



KOREK LAND COMPANY, INC.



4.82± ACRES - INDUSTRIAL
PALMDALE, CA

LOCATION: East side of 8th Street E, between Rancho Vista Blvd (Avenue P) and Avenue P-8 in the City of Palmdale, CA 93550. Subject is located approximately 1.5 miles east of Highway 14 and less than 1 mile from Air Force Plant 42.

APN/SIZE: 3022-002-021 = 4.82± acres (209,876± SF)

TOPO: Basically flat with ~330' of frontage on 8th Street E.

ZONE: M-2 (General Industrial). **GENERAL PLAN:** IND = Industrial. The M-2 Zone creates areas for a full range of manufacturing, fabrication, assembly, warehousing, and distribution uses associated with heavy industrial land uses. [M-2 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 adjacent to the Palmdale Water District's land; caddy-corner from the Palmdale School District's Transportation facility on Avenue P-8; and less than one mile south of Lockheed and Air Force Plant 42.

PRICE: **REDUCED TO \$199,000!** Asking \$235,000. **MUST SELL, MAKE AN OFFER!**

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.