



KOREK LAND COMPANY, INC.

**NEW GENERAL PLAN
EMPLOYMENT FLEX**

13.4± ACRES- EMPLOYMENT FLEX
PALMDALE, CA

LOCATION: South side of Avenue S, just east of 20th Street E in the City of Palmdale 93550. The east end of the subject is the entrance to Desert Lawn Memorial Park. This is an infill location with a good amount of existing single family residential development in the area.

APN/SIZE: 3053-007-046 = 13.44± acres

TOPO: Basically flat with over 1,300' of Avenue S frontage.

ZONE/GP: [OFX](#) (Office Flex). **NEW GENERAL PLAN:** [EMPFX](#) (Employment Flex).

BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: In the area. Buyer to determine availability and capacity of utilities for Buyer's intended use.

POTENTIAL: The new EMPFX General Plan designation is intended to permit mixed-use development of lighter industrial uses and more intensive service, retail, and commercial uses. Primary land uses include R&D, flex/makerspace, light industrial, professional/medical offices and film production/soundstage studio. Secondary land uses include production, distribution and repair uses, supportive retail, auto service, breweries/distilleries/wineries and indoor self-storage.

MISC: The Antelope Valley is at the leading edge of the aerospace industry with Airforce Plant 42, Lockheed Martin, Boeing, Northrop Grumman and NASA. Future growth in this area is inevitable.

PRICE: Asking \$1,200,000 – **MAKE AN OFFER!**

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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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