



KOREK LAND COMPANY, INC.



7.54± ACRES – INDUSTRIAL
LANCASTER, CA

LOCATION: The property fronts both Division Street and Avenue H-6 within a growing industrial area in the City of Lancaster, CA 93535. Convenient Highway 14 access at Avenue H. Downtown Lancaster is less than 2 miles southwest of the subject.

APN/SIZE: APN 3176-002-001 = 7.54± acres or 328,514± S. F.

TOPO: Basically flat with ±345' of frontage on Division Street.

ZONE: LI (Light Industrial). Zoning has broad use categories including research and development, manufacturing, building trades yard, aircraft, automobile, boat and equipment uses, etc. **BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: Utilities are now servicing several businesses and agencies in the area. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

POTENTIAL: Ideal for a single industrial user (i.e. aerospace, building industry contractor or research and development) or subdivide into incubator industrial lots. Zoning would allow the entrepreneur to fill various aerospace sub-contracting needs of employers like Northrop Grumman, Lockheed Martin, Boeing, Edwards AFB or General Atomics. A rail spur ends across Division Street at the north end of the property.

PRICE: Major price reduction to \$675,000. **Make an Offer!**

CONTACT: Larry D. Lynch – CalDRE #01180573 at larry.lynch@korekland.com or (310) 919-7803 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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