

**744 WEST AVENUE L6,
UNIT 106 & 108
LANCASTER, CA 93534**

**FOR LEASE
5,000 SF OR 10,000 SF**



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

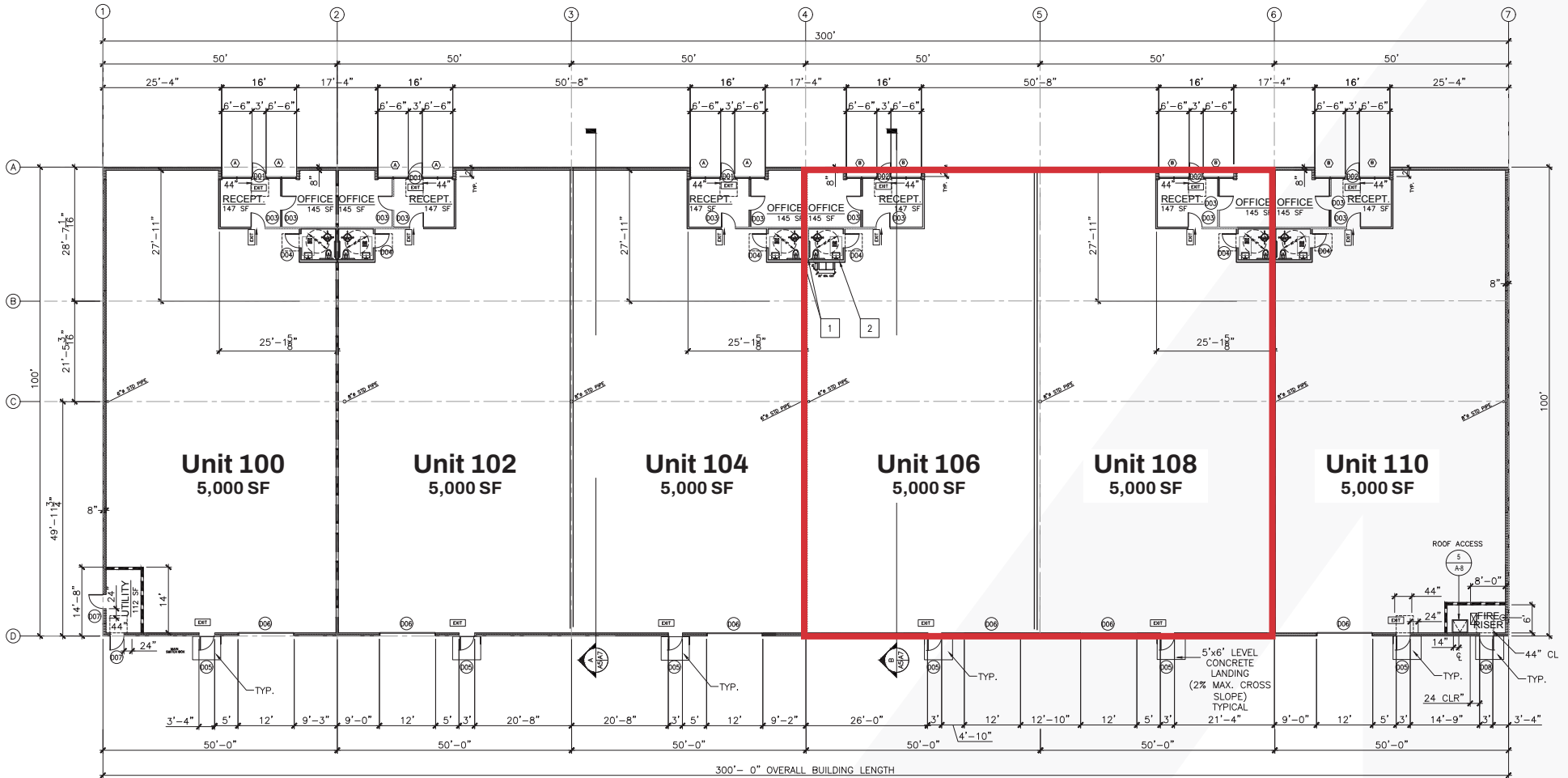


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PROPERTY FEATURES

Address	Unit 106	Unit 106 & 108
Unit Size:	5,000 SF	10,000 SF
Lease Rate:	\$1.00 / SF NNN	\$1.00 / SF NNN
NNN Charges:	\$0.31 / SF	\$0.31 / SF
Clear Height:	16'	16'
Ground Level Loading:	1 (12' x 12') Loading Door	2 (12' x 12') Loading Doors
Fire Sprinklers:	Yes	Yes
Office Area:	400 SF	800 SF
Restroom(s):	1	2
Parking:	2.5 / 1,000	2.5 / 1,000
Power:	250 Amps; 277-480 Volt; 3 Phase	(2) 250 Amps; 277-480 Volt; 3 Phase
Year Built:	2022	2022
Construction Type:	Concrete-Tilt-Up	Concrete-Tilt-Up
Location:	Proximate to Costco, Kaiser Permanente, Antelope Valley Mall and CA Dept. of Motor Vehicles	
Access:	Immediate Access to Highway 14, Highway 138, Interstate 5 and a wide range of dining & retail amenities on 10th Street West	

SITE PLAN



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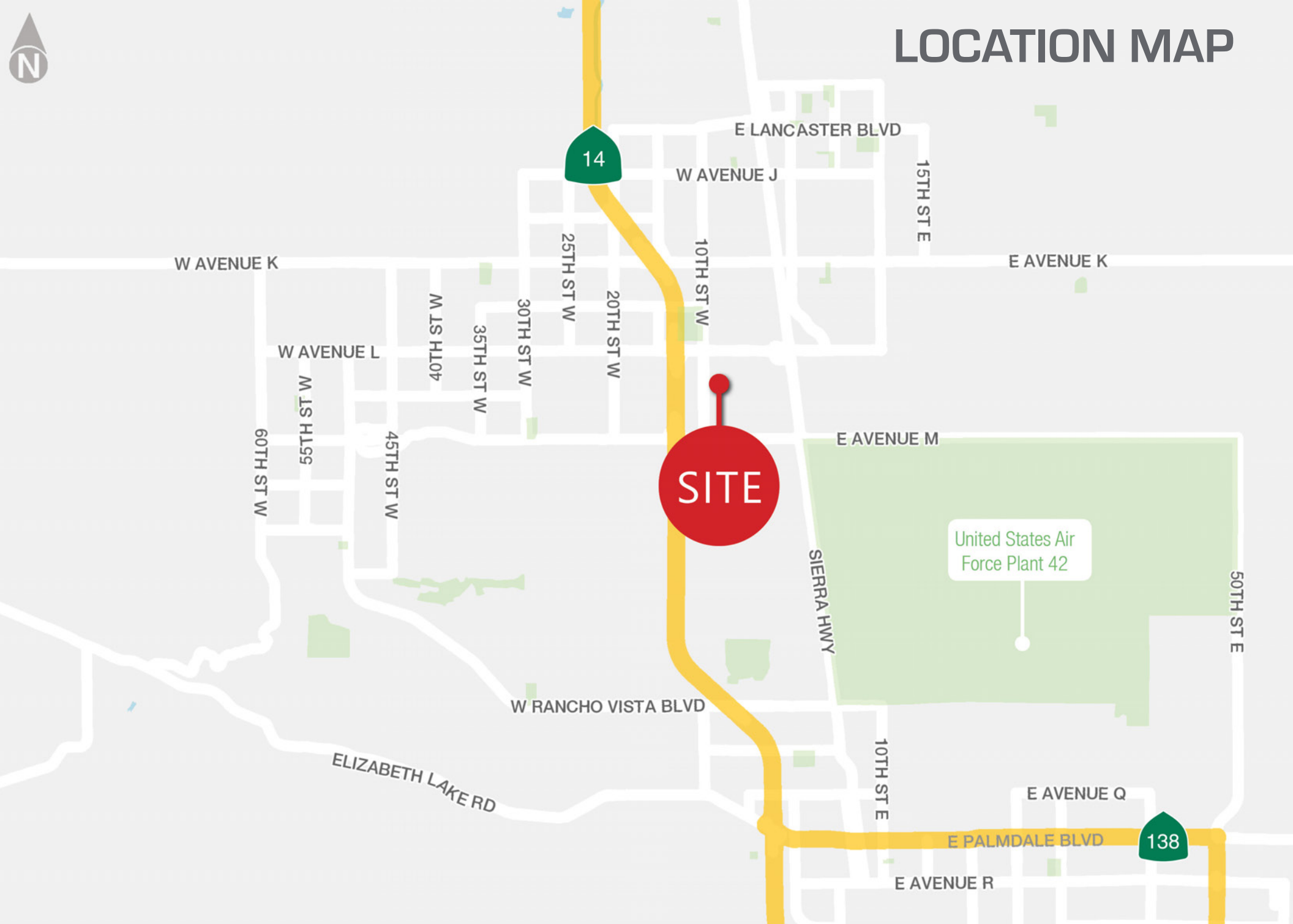
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LOCATION MAP



AMENITIES MAP



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