

## VACANT LAND FOR SALE!

2.33 Acres on Sierra Highway  
Palmdale, CA 93550



### Offering Summary

<b>Property Type:</b>	Land
<b>Lot Size:</b>	2.33 Acres
<b>Price:</b>	\$225,000
<b>Zoning:</b>	Office Flex (OFX)
<b>APN:</b>	3006-004-006

### Property Overview

Prime for Development!  
Office Flex (OFX) Zoning allows:  
This zone is intended to allow mixed-use development of office/flex uses and supportive service, retail, and commercial uses. It allows a mix of businesses that provide a wide variety of employment generating activities, including office, medical, R&D, and flex/makerspaces. Office uses may be stand alone, or part of a large business/office park development. These areas are typically situated close to Regional roadways or freeways.  
This zone implements the Industrial and Employment Flex General Plan land use designations

### Location Overview

Palmdale is home to cutting-edge technology in areas of aerospace and manufacturing. The city of Palmdale is positioned for growth and ready to support new industry. Industry icons located here include Boeing, Lockheed Martin Skunk Works, and Northrop Grumman. The Valley also hosts commercial space companies Amazon, Virgin Galactic, Stratolaunch, Delta Scientific, and The Spaceship Company, as well as government organizations including Air Force Test Center, NASA Armstrong Flight Research Center, and Air Force Research Laboratory. This parcel of land is located across the street from Skunk Works on Sierra Highway. Skunk Works has approximately 16,000 employees with plans of growing to 26,000 employees in the next few years.

Jim Towery  
760.779.4008 (Direct)  
jim@johnsoncommercial.net  
CalDRE #01375777

760.779.4000  
72000 Magnesia Falls Drive  
Rancho Mirage, CA 92270  
www.johnsoncommercial.net



## VACANT LAND FOR SALE!

2.33 Acres on Sierra Highway  
Palmdale, CA 93550



Jim Towery  
760.779.4008 (Direct)  
jim@johnsoncommercial.net  
CalDRE #01375777

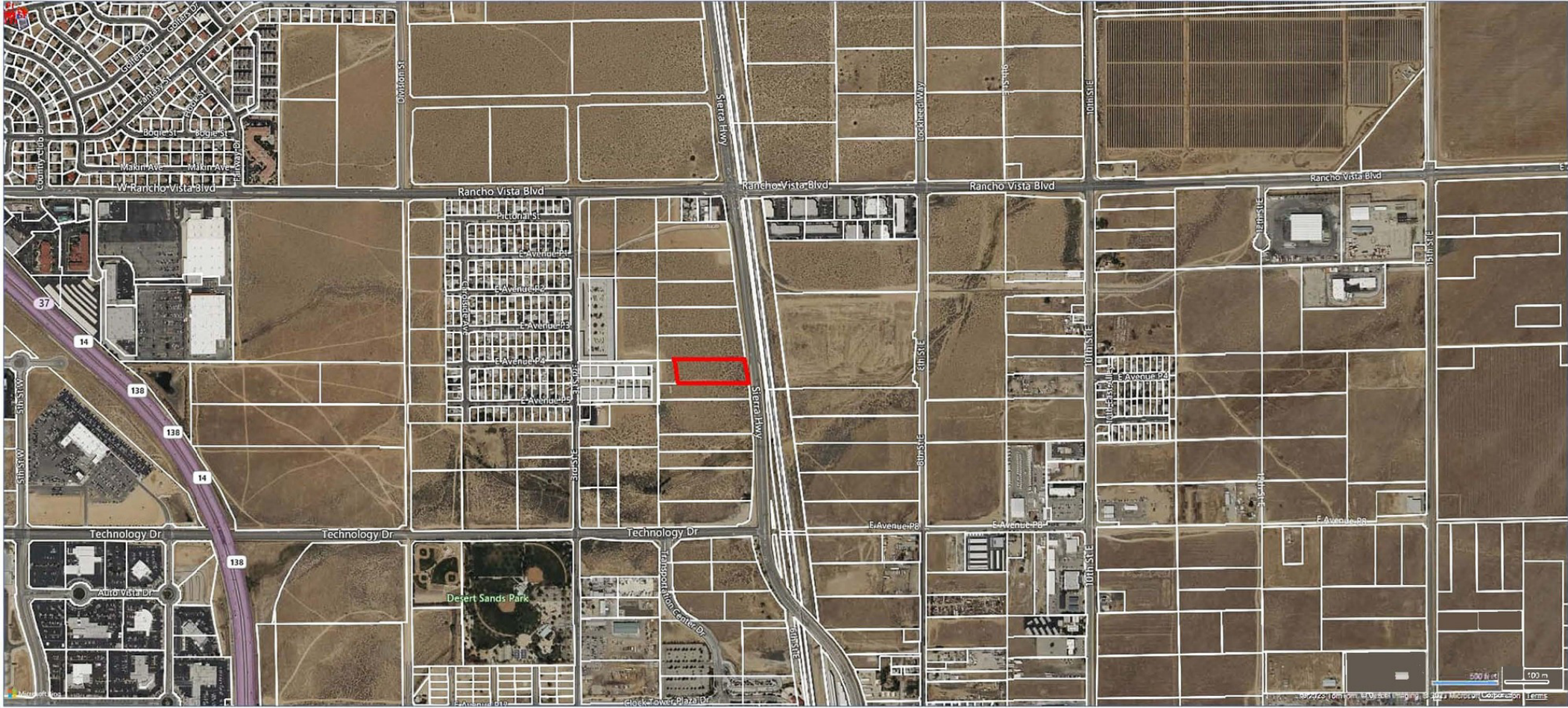
760.779.4000  
72000 Magnesia Falls Drive  
Rancho Mirage, CA 92270  
www.johnsoncommercial.net

Johnson Commercial Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



# VACANT LAND FOR SALE!

2.33 Acres on Sierra Highway  
Palmdale, CA 93550  
2.33 Sierra Highway. Palmdale, CA 93550



Add text here...

Jim Towery  
760.779.4008 (Direct)  
jim@johnsoncommercial.net  
CalDRE #01375777

760.779.4000  
72000 Magnesia Falls Drive  
Rancho Mirage, CA 92270  
www.johnsoncommercial.net

Johnson Commercial Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



# VACANT LAND FOR SALE!

2.33 Acres on Sierra Highway  
Palmdale, CA 93550



Jim Towery  
760.779.4008 (Direct)  
jim@johnsoncommercial.net  
CalDRE #01375777

760.779.4000  
72000 Magnesia Falls Drive  
Rancho Mirage, CA 92270  
www.johnsoncommercial.net

Johnson Commercial Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



## VACANT LAND FOR SALE!

2.33 Acres on Sierra Highway  
Palmdale, CA 93550



Jim Towery  
760.779.4008 (Direct)  
jim@johnsoncommercial.net  
CalDRE #01375777

760.779.4000  
72000 Magnesia Falls Drive  
Rancho Mirage, CA 92270  
www.johnsoncommercial.net

Johnson Commercial Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



## VACANT LAND FOR SALE!

2.33 Acres on Sierra Highway  
Palmdale, CA 93550



Jim Towery  
760.779.4008 (Direct)  
jim@johnsoncommercial.net  
CalDRE #01375777

760.779.4000  
72000 Magnesia Falls Drive  
Rancho Mirage, CA 92270  
www.johnsoncommercial.net

Johnson Commercial Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.