



KOREK LAND COMPANY, INC.

**INVESTMENT
OPPORTUNITY!**

10± ACRES – LIGHT INDUSTRIAL
PALMDALE, CA

LOCATION: On 60th Street E, south of Avenue L in the City of Palmdale, CA 93552. AirForce Plant 42 is located less than 5 miles southwest of the subject.

APN/SIZE: 3386-024-018 = 10.02 acres

TOPO: Basically flat.

ZONING: Zoning LI (Light Industrial). This zone is intended to permit a variety of light industrial uses such as warehousing and distribution, sound stage/film production, storage, R&D. The uses allowed in this zone will support job generation, focusing on fabrication, research, distribution, and similar operations conducted primarily indoors and oriented toward lower intensity industrial operations with a mix of uses and building scales.

LAND USE: Industrial

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

UTILITIES: **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES.**

POTENTIAL: Investment / future development.

PRICE: Asking \$90,000.

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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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