



KOREK LAND COMPANY, INC.

POTENTIAL SELF-STORAGE / RV PARKING!

8.8± ACRES - INDUSTRIAL CITY OF LANCASTER, CA

LOCATION: Northwest corner of Avenue L and the future 8th Street E, between Sierra Highway and 10th Street E (Challenger Way), approximately 2 miles east of Highway 14 in the City of Lancaster, CA 93535. Downtown Lancaster is about 3 miles northwest of the subject.

APN/SIZE: 3126-013-011 = 8.79± acres or 382,892± S.F.

TOPO: Basically flat with ~670' of frontage on Avenue L.

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 at the corner of 8th Street E and Avenue L. Sewer is at Avenue K-12. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

POTENTIAL: Seller has a [site plan](#) for 120,000 SF self-storage facility with RV parking. Buyer will need to process entitlements with the City. 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 \$998,000 (\$2.60/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