

# Freestanding Office with Yard

42347 Sierra Hwy.

For Lease

Lancaster, CA 93535



## PROPERTY OVERVIEW

## DETAILS

Take a look at this rare industrial zoned, freestanding property in Lancaster with plenty of visibility on busy Sierra Hwy! This corner location features a completely remodeled 2,571+/- sf office space plus 1,143+/-sf office addition! The suite features an inviting glass storefront and large sales floor, reception/sales counter, restroom, storage closets and breakroom area. The entire office has brand new HVAC and sits on a huge paved lot which is entirely block wall and wrought iron fenced.

**Potential Dispensary Site!**

<b>BUILDING SIZE:</b>	2,571 +/- sf Plus 1,143+/-sf office addition
<b>LEASE PRICE:</b>	\$2.50/sf/m
<b>LEASE TYPE:</b>	Modified Gross
<b>LOCATION:</b>	Corner lot w/paved access
<b>CONSTRUCTION:</b>	Wood frame & Stucco
<b>YEAR BUILT:</b>	1951 (2019 reno)
<b>ZONING:</b>	LI (Light Industrial)
<b>LOT SIZE:</b>	0.72+/- acres total

## FOR MORE INFORMATION CONTACT:

**Seffi Toneman BRE #01878066**  
[seffi@cbcvalleyrealty.com](mailto:seffi@cbcvalleyrealty.com)

Direct 661 948-2644 x 10    Main 661 948-2644  
Cell 661 609-0860    Fax 661 945-2524

42402 N 10th St West Ste E  
Lancaster, CA 93534