

LAND FOR SALE

45335 SPEARMAN AVENUE | LANCASTER, CA 93534



The development is strategically located in the heart of Lancaster, offering easy access to major highways and prominent neighborhoods.



45335
SPEARMAN AVENUE

Presenting 45335 Spearman Avenue, Lancaster, CA 93534. The newest commercial land development project in Lancaster. We are thrilled to present this prime opportunity for businesses looking to establish themselves in a thriving and growing community.

SIZE

The site spans **3.6 Acres** across **3 Parcels**, providing ample space for your business needs.

ZONING

The land is **zoned LRHI**, offering flexibility for various types of businesses.

AMENITIES

The surrounding area boasts a range of amenities, including restaurants, shopping centers, and recreational facilities. The property comes equipped with gas, water, sewer and electric

IDEAL FOR BUSINESSES

- Retail Centers
- Office Complexes
- Restaurants and Cafes
- Warehouses and Distribution Centers
- Industrial Facilities
- + more!

For more information and to discuss how this commercial land development can be the perfect fit for your business, please contact:

ADAM ISAACS

Associate
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Email: adamjordanisaacs@gmail.com

INVESTMENT HIGHLIGHTS

STRONG ECONOMIC GROWTH

Lancaster's thriving economy and business-friendly environment make it an ideal location for your commercial venture.

HIGH VISIBILITY

The site's strategic location ensures high visibility and exposure to a large customer base.

EXPERIENCED DEVELOPER

Pacific Partners Commercial Real Estate has a proven track record of successful commercial developments, providing you with confidence in your investment.

LONG-TERM VALUE

With Lancaster's continuous growth, this land development promises long-term appreciation and value for your business.

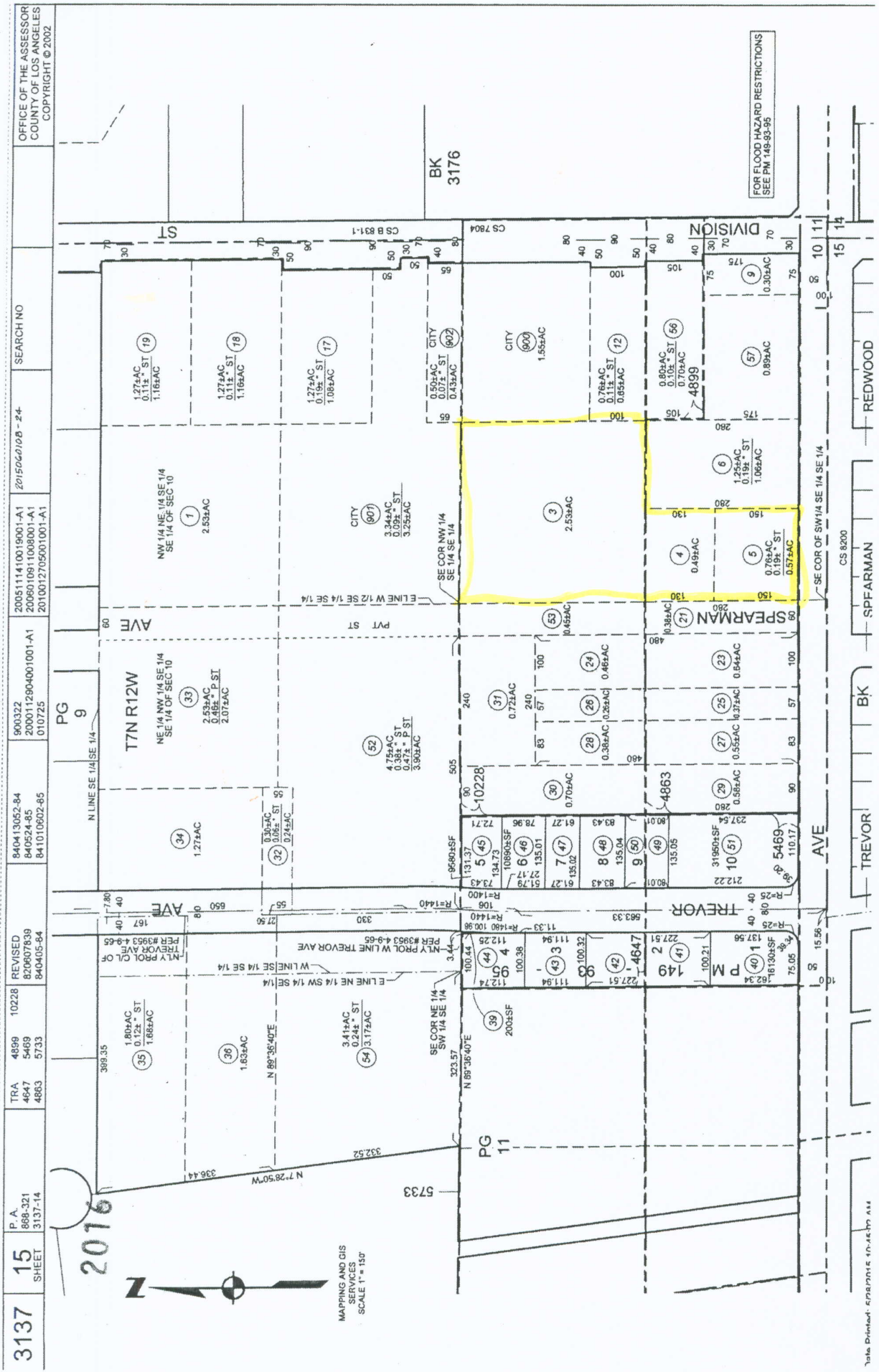
AVAILABLE PARCELS

We offer flexible parcel sizes to accommodate businesses of all scales. Whether you require a smaller space or a larger area, we have the perfect parcel for you.

3 separate parcels spanning nearly 160,000sf (3.6 acres) of opportunistic land.

AVAILABLE PARCELS

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