

# 4th St East Industrial

4th St East near Avenue L

FOR SALE



COLDWELL BANKER  
COMMERCIAL  
VALLEY REALTY

Lancaster, CA 93535



## PROPERTY OVERVIEW

This 2.16+/- acres is zoned for Heavy Industrial use and boasts excellent visibility along 4th St East! The parcel's 329+/- feet of paved street frontage also provides a variety of design possibilities. The Heavy Industrial zoning offers the most flexible industrial options in the city of Lancaster, accommodating a very broad range of industrial uses! The lot is fully fenced and has a gravel base, making it an ideal location for a contractor's yard, truck/equipment storage, or a variety of other industrial uses. Its prime "mid-cities" location is just minutes from the AV Freeway via the Avenue L overpass! Landale Mutual Water Company is the water purveyor with elect/phone and natural gas available on 4th Street (*buyer to verify*).

## FOR MORE INFORMATION CONTACT:

Harvey Holloway DRE #00594721  
harvey@cbcvalleyrealty.com

## DETAILS

PRICE:	\$550,000
TERMS:	Cash
LOT SIZE:	2.16+/-ac
DIMENSIONS:	329.7' x 285.8'
APN:	3126-021-016
ZONING:	HI (Heavy Industrial)
UTILITIES:	Elect/Phn/Wtr/Gas
LEGAL:	Lot 57, RS Bk 61, Pgs 28 & 29

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Direct 661-948-2644 x 22  
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Main 661-948-2644  
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42402 N. 10th Street West Ste "E"  
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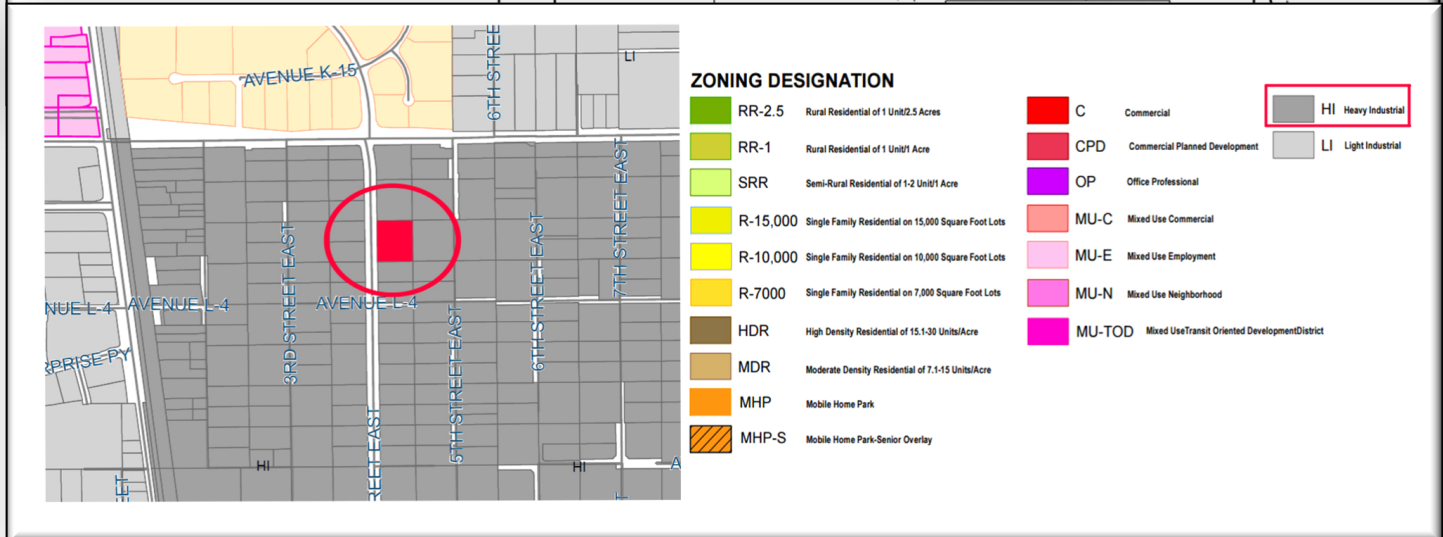
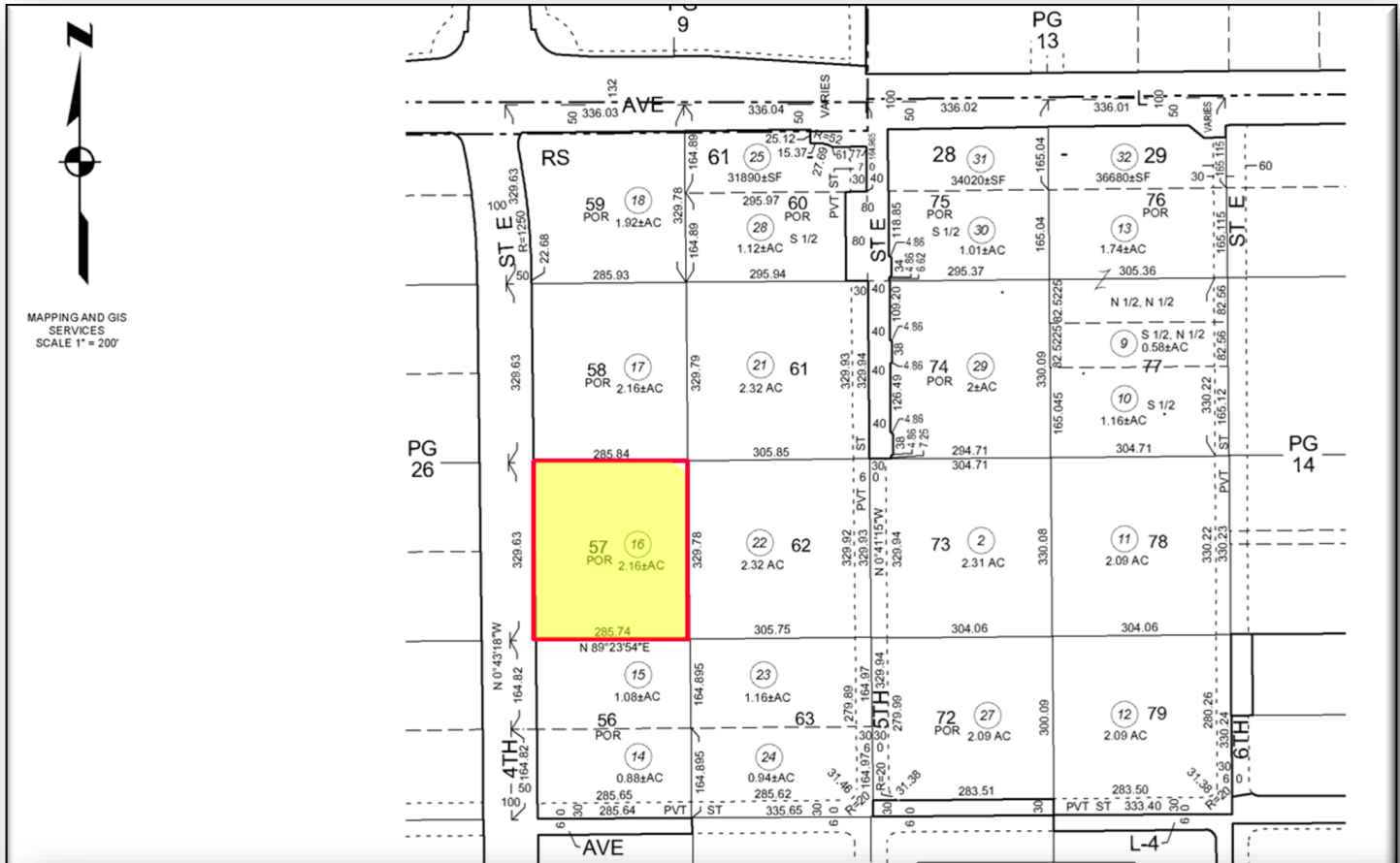
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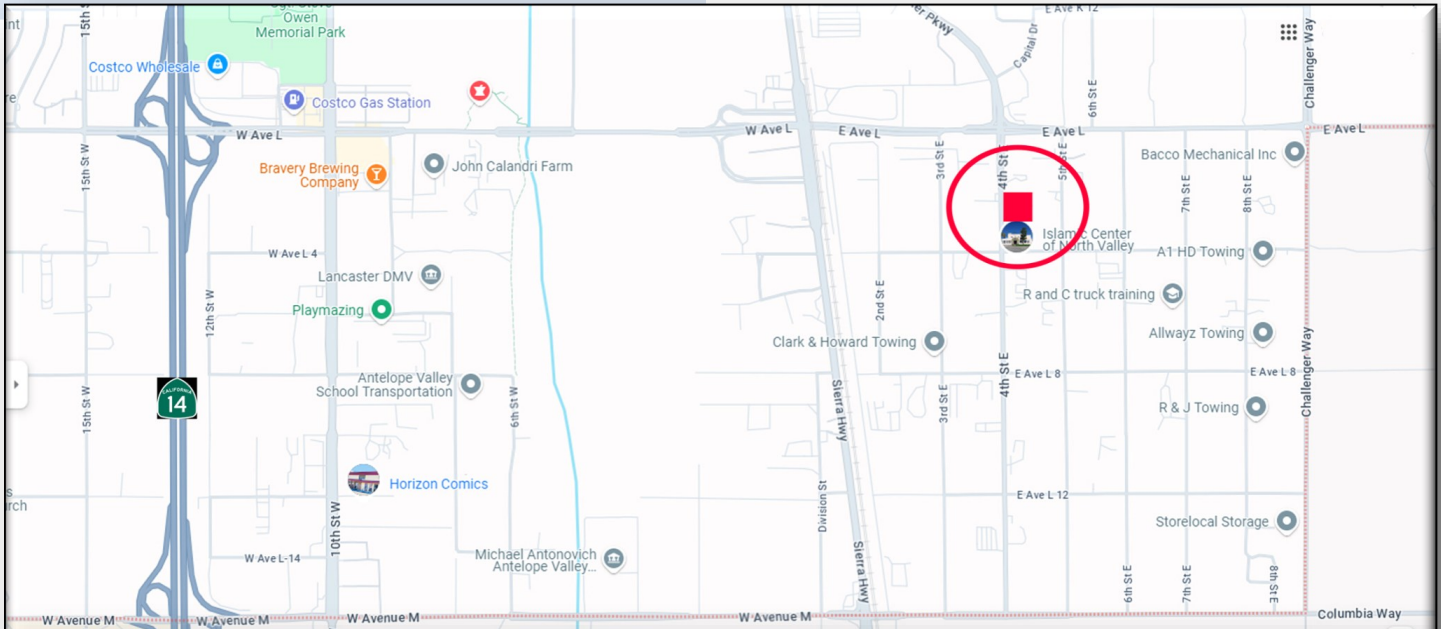
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The property is being offered in **"AS IS" CONDITION WITH ALL FAULTS AND WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE**. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. It is buyer's responsibility to conduct a thorough, independent investigation of the property in order to determine its suitability for buyer's intended use. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

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