

# Trevor Industrial

45030 Trevor Ave

Lancaster, CA 93534

**FOR LEASE**



**COLDWELL BANKER  
COMMERCIAL**  
VALLEY REALTY



## PROPERTY OVERVIEW

The unit's front portion offers multiple offices, 2-restrooms and an open work and/or storage area with drop ceiling that's served by a 10'X10' gl door. The rear portion is connected to the front through double doors and offers mostly open, clear span space with its own restroom, 14' clear height, a 12'X12' gl door and a separate parts storage and compressor room. This property provides a convenient, downtown location close to the many amenities offered along "The Blvd" which is becoming the A.V's premier destination for shopping, dining, entertainment and the Arts!

## PROPERTY DETAILS

<b>BLDG SIZE:</b>	5,721+/-sf
<b>BUILDING:</b>	Wood Frame/Metal
<b>AVAILABLE:</b>	5,721+/-sf
<b>LEASE:</b>	\$4,999 (\$0.87/sf)
<b>GL DOORS:</b>	2-(1-10'X10' & 1-12'X12')
<b>POWER:</b>	120/240v/3phs/4W
<b>LEASE TYPE:</b>	Modified Gross
<b>YEAR BUILT:</b>	1969/1971
<b>ZONING:</b>	TOD ( <i>Employment Commercial</i> )

## FOR MORE DETAILS CONTACT:

**Harvey Holloway - DRE #00594721**  
harvey@cbcvalleyrealty.com

**Direct** 661.948.2644 x 22 **Main** 661.948.2644  
**Fax** 661.945.2524 **Cell** 661.609.8173

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

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

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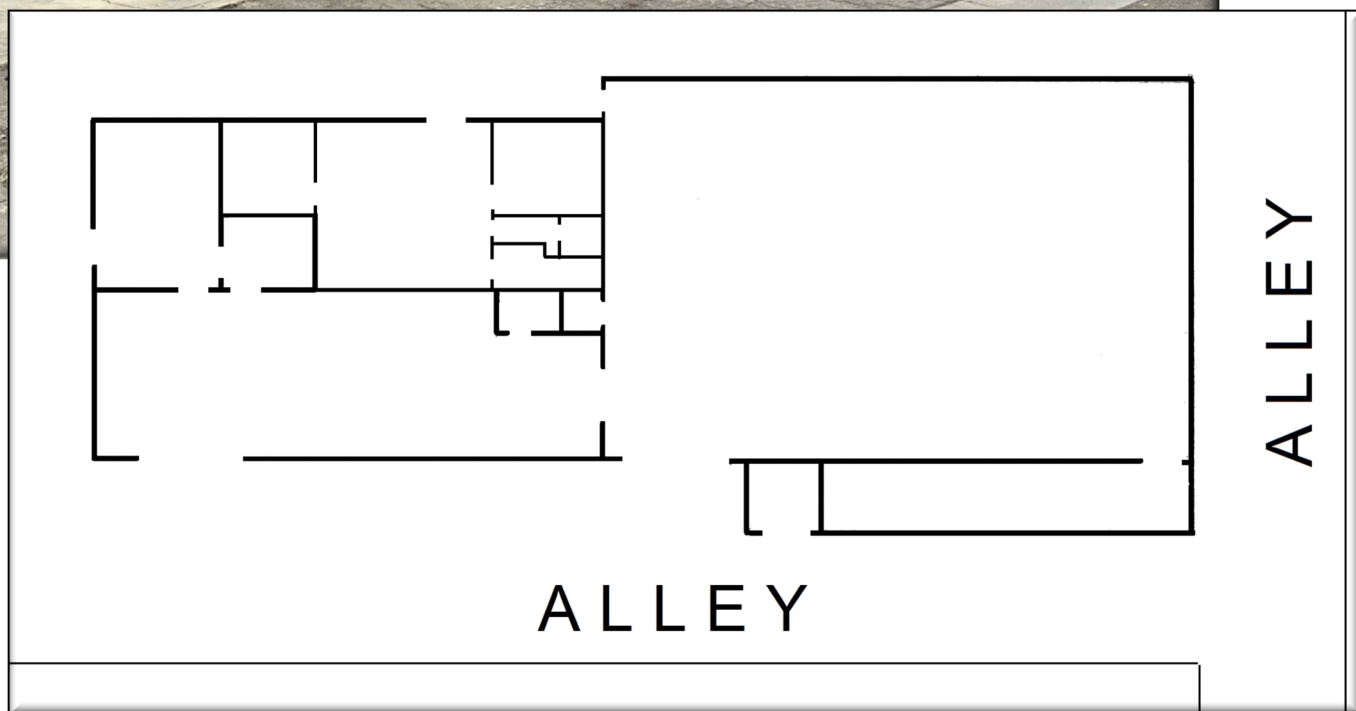
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