

# Ave L Industrial

Avenue L & Sierra Hwy

FOR SALE



Lancaster, CA 93534



## PROPERTY OVERVIEW

Located in a State **“Opportunity Zone”** where tax deferral and/or elimination opportunities exist! <https://opzones.ca.gov/>. This 1.83+/- acres is zoned for Light Industrial with site plan approval from the City of Lancaster for a 28,333+/-sf warehouse building demised into 2 units with a common loading dock and 2-800+ sf offices. This site offers a strategic, mid-cities location about a mile east of the A.V. Freeway (Hwy #14)! This site is just west of the “Lancaster Business Park”, home to Morton Manufacturing, Lance Camper, Federal Express and other prominent businesses serving the entire Antelope Valley!

**FOR MORE INFORMATION CONTACT:**

## DETAILS

**REDUCED: \$350,000**

<b>PRICE:</b>	<del>\$395,000</del>
<b>TERMS:</b>	Cash
<b>LOT SIZE:</b>	1.83+/-ac
<b>APN:</b>	3128-007-034 & 3128-007-039
<b>ZONING:</b>	LI (Light Industrial)
<b>UTILITIES:</b>	Elect/Phn/Wtr/Gas
<b>TOPO:</b>	Level, rough graded

Harvey Holloway DRE #00594721

Direct 661-948-2644 x 22  
Cell 661-609-8173

Main 661-948-2644  
Fax 661-945-2524

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

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.

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

# Ave L Industrial

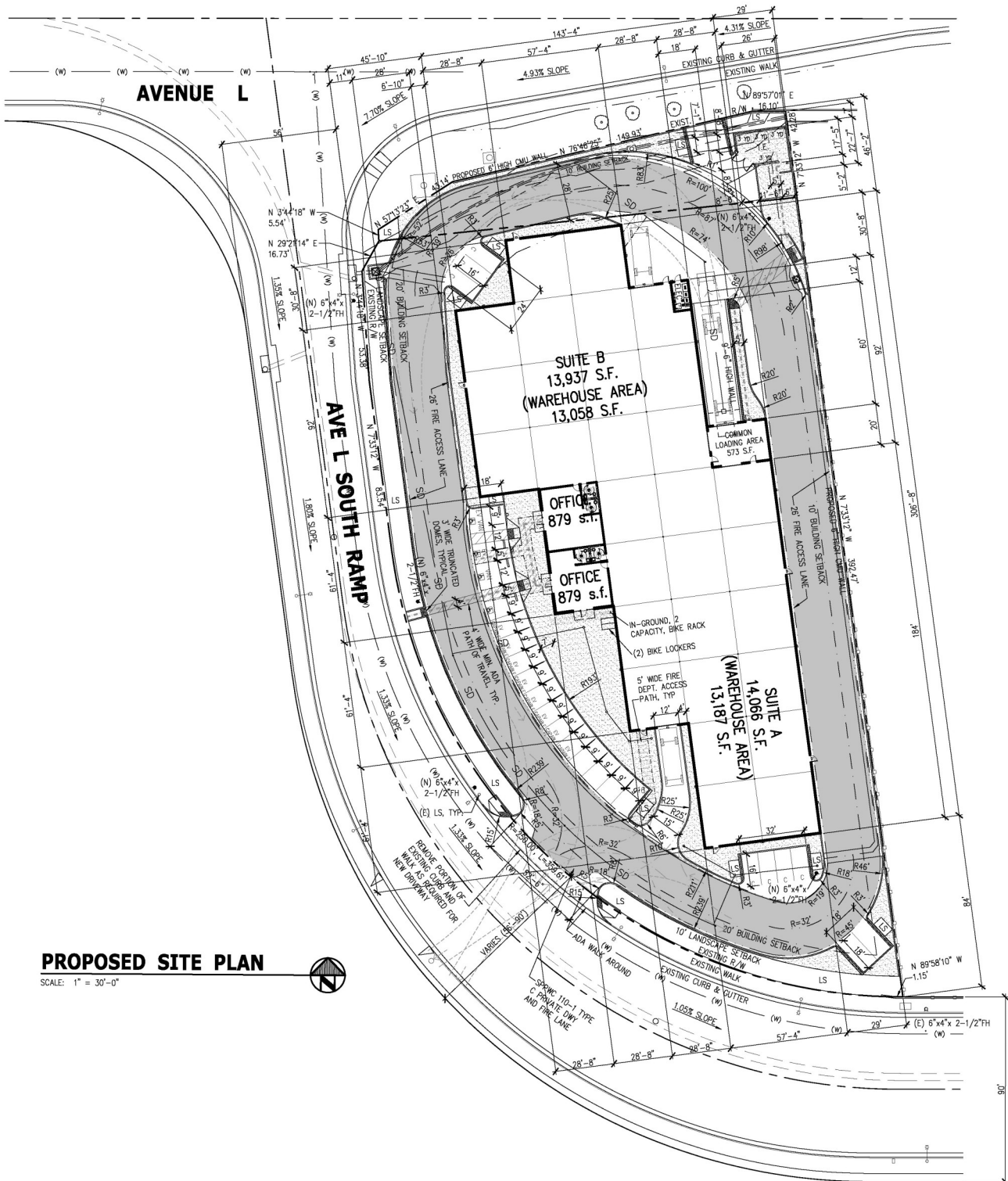
Avenue L & Sierra Hwy

FOR SALE

Lancaster, CA 93535



COLDWELL BANKER  
COMMERCIAL  
VALLEY REALTY



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

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.

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

# Ave L Industrial

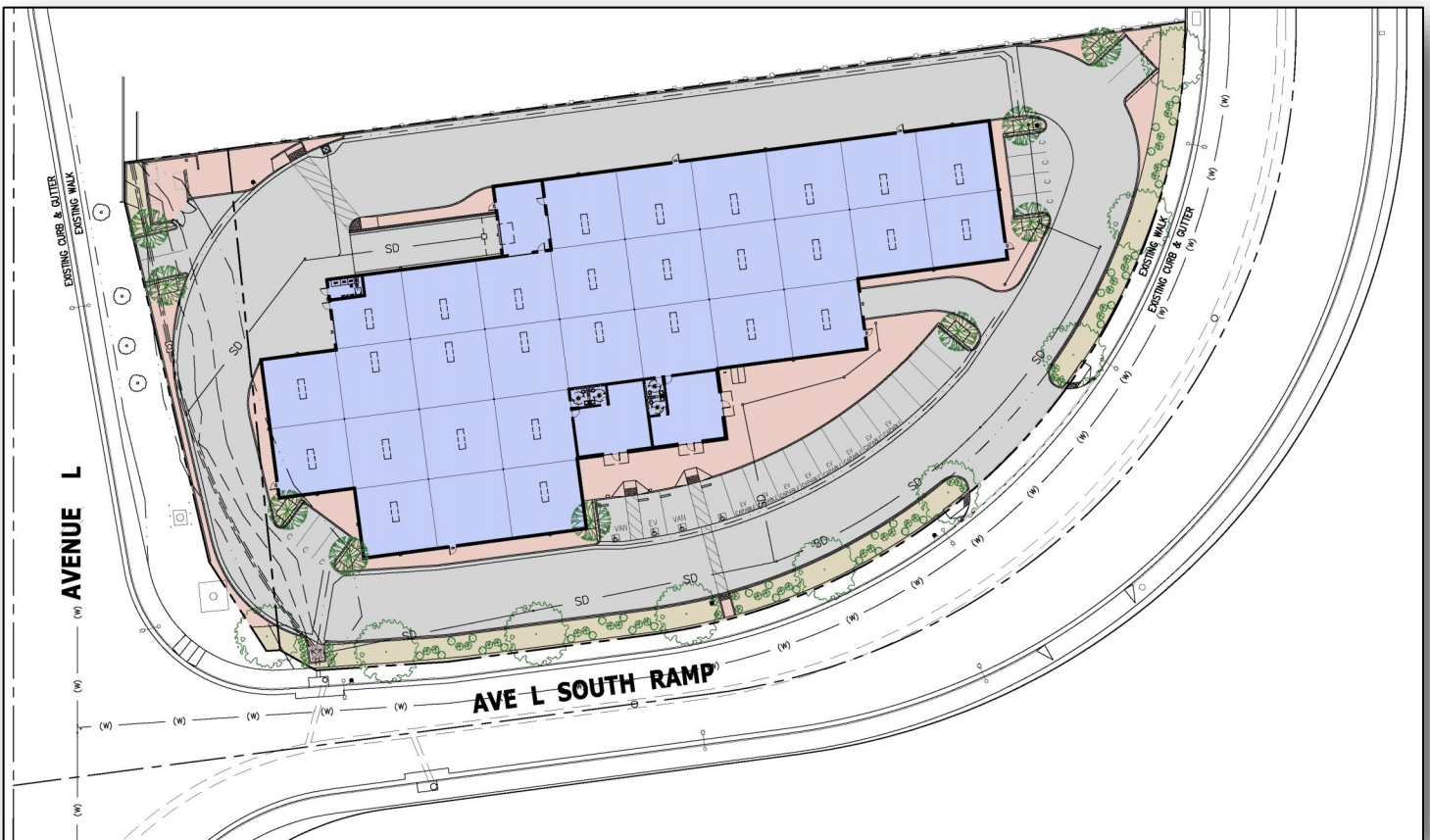
Avenue L & Sierra Hwy

FOR SALE

Lancaster, CA 93534



COLDWELL BANKER  
COMMERCIAL  
VALLEY REALTY



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

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.

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

# Ave L Industrial

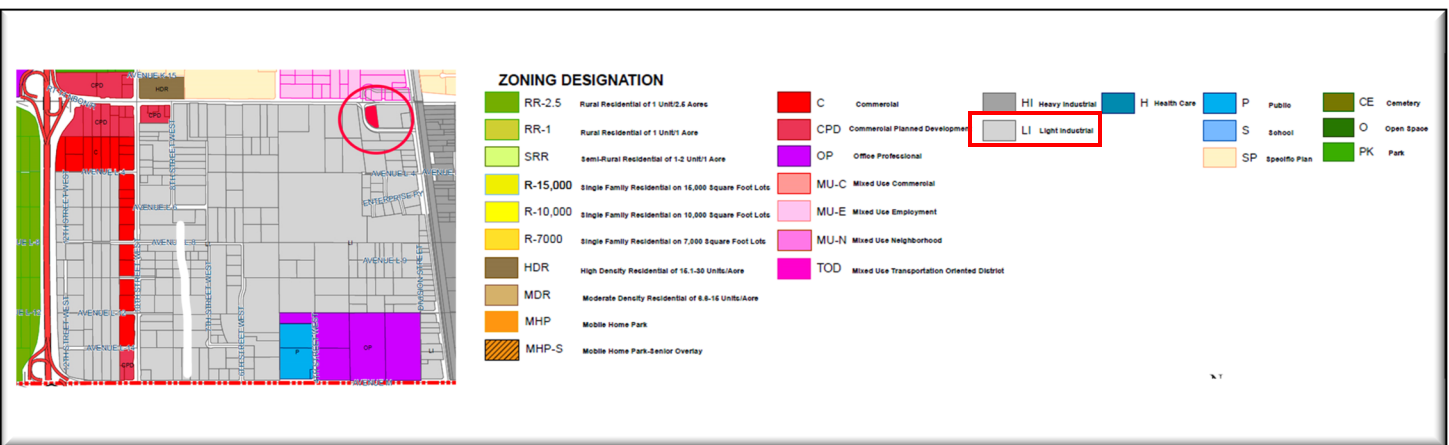
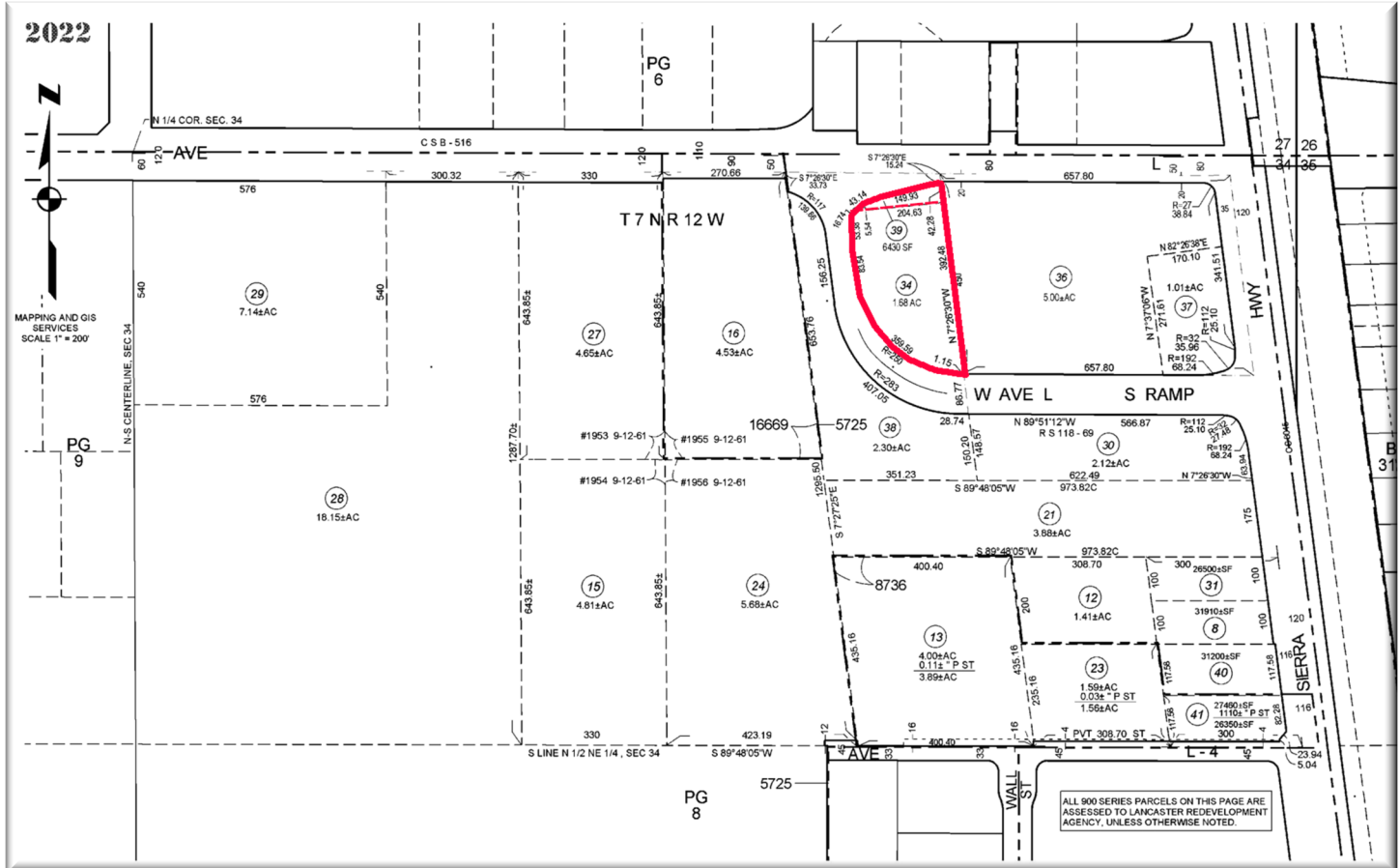
Avenue L & Sierra Hwy

FOR SALE

Lancaster, CA 93534



**COLDWELL BANKER  
COMMERCIAL**  
VALLEY REALTY



FOR MORE INFORMATION CONTACT:

Harvey Holloway DRE #00594721  
harvey@cbcvalleyrealty.com

Direct 661-948-2644 x 22  
Cell 661-609-8173

Main 661-948-2644  
Fax 661-945-2524

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

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.

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

# Ave L Industrial

Avenue L & Sierra Hwy

FOR SALE

Lancaster, CA 93535



COLDWELL BANKER  
**COMMERCIAL**  
VALLEY REALTY



**FOR MORE INFORMATION CONTACT:**

Harvey Holloway DRE #00594721  
harvey@cbcvalleyrealty.com

Direct 661-948-2644 x 22  
Cell 661-609-8173

Main 661-948-2644  
Fax 661-945-2524

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

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.

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

# Ave L Industrial

Avenue L & Sierra Hwy

FOR SALE

Lancaster, CA 93534



## CONFIDENTIALITY AND DISCLAIMER

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the listing agent, Coldwell Banker Commercial Valley Realty, or by the Seller. Any projections and/or pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made regarding the accuracy or completeness of this information or that actual results will conform to any projections contained herein. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

The property is being offered in **"AS IS" CONDITION WITH ALL FAULTS AND WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. It is buyer's responsibility to conduct a thorough, independent investigation of the property in order to determine its suitability for buyer's intended use. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

### FOR MORE INFORMATION CONTACT:

Harvey Holloway DRE #00594721  
harvey@cbcvalleyrealty.com

Direct 661-948-2644 x 22  
Cell 661-609-8173

Main 661-948-2644  
Fax 661-945-2524

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

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.

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