



KOREK LAND COMPANY, INC.

**MAJOR PRICE
REDUCTION!**

1.8± Acres (~78,400 SF) – COMMERCIAL- C-1 ZONING
PALMDALE, CA

- LOCATION:** On the east side of Sierra Hwy, ~500' south of Avenue S, in the City of Palmdale 93550, located across from a Chevron station and convenience store. This location has good traffic and easy access to State Highway 14, downtown Palmdale and Air Force Plant 42.
- APN/SIZE:** 3053-005-015= 1.8± Acres (78,400 SF). Gentle slope to level topography.
- GP/ZONE:** GP Land Use is "Downtown Commercial"; Light Commercial zoning (C-1) allowing a wide variety of general services, retail, financial, repair, education and medical facilities. Refer to zoning code for additional uses. **BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**
- UTILITIES:** Available in the area. Fire hydrants are along Sierra Hwy to the north. An Edison vault is ~250' north. **BUYER TO VERIFY THE LOCATION AND CAPACITY OF ALL UTILITIES.**
- MISC:** This is an excellent opportunity for an investor, commercial user, or contractor/build-to-suit to get in before pricing accelerates. The aerospace industry is creating quite a buzz in the city with new excitement, jobs and growing service needs.
- GROWTH:** The Palmdale Aerospace Academy recently opened at 35th Street E and Palmdale Blvd. Northrop Grumman is ramping up for the Long-Range Strike Bomber US Air Force contract. Also, Lockheed recent-new-aerospace contract will be built in Palmdale. The Antelope Valley is at the leading edge of the aerospace industry with Air Force Plant 42 and Edwards Airforce Base. Other industry leaders also present in the market are Boeing and NASA plus other smaller manufacturers and suppliers.
- PRICE:** **REDUCED TO \$174,500 (\$2.22/ SF). Make an Offer!** Sellers need to wrap up an estate.
- CONTACT:** Larry D. Lynch - CalDRE 01180573 at larry.lynch@korekland.com or (818) 787-3077 for additional information.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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