



KOREK LAND COMPANY, INC.

**POTENTIAL
GAS STATION / C-STORE
/ WAREHOUSE**

**25± INDUSTRIAL ACRES
PALMDALE, CA
(LOS ANGELES COUNTY)**

LOCATION: On the east side of Pearblossom Hwy at the intersection of Sierra Hwy and Pearblossom Hwy in the Palmdale area of the County of Los Angeles 93550. Subject is just east of the Hwy 14 / Pearblossom Hwy exit leading to the Victor Valley (see maps for details).

APN/SIZE: 3053-028-003 = 25.83+/- acres

TOPO: Flat to rolling.

ZONE: **Los Angeles County:** M1 (Light Manufacturing). **Antelope Valley Area Plan:** IL (Light Industrial). **BUYER TO VERIFY ZONING AND GENERAL WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: Public water is not currently available in this area. The subject property is located within the AV Integrated Regional Water Management Plan: <http://www.ladpw.org/wwd/avirwmp/>

MISC: With over 700' of highway frontage, this site is an excellent investment opportunity for future industrial/commercial development! 2012 average daily traffic counts are 23,700 eastbound and 23,500 westbound. Potential gas station, convenience store, warehouse, distribution center, etc.

PRICE: Asking \$1,969,000 (\$1.75/SF). Terms may be available – Make an Offer!

CONTACT: Deanne Boublis (CalDRE 00970999) at (818) 787-3077 or deanne.boublis@korekland.com 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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