



**KOREK LAND COMPANY, INC.**

**POTENTIAL  
WAREHOUSE / AUTO SHOP!**

**27k± SF - INDUSTRIAL**  
**CITY OF LANCASTER, CA**

**LOCATION:** On Avenue L between 6<sup>th</sup> and 8<sup>th</sup> Streets E in the City of Lancaster, CA 93535. Site is located between Sierra Highway and 10<sup>th</sup> Street E (Challenger Way), approximately 2 miles east of Highway 14. Downtown Lancaster is about 3 miles northwest of the subject.

**APN/SIZE:** 3126-013-061 = 27,755± SF

**TOPO:** Basically flat with ±102' of frontage on Avenue L. Lot is ±272 deep. Curb, gutter and sidewalks are in.

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

**UTILITIES:** Water is adjacent. Buyer to determine location and availability of sewer. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

**POTENTIAL:** Great for small industrial warehouse, auto shop, recycling facility, rental yard, etc. Avenue L is a busy east-west thoroughfare through the Antelope Valley. The Lancaster Business Park and Kaiser Permanente Hospital are both just west of the subject on Avenue L.

**PRICE:** Asking \$159,000 (\$5.73/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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