

# Mid-Cities Development Site

M-12 near 12th St West

Palmdale, CA 93551

FOR SALE



VALLEY REALTY



## PROPERTY OVERVIEW

Great development site offering a strategic, “mid-cities” location that is just off the freeway and is convenient to the Antelope Valley Courthouse, Palmdale Regional Medical Center, the Antelope Valley Mall and many other retail, banking and hospitality services! This west Palmdale locale is growing with the development of light industrial buildings as well as professional and medical offices in the adjacent “Freeway Business Park”. This location is well suited for a wide spectrum of Light Industrial, R&D, and Office development!

## DETAILS

<b>PRICE:</b>	\$695,000 (\$3.75/sf)
<b>TERMS:</b>	Cash
<b>APN:</b>	3111-022-002
<b>LOT SIZE:</b>	4.25+/- acres (185,130+/-sf)
<b>UTILITIES:</b>	All available (buyer to verify)
<b>ZONING:</b>	Office Flex (OF)

## FOR MORE DETAILS CONTACT:

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Direct 661-948-2644 x 22  
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42402 N. 10th Street West Ste “E”  
Lancaster, CA 93534



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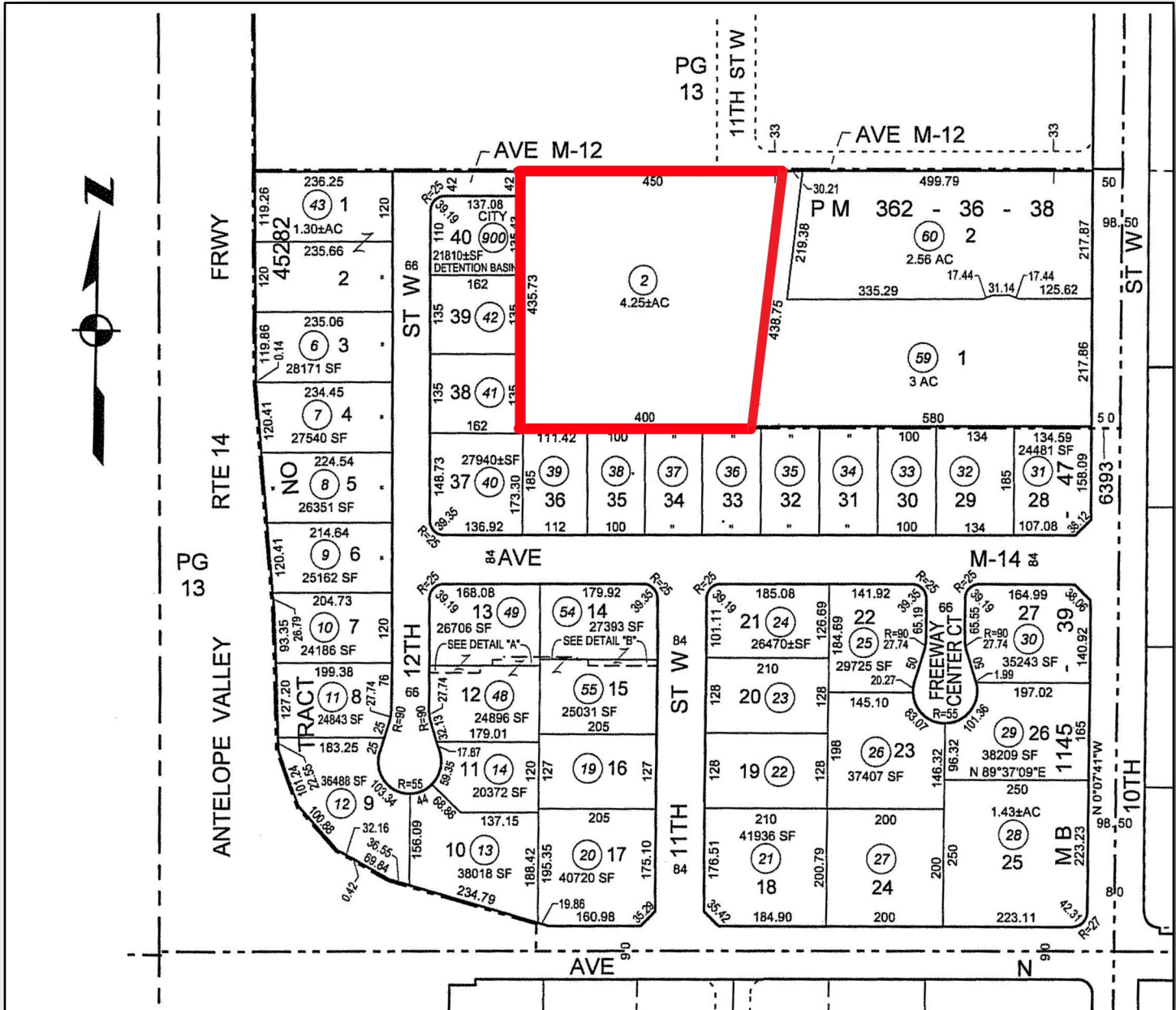
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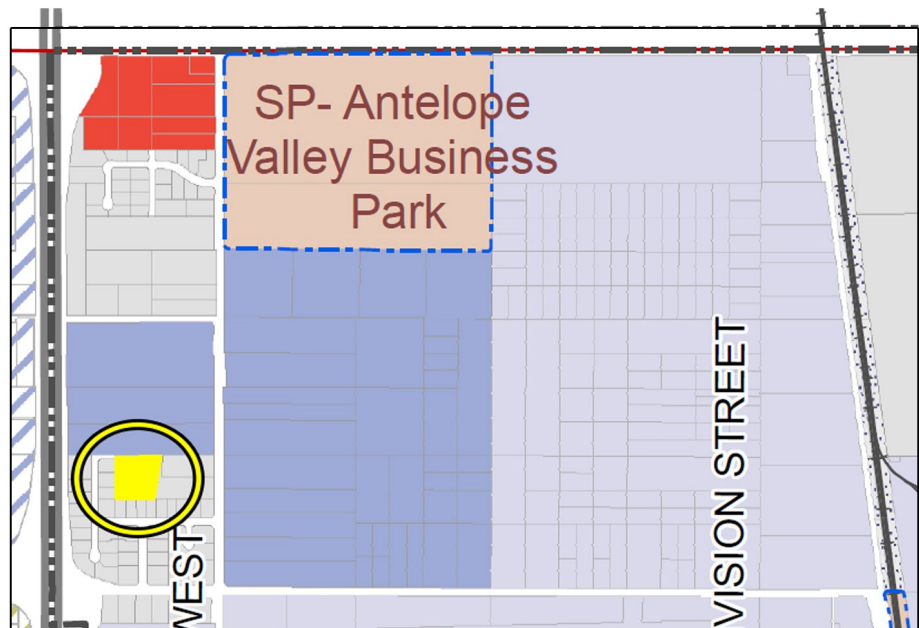
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The City of Palmdale has recently updated its General Plan and is adopting new zoning designations throughout the city. The new zoning designation of this parcel is "Office Flex" (OFX) which is described in their draft zoning ordinance as shown below.

## Draft Palmdale Zoning Map

Equestrian Residential (ER)	Residential Neighborhood 4 (RN 4)
Low Density Residential (LDR)	Mixed Use 1 (MU 1)
Single Family Residential 1 (SFR 1)	Mixed Use 2 (MU 2)
Single Family Residential 2 (SFR 2)	Mixed Use 3 (MU 3)
Single Family Residential 3 (SFR 3)	Neighborhood Commercial (NC)
Mobile Home (MH)	Visitor Commercial (VC)
Residential Neighborhood 1 (RN 1)	Regional Commercial (RC)
Residential Neighborhood 2 (RN 2)	Office Flex (OF)
Residential Neighborhood 3 (RN 3)	Aerospace Industrial (AI)



### 17.46 Office Flex (OFX)

This zone is intended to allow mixed-use development of office/flex uses and supportive service, retail, and commercial uses. It allows a mix of businesses that provide a wide variety of employment generating activities, including office, medical, R&D, and flex/makerspaces. Office uses may be standalone, or part of a large business/office park development. These areas are typically situated close to Regional roadways or freeways. This zone implements the Industrial and Employment Flex General Plan land use designations.

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