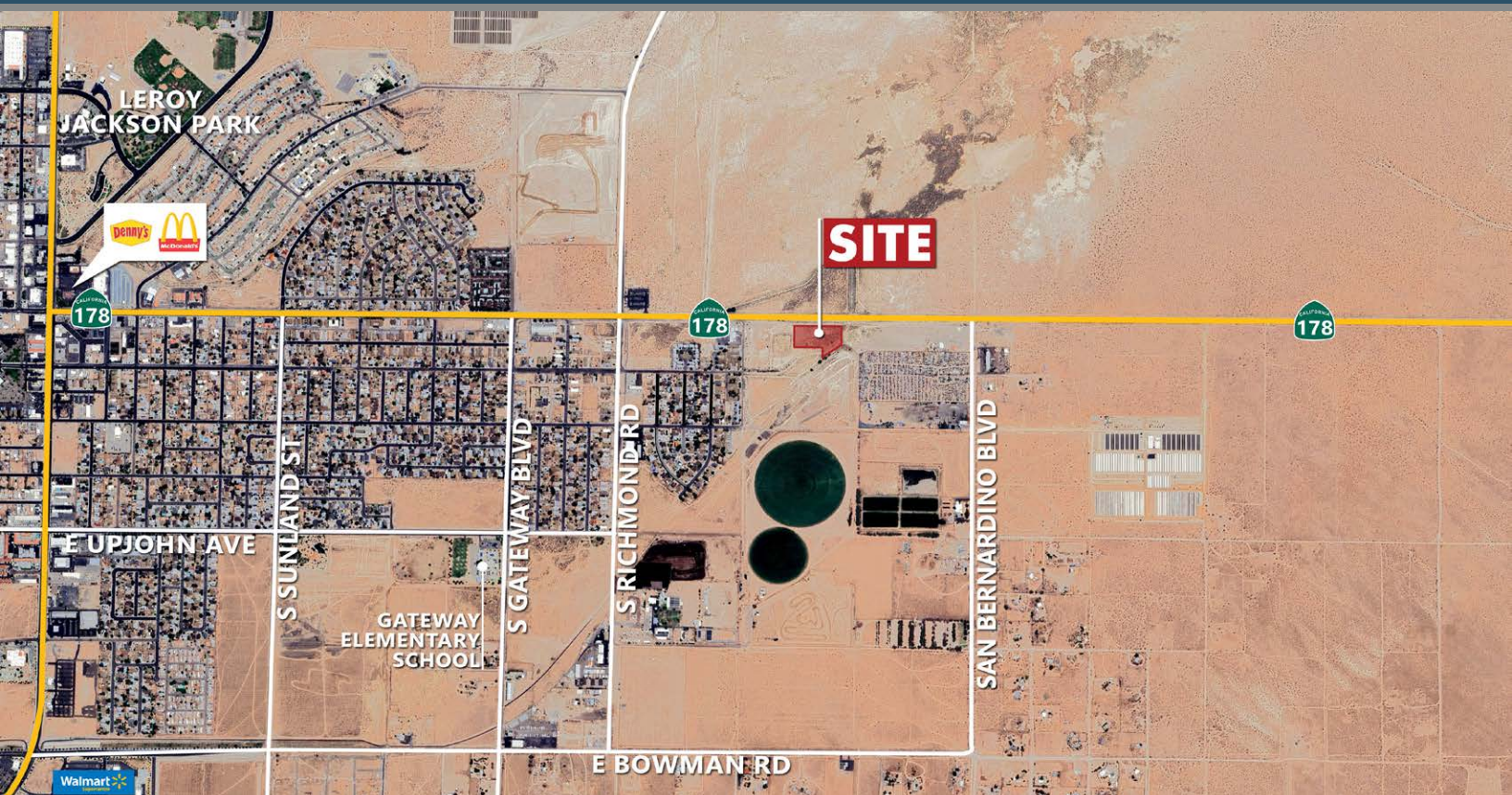


# 3.94 AC INDUSTRIAL LOT IN GROWING AREA

## RIDGECREST, CA



**HIGHWAY 178 / W OF SAN BERNARDINO BLVD, RIDGECREST CA**

### FEATURES

- 3.94 AC industrial lot situated along Hwy 178
- Located four miles south of Naval Air Weapons Station China Lake - the primary employer and a key economic contributor to the region
- Zoning allows for a wide variety of light industrial, manufacturing, and related commercial uses
- The area is experiencing new business development, with new restaurants, a hotel, and other commercial projects planned or underway
- Ridgecrest provides numerous outdoor activities, including access to national parks like Death Valley and Joshua Tree, many public lands for hiking, rock climbing, and ATV riding, and local trails such as the College Heights system
- Within 2-3 hours driving distance from Los Angeles, Las Vegas, Bakersfield, Fresno, and Palm Springs

**PRICE: \$95,000**

### VICINITY MAP



**Desert Pacific**  
PROPERTIES, INC.  
COMMERCIAL REAL ESTATE

10/15/25 JC



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**760.360.8200**



# 3.94 AC INDUSTRIAL LOT IN GROWING AREA

## AERIAL & SITE AMENITIES



### SITE AMENITIES

- **Location:** Property is located on the south side of Highway 178 just west of San Bernardino Blvd in Ridgecrest, Kern County, CA
- **APN:** 343-361-02-00-8
- **Parcel Size (According to County Assessor's Information):** 3.94 AC
- **Zoning:** [M-1 \(Light Industrial\)](#)
- **General Plan:** Industrial with Military Influence Area Overlay
- **Utilities:**
  - Electrical: Southern California Edison (SCE)
  - Domestic Water: The Indian Wells Valley Water District (IWWVD)
  - Gas: Southern California Gas Company (SoCalGas)
- **Current Use:** Vacant Land
- **Terms:** Cash
- **Comments:** Popular point of interest in the area include Fossil Falls, exploring the Trona Pinnacles, and viewing petroglyphs in the Coso Mountains.

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.