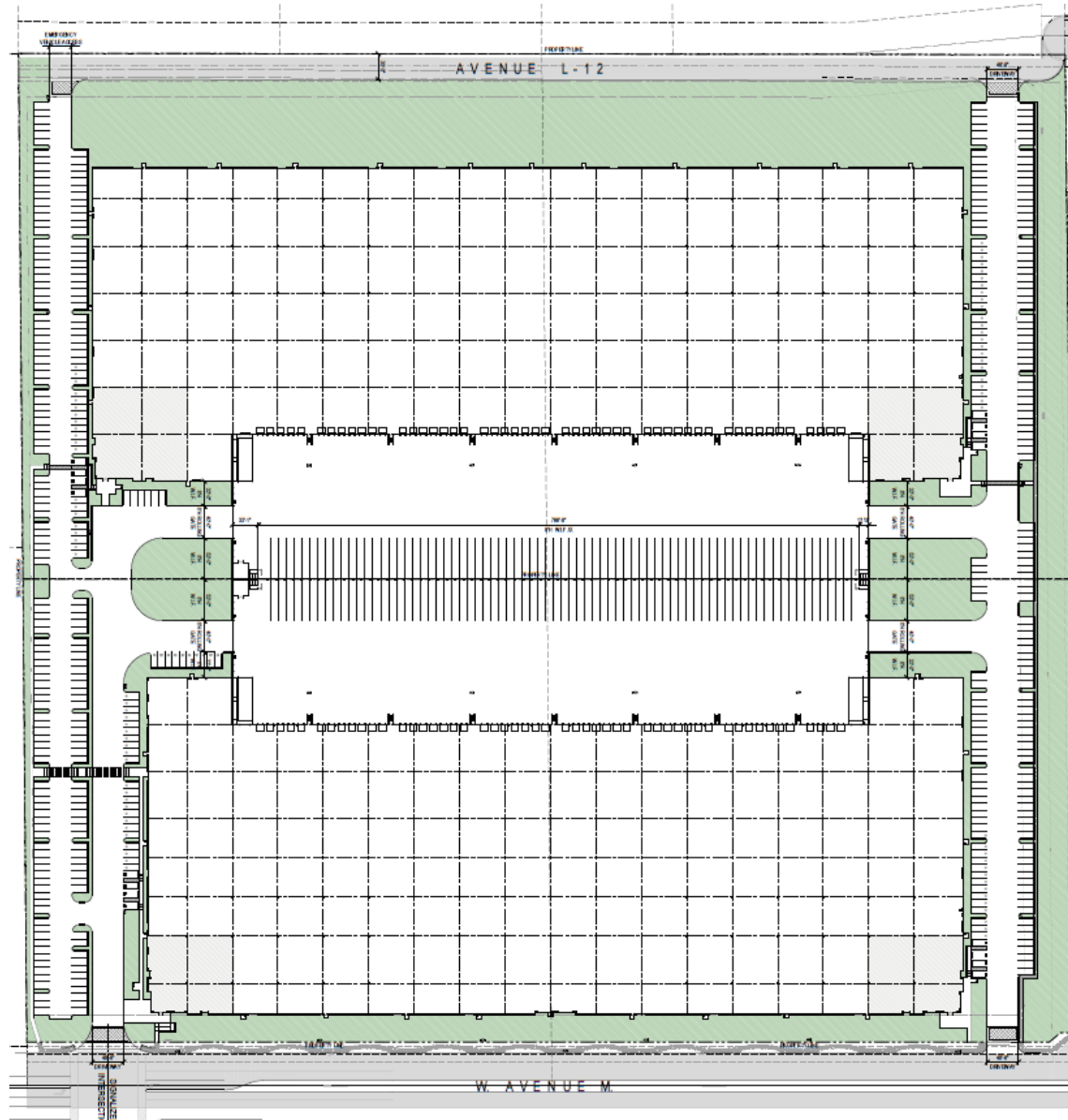


PARCEL MAP

TOTAL SIZE:
38.97 AC



SITE PLAN



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