

LANCASTER

INDUSTRIAL OFFICE/FLEX

45030 Trevor Avenue | Lancaster, California 93534



MARKOWITZ
COMMERCIAL REAL ESTATE INC.

CONTACT:

Josh Markowitz | Broker/Owner
DRE 02199357

🌐 markowitzcre.com
✉ josh@markowitzcre.com
☎ 818.337.9066

EXECUTIVE SUMMARY

LANCASTER INDUSTRIAL OFFICE/FLEX

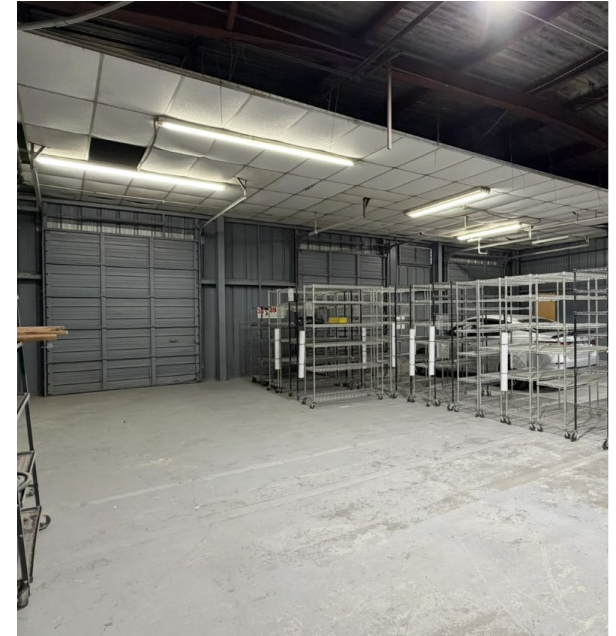
Markowitz Commercial Real Estate, Inc. is pleased to exclusively offer this Lancaster industrial/office-flex building. The building is demised into three spaces. Suite A is an open office or storage area with a 10' x 10' grade level door and one restroom. Suite B is office space with one restroom. Suite C is an open shop area with a 12' x 12' grade level door, 14' clear height, and one restroom.



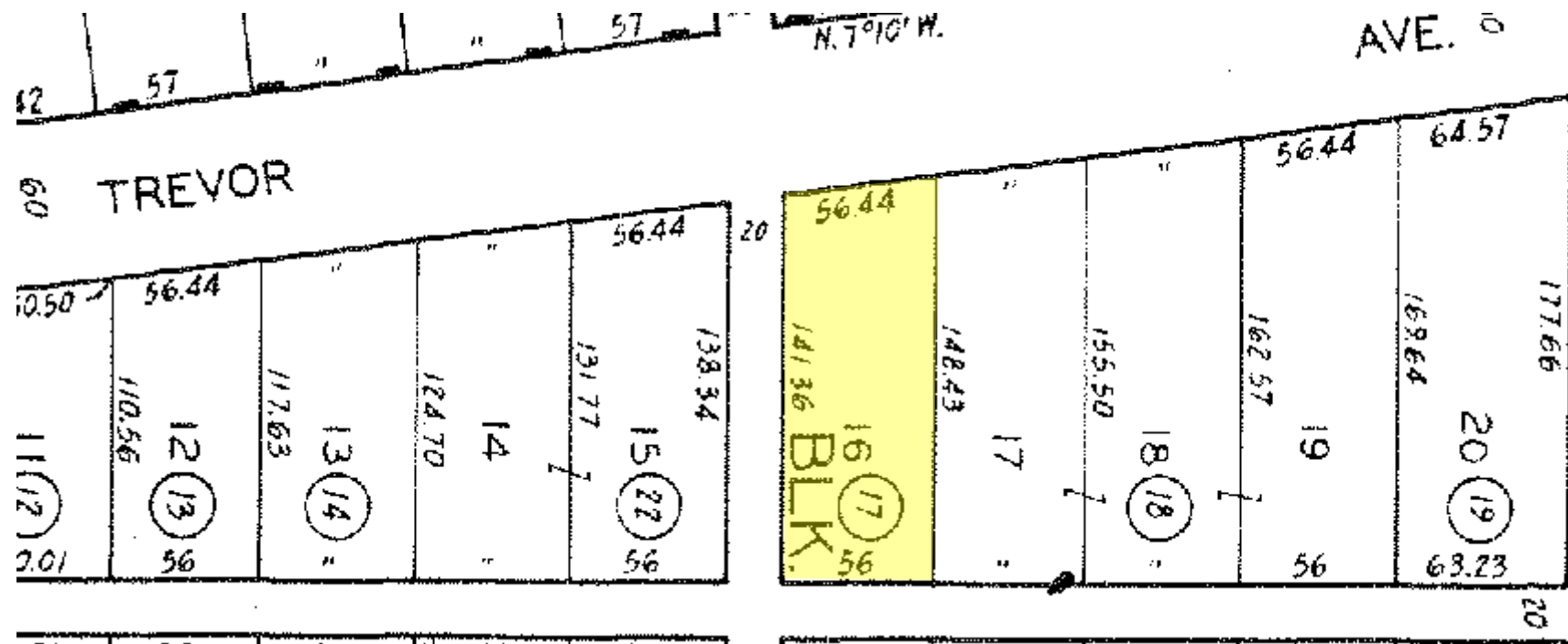
HIGHLIGHTS

- Demised into three units
- Suite A is open office/storage
- Suite B is office space
- Suite C is a shop with 14' clear height
- All suites have their own restroom

Asking Price	\$497,000
Square Feet	5,721
Price/Sq Ft	\$86.87
Lot Size Acres	0.19 Acres
Lot Size Sq Ft	8,116 Sq Ft
Parking	0 spaces
APN	3138-009-017
Zoning	TOD-EC
Year Built	1969



PARCEL MAP





Josh Markowitz | Broker/Owner
DRE 02199357

This presentation has been prepared to provide summary, unverified information to prospective purchasers. The information in this presentation is not a substitute for a thorough due diligence investigation. No warranty or representation is made with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements, or the financial condition or business prospects of any tenants, including tenants' plans or intentions to continue occupancy at the subject property. The information contained in this presentation has been obtained from sources we believe to be reliable; however, it may not have been verified. No warranty or representation is made whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and sellers must take appropriate measures to verify all of the information contained herein. This presentation is not an offer to purchase or a warranty that Broker will obtain an offer to purchase.