

L-12 Industrial

545 East Avenue L-12

Lancaster, CA 93535

FOR LEASE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY



PROPERTY OVERVIEW

Strategic “mid-cities” location with convenient freeway access just minutes away! 7,950+/- sf with a 40,000+/- sf fenced and graded yard with a portion being concrete paved and the balance having 6” of compacted milled grindings! The building has 2 offices and 3 restrooms with HVAC and plenty of open shop area with sky lights, insulated walls and ceilings, 2 gas heaters, 4-gl doors (3-12’x14’ and 1-12’x16’)!

FOR MORE DETAILS CONTACT:

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Direct 661.948.2644 x 22
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Cell 661.609.8173

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

PROPERTY DETAILS

BLDG SIZE (SF):	9,950+/-sf
AVAILABLE (SF):	7,950+/-sf
Unit: 103-105:	\$9,780/mnth (\$1.23/sf)
LEASE TYPE:	Modified Gross
POWER:	2-208/120v/225amp 3phase/4Wire Panels
CEILING HEIGHT:	18 ft
CONSTRUCTION:	Metal
GL DOORS:	4-(3-12’x14’) & (1-12’x16’)
YEAR BUILT:	1990
ZONING:	HI

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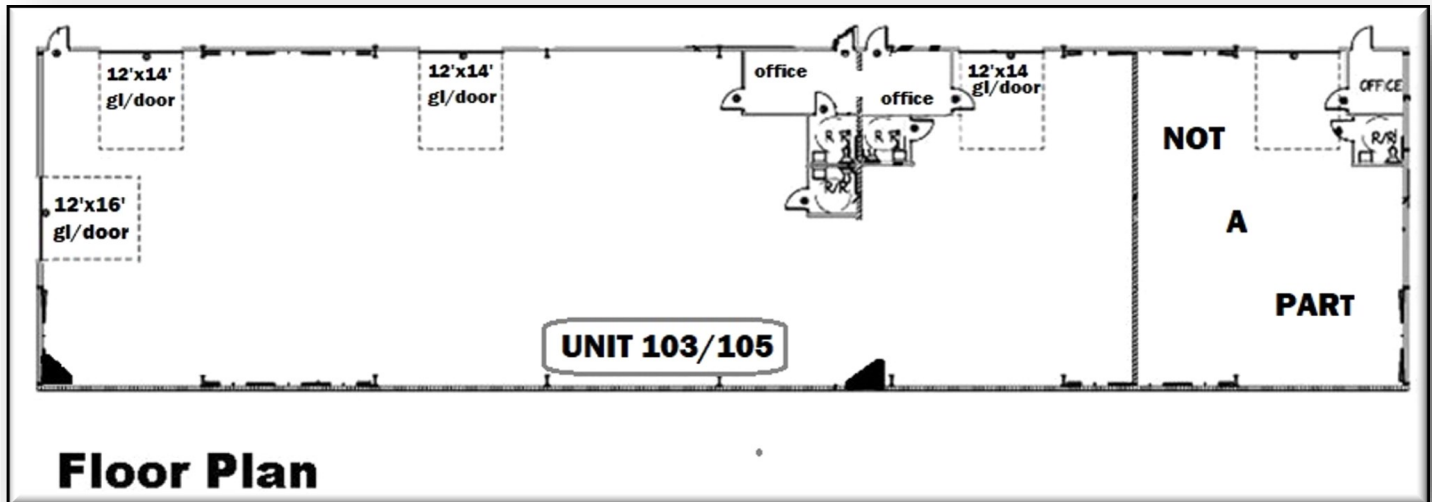
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