

39360

3RD ST E

PALMDALE, CA 93550

**CONDO UNIT 401
FOR SALE OR LEASE**



**STRATTON
INTERNATIONAL**

STRATTONINTERNATIONAL.COM



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3RD ST E

PALMDALE, CA 93550

FOR SALE OR LEASE

UNIT 401

\$200 PSF OR \$0.85¢ NNN



Robert Stratton

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STRATTON INTERNATIONAL, INC. | 39360 3RD ST E, PALMDALE, CA 93550



#401 - 9,795 SQ.FT.
AVAILABLE NOW

STRATTON INTERNATIONAL, INC. | SINCE 1994



OFFERING SUMMARY

39360 3RD ST E

PALMDALE INDUSTRIAL CONDO

Stratton International is pleased to present 39360 3rd St E - Unit 401, an industrial condo unit For Sale or Lease in Palmdale, CA. These units are situated in the Winnell Warehousing Complex, an industrial condominium facility located just off Sierra Highway, mid-block between W Rancho Vista Blvd and Technology Dr.

Unit 401 features an 18' ft. clear height, 800 AMP 3P 4W power capability, as well as a new roof installed in 2012 and new evaporative coolers installed in 2015. Unit 401 is currently leased through February 2023 to Premier Source America, a machining and manufacturer for aerospace and other industries. Contact Robert Stratton for more details regarding this prime opportunity.

BUILDING SQ.FT	9,795±
LOT SIZE SQ.FT	13,399±
YEAR BUILT	1990
FLOORS	1
APN(S)	3006-004-063
CLEAR HEIGHT	18'
GROUND-LEVEL TRUCK DOORS	4x 12'x14'
ZONING	C5





#401

AVAILABLE NOW

9,792 SQ.FT.
UNIT SIZE

14,437 SQ.FT.
LOT SIZE

1990
YEAR BUILT

18' FT
CLEAR HEIGHT

4x 12' X 14' FT.
TRUCK DOORS

25 SPACES
PARKING

C5
ZONING

3006-004-063
APN(S)

CAPABLE OF
800A 277-480 3P 4W
POWER

\$1,959,000
SALE PRICE

\$0.85¢ PSF NNN
LEASE RATE

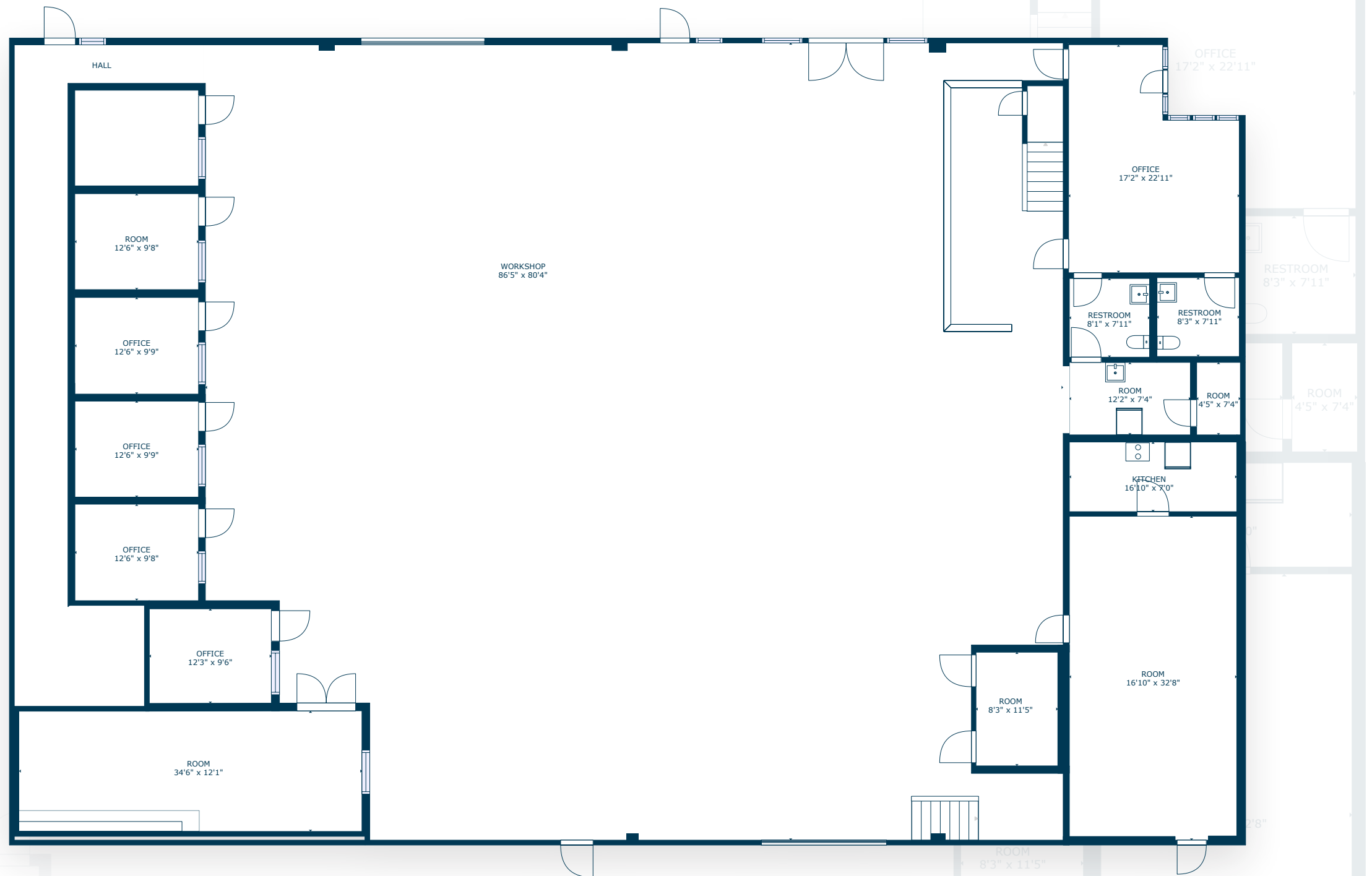




39360 3RD ST E

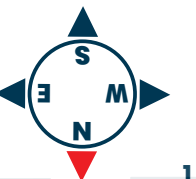
PALMDALE
CALIFORNIA, 93550

#401 FIRST FLOOR



SCAN, TAP or CLICK!

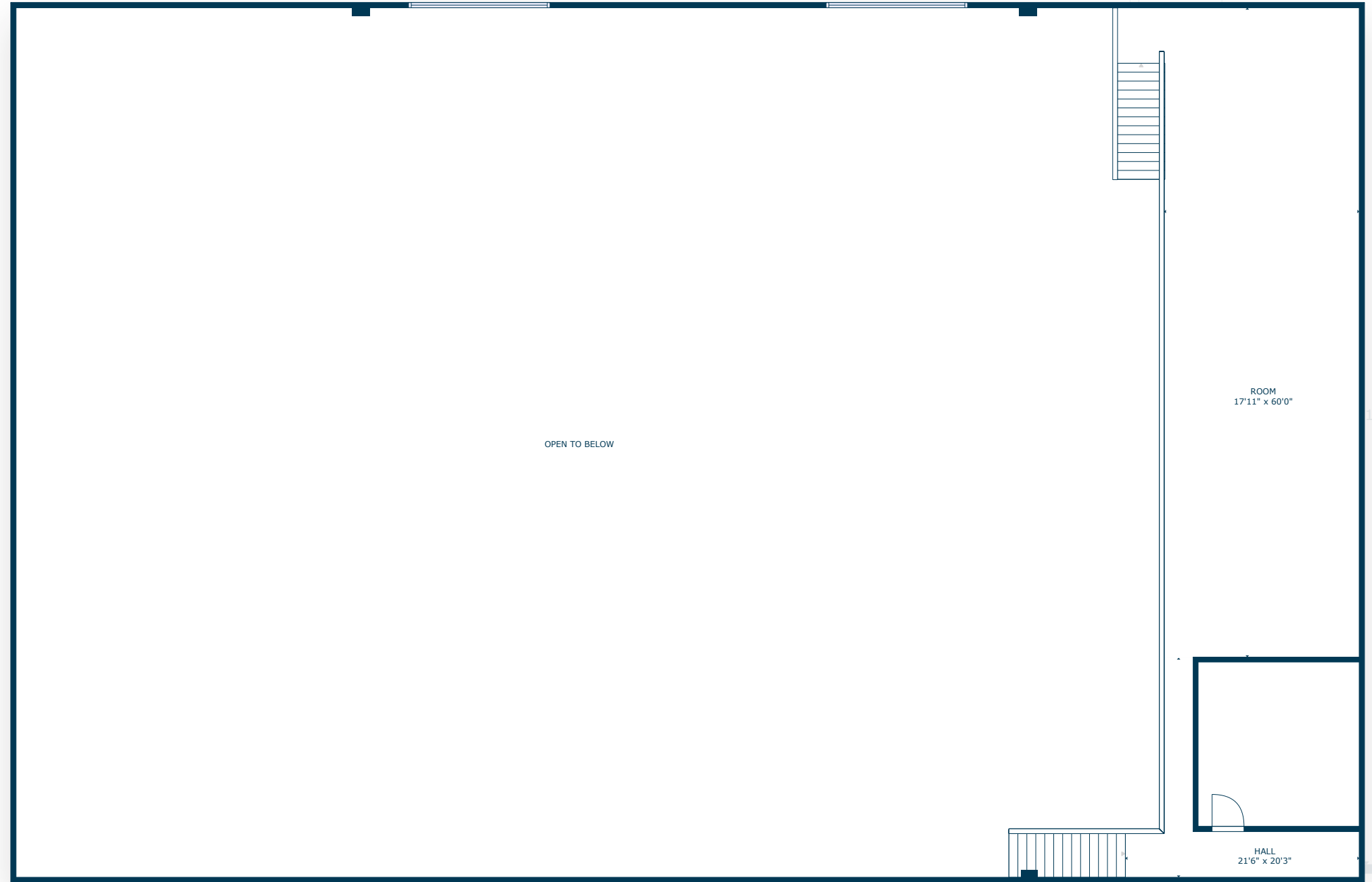
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3RD ST E

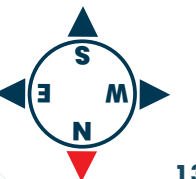
PALMDALE
CALIFORNIA, 93550

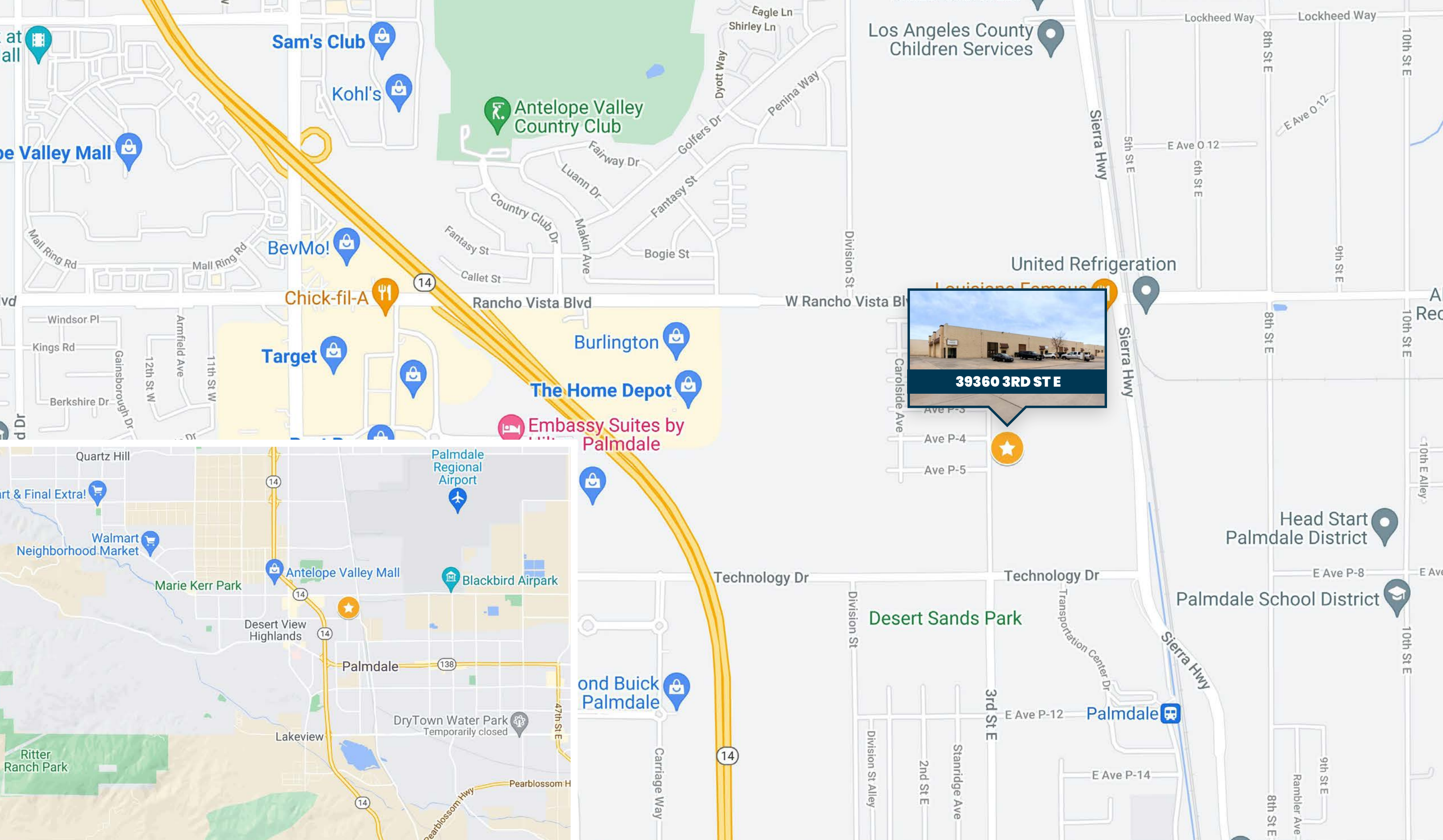
#401
MEZZANINE



SCAN, TAP or CLICK!

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**UNIT 401
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PREPARED BY



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