

Lancaster Business Park

SINGLE TENANT INDUSTRIAL BUILDING

FOR SALE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY

235 E Ave K-10, Lancaster, CA 93535



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Coldwell Banker Commercial Valley Realty is proud to present this single tenant industrial building located in the *Lancaster Business Park*! This 14,221± SF building sits on a 1.1+/- acre corner lot with a front entrance from Ave K-10 and additional access from Market Place! The Lancaster Business Park is home to industry leaders like FedEx, Lance Camper, Morton Manufacturing, along with a variety of other light manufacturing, wholesaling, R&D, and personal and business service industries. This location offers discriminating users a professional and park-like setting, close to local amenities with convenient free-way access just minutes away via the Avenue L overpass.

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SOUTH SIDE AND EAST SIDE



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PROPERTY DETAIL

Property Type	Industrial
Price	\$2,500,000
NOI	\$130,024
CAP	5.2%
Building Size	14,221+/-sf
Construction	Block
Year Built	1998
Fire Sprinklers	Yes
Power	800amp/208-120v/3phs/4W
Ceiling Height	20ft
G/L Doors	2-12'X10'
Lot Size	1.1+/- acres
APN	3126-027-055
Zoning	SP 90-01



This building was constructed in 1998 and is currently configured with a spacious showroom area and private office with HVAC, a sizable lunch/break room, 2 restrooms and a couple of storage rooms. There are 2-g/l doors along the north wall of the warehouse/shop and there is ample room for unrestricted truck access along this side.



This site has been leased by *US Air Conditioning Distribution, LLC* since 2012! "With over 50 locations across California, Nevada, Utah, Idaho, and Arizona, US Air Conditioning Distributors is the world's largest privately owned HVAC distributor."

Website: <https://us-ac.com/>

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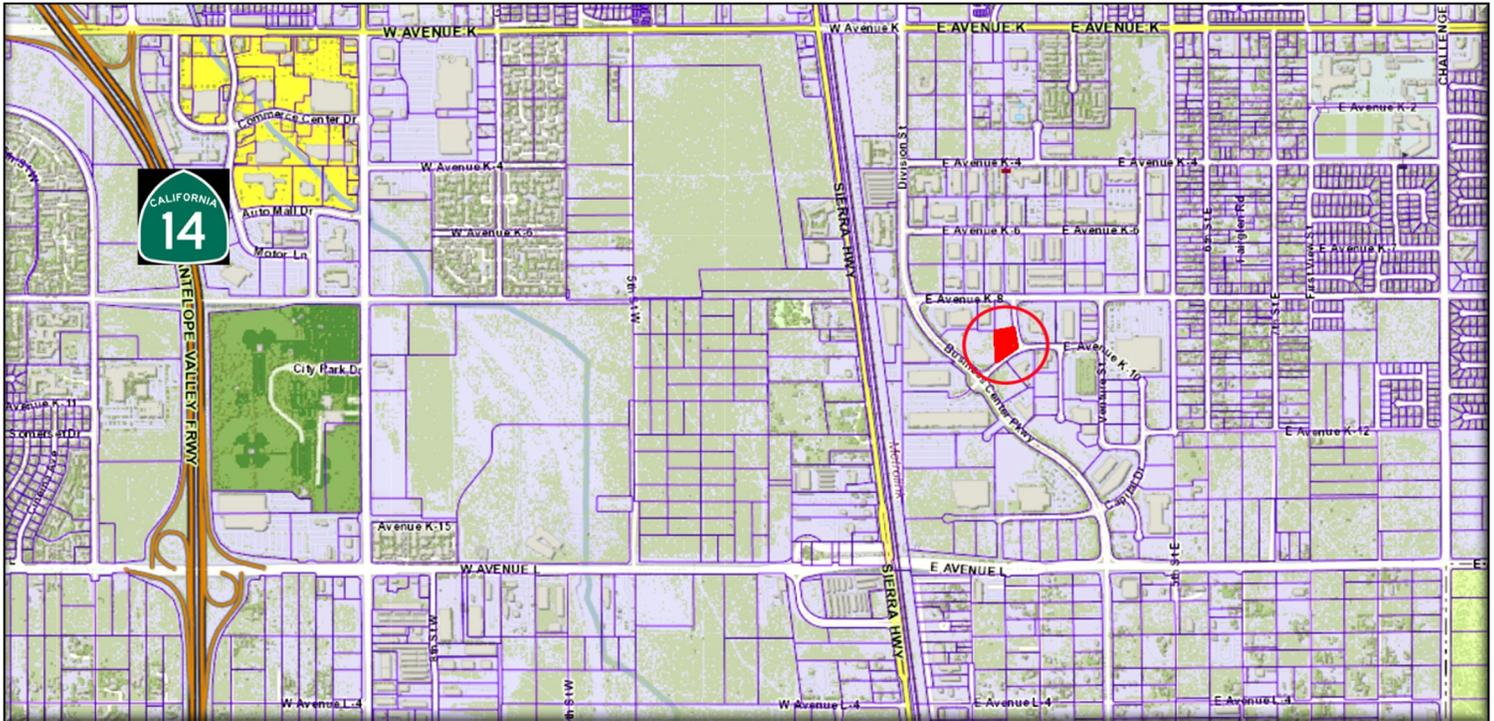
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STREET MAP AND ASSESSOR'S MAP



Lancaster Business Park

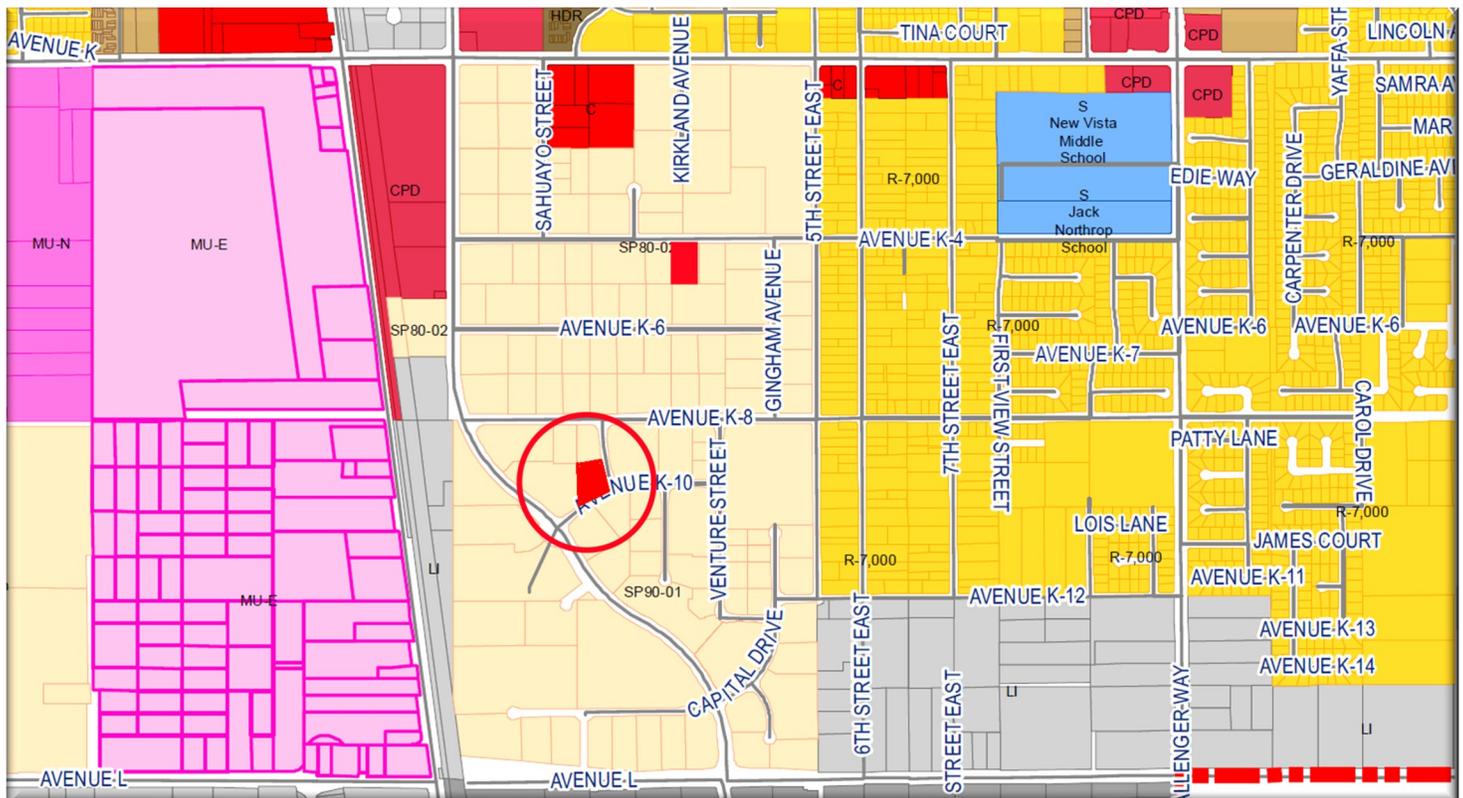
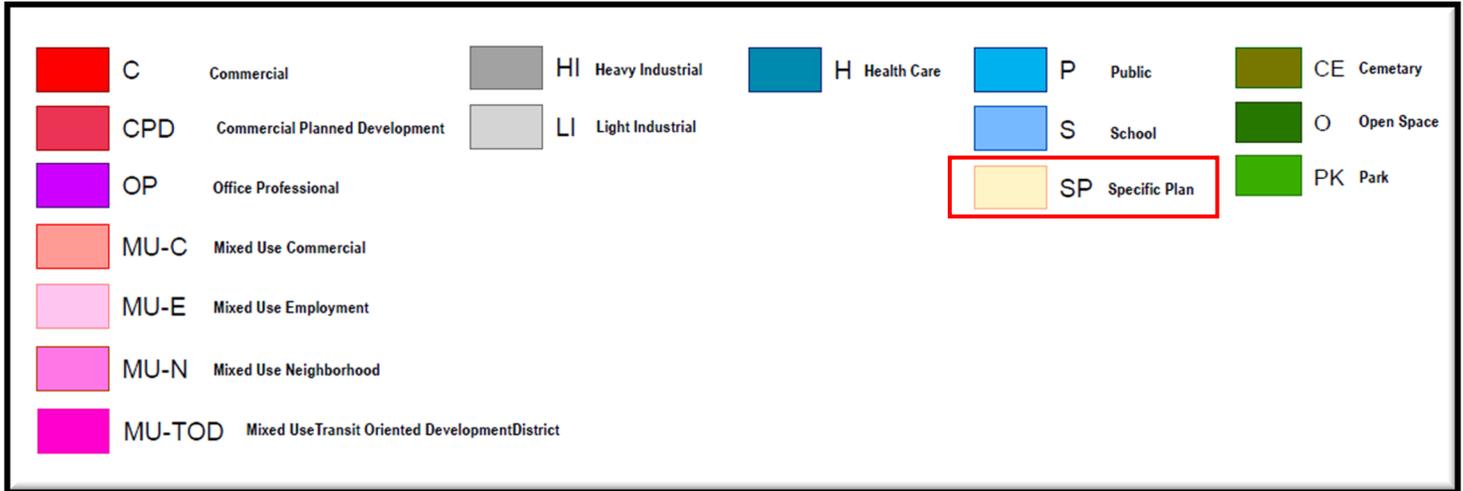
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ZONING MAP



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CONFIDENTIALITY AND DISCLAIMER

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