



KOREK LAND COMPANY, INC.

**INDUSTRIAL /
RETAIL / SERVICE
COMMERCIAL!**

6± COMMERCIAL ACRES
PALMDALE, CA

LOCATION: West side of Challenger Way/10th Street E. between Avenue R and S in the City of Palmdale 93550. Subject is just east of Sierra Highway and the Southern Pacific Railroad, adjacent to an Extra Space Storage facility and across from Tumbleweed Elementary School. Site is located within a qualified [Opportunity Zone](#).

APN/SIZE: 3010-025-044 = 5.12± acres 3010-025-046 = .83± acres **TOTAL = 5.95± ACRES**

TOPO: Basically flat.

ZONE: C-5 (Service Commercial). The C-5 zone was established to create, preserve and enhance areas for businesses. This zone allows for a wide variety of wholesale, distribution and construction-related activities as well as commercial retail and service uses which serve businesses and their employees. [Zoning Standards](#).

GENERAL PLAN: CM (Commercial Manufacturing). This designation is intended to permit mixed use development of lighter industrial uses and the more intensive service, retail and wholesale commercial uses. Minimum floor area ratio is 0.5.

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

UTILITIES: In the area. **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

POTENTIAL: Research and development; distribution, manufacturing and wholesale or retail sale of industrial supplies, transportation equipment, building equipment and materials; self or mini-storage; and much more. Supportive commercial uses (restaurants or convenience markets) may be allowed.

GROWTH: The City of Palmdale continues to experience population and job growth with the aerospace industry leading the movement. Airforce Plant 42, Lockheed Martin, Boeing, Northrop Grumman and NASA all continue to expand in this market area along with several other manufacturing, R&D and service industries.

PRICE: Asking \$799,000 (\$3.08/SF). Terms may be available for a qualified Buyer. Potential JV or build-to-suit. 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.

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