



KOREK LAND COMPANY, INC.

**POSSIBLE
INDUSTRIAL PARK /
TECH CAMPUS /
MANUFACTURING**

38± COMMERCIAL/INDUSTRIAL ACRES
RIDGECREST, CA

LOCATION: On Chelsea Street between Ward and Rowe Avenues in the City of Ridgecrest, County of Kern 93555. Subject is just east of China Lake Blvd, near the Ridgecrest Regional Hospital and the China Lake Naval Weapon Center.

APN/SIZE: 033-050-24 = 38.17± acres (1,662,685± SF). 3+/- acres are currently in escrow; 35+/- acres are available!

TOPO: Basically flat.

ZONE: CS (Service Commercial); M-1 (Light Industrial); and PO (Professional Office).

GENERAL PLAN: Commercial (C); and Industrial (I).

BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: In the area.

MISC: This is an excellent opportunity for large scale industrial park, tech campus, light manufacturing users or hold for future appreciation / development! City has indicated that multi-family residential may be possible.

PRICE: Asking \$1.14/SF. Terms may be considered.

CONTACT: Deanne Boublis CalDRE #00970999 (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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