

AVAILABLE INDUSTRIAL BUILDING FOR SALE OR LEASE

**45440 TREVOR AVENUE,
LANCASTER, CA 93534**

Zoning: LRHI (High Industrial) Warehouse (Industrial)

Single Story Building

Year Built: 2000

Building Size: 16,208 square feet

Lot Size: 38,637 square feet

Available for Sale: Price: \$2,750,000.00.

Available for Lease: Monthly Lease Rate: \$1.19 /
square foot.

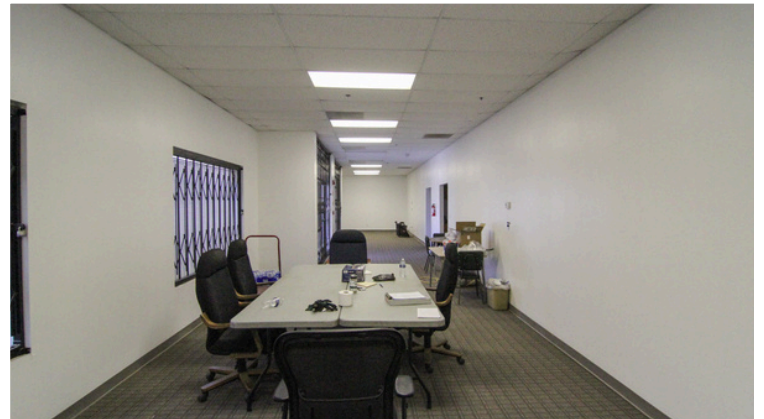
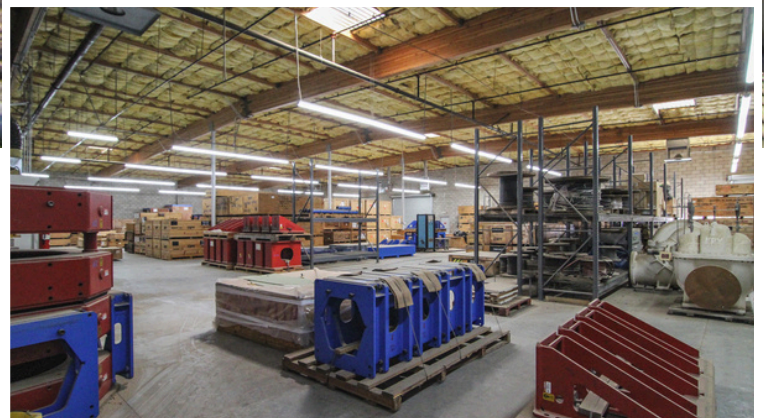
HIGHLIGHTS

Being offered is a Freestanding Building, Heavy Industrial Warehouse on a large lot ideal for investment or owner occupancy.

Great Opportunity to acquire a move-in ready building with plenty of parking both front and rear.

Flexible Floor Plan: The warehouse is currently used as one unit and leased to a single tenant, but can be divided into two units, each with separate utility meters and multiple access doors.

Each unit has a small office area in the front and a large warehouse, each unit comes with a roll up door in the front and a roll up door in the rear, there are additional entry points on the side of the building.



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