



KOREK LAND COMPANY, INC.



2.84± ACRES - INDUSTRIAL
PALMDALE, CA

LOCATION: West side of Sierra Highway, south of Rancho Vista Blvd (Avenue P) in the City of Palmdale, CA 93550. This site is approximately 1.2 miles east of Highway 14 and less than 1 mile from the Palmdale Transportation Center on Clock Tower Plaza Drive [Palmdale-Transportation-Center](#) .

APN/SIZE: 3006-004-011 = 2.84± acres (123,600± SF)

TOPO: Basically flat with ~200' of frontage on Sierra Highway.

ZONE: M-4 (Planned Industrial). **GENERAL PLAN:** BP = Business Park. The M-4 Zone creates areas for light industrial and associated operations having high standards of performance. The zone is intended for high-quality industrial parks or manufacturing areas which are developed pursuant to a comprehensive plan. [M-4 Zoning Code](#)

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

UTILITIES: Buyer to determine.

BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.

MISC: Excellent investment opportunity! The subject property is across from the proposed Bullet Train tracks and less than one mile south of Lockheed and Air Force Plant 42.

PRICE: Asking \$235,000 (\$1.90/SF).

CONTACT: Deanne Boublis - CalDRE 00970999 at deanne.boublis@korekland.com or (661) 755-5420 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.

15230 BURBANK BLVD., SUITE 101 ❖ SHERMAN OAKS, CA 91411 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677
www.korekland.com ❖ mail@korekland.com

CalDRE 00861992