

Fenced Industrial Yard

SWC of Avenue L-8 & 7th St. W

FOR LEASE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY

Lancaster, CA 93534



DETAILS

Area	0.67+/- acres (29,185+/-sf)
Lease Rate	\$1,500 per Month for Land ONLY Additional \$500 for enclosed storage
Access	2 gates on 7th St. W & 1 on Ave. L-8
Yard	Fully Fenced & Level
Improvements	750+/-sf Building & Storage Trailers
Cross Streets	Avenue L-8 & 7th St. W
Base	Gravel/Dirt
APN	3128-010-038
Zoning	Light Industrial (LI)

Great location for a contractor's yard, truck/equipment storage and/or many other industrial uses. Convenient "mid-cities" location just minutes away from the Antelope Valley Freeway! This 0.67+/- acre fully fenced lot can be leased for \$1,500 per month. Enclosed storage / improvements can be leased out for an additional \$500 per month. Improvements include a 750+/- sf metal building (can be powered with a gas generator if needed), 3 semi trailers and a shipping storage container. Building also offers a shaded work area. Additional property features include single gate access on Avenue L-8 and two additional gate access points on 7th St. West. Property has no address or utilities.

FOR MORE DETAILS CONTACT:

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Forklift and skid steer/tractor are personal property of landlord and will be left on the property which will be off limits to tenant. All other landlord's personal property will be left on the property for tenant to use for their business needs; additional rate may apply.



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