



KOREK LAND COMPANY, INC.

INVESTMENT OPPORTUNITY!

40± ACRES – INDUSTRIAL CORRIDOR
CITY OF LANCASTER, CA

LOCATION: On 70th Street W between Avenue G and Avenue H in the City of Lancaster, CA 93536. The General William J Fox Airfield and Apollo Park are 2 to 3 miles northeast of the subject.

APN/SIZE: 3268-015-004 = 39.54± Acres

TOPO: Flat with ±660' of 70th Street W frontage. Lot is ±2,600 deep.

ZONE/GP: Fox Field Industrial Corridor Specific Plan ([Fox Field SP](#)). The Fox Field SP specifies all land to be classified as Business Park. Permitted uses include research and development, general manufacturing, warehousing, eating and drinking establishments, retail/commercial, repair services, support services, and more. **BUYER TO VERIFY THAT ZONING AND SPECIFIC PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: **BUYER TO VERIFY AVAILABILITY / CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

MISC: Land bank, hold for investment or future development.

PRICE: Asking \$720,000 (\$0.41/SF).

CONTACT: Deanne Boublis (CalDRE 00970999) deanne.boublis@korekland.com or (661) 755-5420.

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.

OFFICE: 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411

MAILING: P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677

www.korekland.com ❖ mail@korekland.com

CalDRE 00861992