

FOR SALE

AVENUE K6

PORTFOLIO

LANCASTER, CA 93535

INDUSTRIAL/OFFICE PORTFOLIO

STRATTON
COMMERCIAL REAL ESTATE

STRATTONCRE.COM



AVENUE K6 PORTFOLIO

LANCASTER, CA 93535

FOR SALE



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The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

STRATTON COMMERCIAL REAL ESTATE, INC.



AVENUE K6 PORTFOLIO, LANCASTER, CA 93535

STRATTONCRE.COM | SINCE 1994

AVENUE K6 PORTFOLIO

INDUSTRIAL / OFFICE BUILDING PORTFOLIO

Stratton Commercial Real Estate, Inc. is proud to present the Avenue K6 Portfolio, an outstanding collection of industrial and office properties in the prestigious Lancaster Business Park. This rare opportunity includes four contiguous parcels totaling approximately 5.35 acres and five modern buildings with a combined area of nearly 74,779± square feet. The portfolio features 300 and 304 East Avenue K6 with a 27,134± square foot building constructed in 2008, and 314 and 320 East Avenue K6 offering 22,492± square feet of flexible space. Completing the offering is 356 East Avenue K6, a brand-new 25,153± square foot building finished in 2024, along with a dedicated 58,275± square foot parking parcel.

All properties are zoned under Specific Plan 80-02 (LRSP80-02), supporting a wide range of industrial and office uses. Each building showcases modern architecture, professional landscaping, and adaptable interiors with private restrooms and kitchen areas, allowing businesses to customize their space. Strategically located within Lancaster Business Park, the Avenue K6 Portfolio offers excellent access to major transportation routes and represents an ideal choice for corporate headquarters, industrial operations, or multi-tenant investment.

This is a unique chance to acquire a portfolio that combines size, versatility, and modern construction in one of the Antelope Valley's most desirable business parks. For pricing details or to schedule a private tour, contact Daniel or Robert Stratton today.





356 E AVENUE K6
 25,153± SF RBA - BUILT 2024
 3126-032-067 - 1.34± ACRES



APN: 3126-032-068
 58,275± SF - PARKING
 3126-032-068 - 1.34± ACRES



314-320 E AVENUE K6
 22,492± SF RBA - BUILT 2008
 3126-032-069 - 1.34± ACRES



300-304 E AVENUE K6
 27,134± SF RBA - BUILT 2008
 3126-032-070 - 1.34± ACRES





OFFERING SUMMARY

300-304 E AVENUE K6
100% LEASED - OFFICE BUILDING

BUILDING SQ.FT	27,134±
LOT SIZE SQ.FT	58,333±
YEAR BUILT	2008
FLOORS	1
APN(S)	3126-032-070
ZONING	SP BP 80-02



OFFERING SUMMARY

314-320 E AVENUE K6
100% LEASED - OFFICE BUILDING

BUILDING SQ.FT	22,492±
LOT SIZE SQ.FT	58,303±
YEAR BUILT	2008
FLOORS	1
APN(S)	3126-032-069
ZONING	SP BP 80-02



OFFERING SUMMARY

APN 3126-032-068

PARKING LOT

BUILDING SQ.FT	0±
LOT SIZE SQ.FT	58,275±
APN(S)	3126-032-068
ZONING	SP BP 80-02



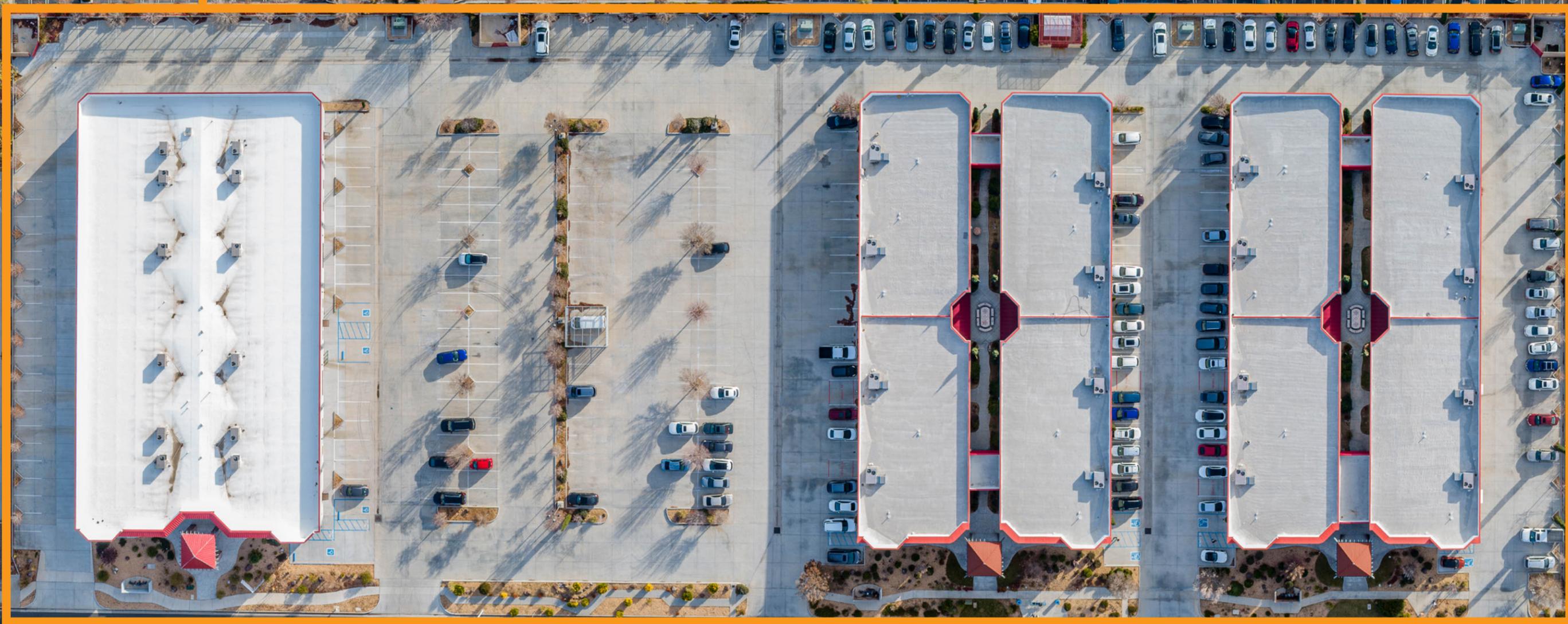
OFFERING SUMMARY

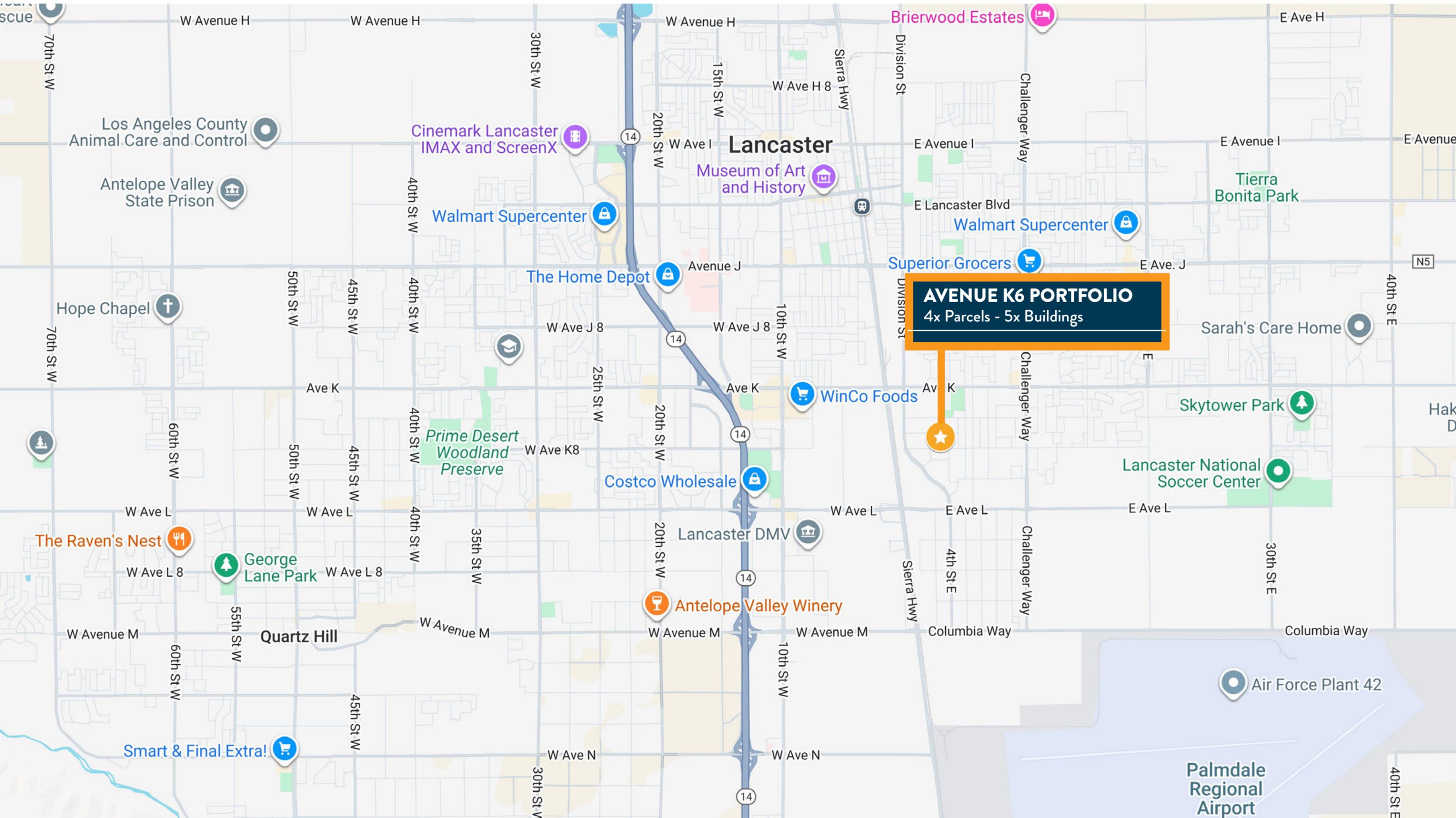
356 E AVENUE K6
VACANT - INDUSTRIAL BUILDING

BUILDING SQ.FT	25,153±
LOT SIZE SQ.FT	58,236±
YEAR BUILT	2024
FLOORS	1
APN(S)	3126-032-067
ZONING	SP BP 80-02



AVENUE K6 PORTFOLIO
4x Parcels - 5x Buildings
74,779 BUILDING SQ.FT.
233,147 LAND SQ.FT.
SP 80-02 ZONING







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OFFICE/INDUSTRIAL PORTFOLIO

FOR MORE INFORMATION:



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