

OFFERING MEMORANDUM
HEAVY INDUSTRIAL

45761 Division Street | Lancaster, California 93535



MARKOWITZ
COMMERCIAL REAL ESTATE INC.

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EXECUTIVE SUMMARY



HEAVY INDUSTRIAL

Markowitz Commercial Real Estate, Inc. is pleased to exclusively offer qualified buyers the opportunity to purchase 8.58 acres of fully fenced Heavy Industrial zoned land with a 10,000 square foot warehouse, 1,000 square foot separate office, and truck scale. This rare Heavy Industrial opportunity is located at 45761 Division Street in Lancaster, within close proximity to the 14 Freeway and Sierra Highway, the Antelope Valley's main North/South arterials. 45761 Division Street also offers rail access, a highly sought after feature that rarely becomes available and requires major capital expenditure to establish. Heavy Industrial is the city of Lancaster's most flexible and intensive industrial zoning, offering the widest variety of industrial uses. One acre is leased short term to a container rental company, but the property will otherwise be delivered vacant, providing buyers the opportunity to pursue attractive SBA financing. With large, excess acreage, existing utilities and infrastructure in place, and a desirable Heavy Industrial location in northern Los Angeles County, this Heavy Industrial property provides the buyer the opportunity to acquire a rare asset with a variety of potential industrial applications.

HIGHLIGHTS

- Rare Heavy Industrial-Zoned property with existing buildings and infrastructure in place plus room for future expansion
- 8.58 acres of fenced Heavy Industrial land with a 10,000 square foot warehouse, 1,000 square foot separate office, and truck scale
- Strategically located on Division Street between Avenue H and Avenue I, within close proximity to the 14 freeway and Sierra Highway, the Antelope Valley's main North/South arterials
- Heavy Industrial is the city of Lancaster's most flexible and intensive industrial zoning, providing for the widest variety of industrial uses
- The subject property offers rail access, a highly sought after feature that rarely becomes available and requires major capital expenditure to establish
- One acre is leased short-term to a container rental company

AERIAL



AERIAL



PHOTOS



AERIAL



PHOTOS



PHOTOS



OFFERING SUMMARY

Property Details

Address	45761 Division Street
Lot Size Acres	8.58 Acres
Lot Size Square Feet	373,632 SF
Zoning	Heavy Industrial
Power	400a/240v 3p with capability for 2,000a SoCal Edison
Water	LA County Waterworks
Gas	Available (Lines Disconnected)
Sewer/Septic	Septic
Warehouse Size	10,000 SF
Building Type	Metal
Ceiling Height	30' max
Clear Height	12'
Rollup Doors	One 12' x 12' Rollup with Truck Ramp plus 3 additional knockouts with loading docks
Year Built	1956
Office Size	1,000 SF
Building Type	Masonry
Restrooms	2 (one inside/one with exterior door)
Climate Control	2 minisplits
Year Built	1956

Parcel Details

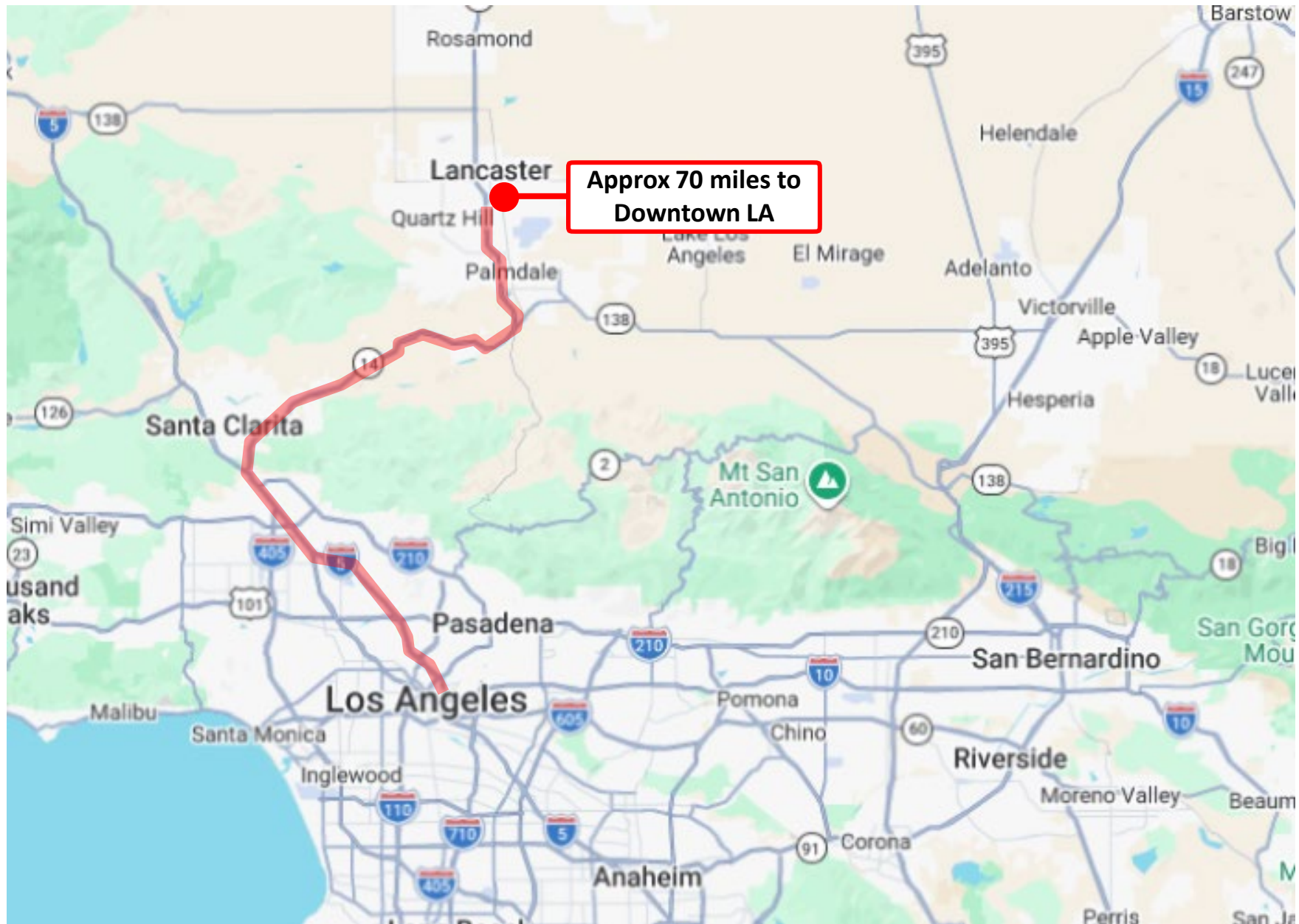
Parcel No.	Lot Size Acres	Lot Size Sq Ft	Building Size Sq Ft
3137-012-056	0.56 Acre	24,499 SF	-
3137-012-057	0.50 Acre	21,851 SF	-
3137-012-058	0.50 Acre	21,864 SF	-
3137-012-059	0.51 Acre	22,127 SF	-
3137-012-060	0.58 Acre	25,120 SF	-
3137-012-061	3.19 Acres	138,913 SF	10,000 SF
3137-012-055	0.87 Acre	37,821 SF	1,000 SF
3137-012-054	0.43 Acre	18,782 SF	-
3137-012-053	0.44 Acre	19,008 SF	-
3137-012-051	1.00 Acre	43,647 SF	-
Totals	8.58 AC	373,632 SF	11,000 SF

Pricing

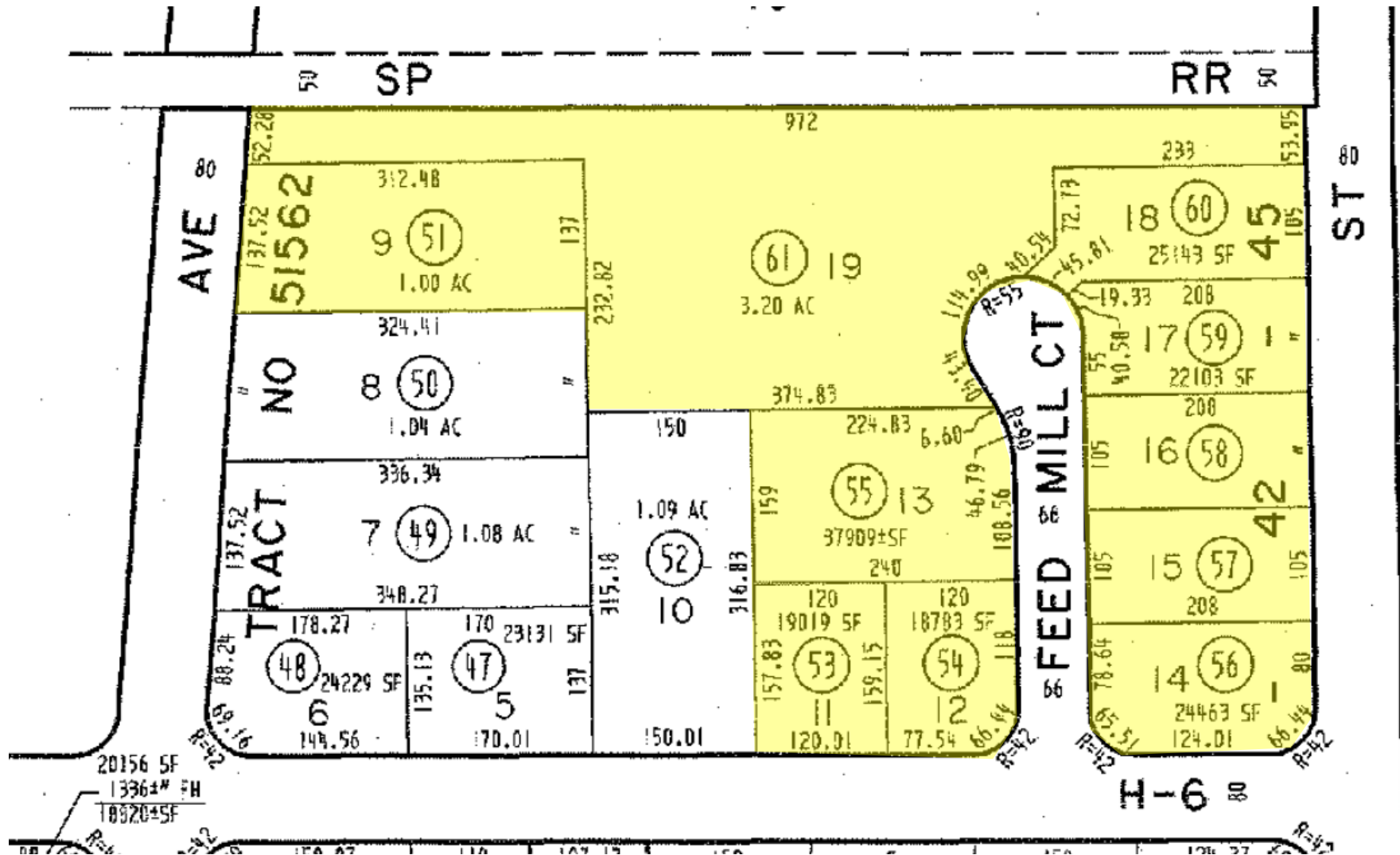
Asking Price	\$3,900,000
Land Price/Square Foot	\$10.44

- One acre is rented to Temporary 123 Inc.(trailer and container storage) for \$2,000 per month through 5/15/2026
- Rail access is not currently in operable condition and will require improvements (Buyer to verify)

LOCATION



PARCEL MAP



- Inquire with Broker about removing Feed Mill Ct easement

DEMOGRAPHICS

POPULATION

The Antelope Valley is a region in northern Los Angeles County. The principle cities of the Antelope Valley are Lancaster and Palmdale. Lancaster has a total population of approximately 173,516. The population in the 5-mile radius surrounding the subject property is approximately 150,466.

INCOME

Household income is averaging \$87,071 in a 5-mile radius of the subject property, with a median of \$69,840.

EMPLOYEES

There are approximately 45,332 daytime employees in a 5-mile radius of the subject property. Of that total, approximately 42,078 work in service-producing industries such as trade, transportation & utilities, education and health, or professional and financial industries. Approximately 3,254 work in goods-producing industries like construction or manufacturing.

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	7,284	82,953	150,466
Median Age	32.5	34.6	35.1
Bachelors Degree	8%	13%	18%

HOUSING	1-MILE	3-MILE	5-MILE
2025 Households	2,116	25,600	47,943
Avg Household Vehicles	2	2	2
Avg Household Size	3.4	3.1	3

INCOME	1-MILE	3-MILE	5-MILE
Avg Household	\$70,685	\$78,251	\$87,071
Median Household	\$49,114	\$61,679	\$69,840

5-MILE

**POPULATION**
150,466

**EMPLOYEES**
45,332

**HOUSEHOLDS**
47,943

**AVG. INCOME**
\$87,071

**MEDIAN AGE**
35.1



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