



KOREK LAND COMPANY, INC.



3.5± ACRES
COMMERCIAL/MANUFACTURING
PALMDALE, CA

LOCATION: West side of 20th Street E, north of Avenue Q in the City of Palmdale, CA 93550. Subject is approximately 3 miles east of Highway 14, 2 miles from downtown Palmdale and minutes from Air Force Plant 42, Lockheed and Northrop Grumman.

APN/SIZE: 3022-013-022 = 3.49± acres (152,047± SF)

TOPO: Basically flat with ~240' of frontage on 20th Street E.

ZONE: C-5 (Service Commercial). **GENERAL PLAN:** CM - Commercial Manufacturing. The C-5 Zone is established to create, preserve and enhance areas for businesses which serve a regional market with a wide variety of wholesale, distribution and construction-related activities. Commercial retail and service uses which serve businesses or their employees within the C-5 zone and nearby commercial/industrial areas are also permitted. [C-5 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! Northrop Grumman has been awarded the Long-Range Strike Bomber contract by the US Air Force. The Antelope Valley is at the leading edge of the aerospace industry with Air Force Plant 42, Lockheed Martin, Boeing, Northrop Grumman and NASA.

PRICE: Asking \$150,000 (\$.99/SF).

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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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