

10th St West Industrial

Commercial Building For Sale



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY



42662 & 42704 10th St West Lancaster, CA

Coldwell Banker Commercial Valley Realty is pleased to present this prime 10th St West industrial property! This offering is a 2 property portfolio, 42662 and 42704 10th St W. 42704 is 16,000+/-sf with block construction featuring a spacious front showroom and office area served with HVAC along with some storage in the back along with an attached 8,000+/- sf warehouse building in the rear. All of this on a 31,713+/- sf lot that includes detached loading dock in the back! 42662 is a 9,982+/- sf building of block construction that offers a heated and cooled front showroom and office area and a large warehouse area featuring 5-12'X12' g/l doors and a small paved and fenced storage yard in the back. This building is currently leased to Arctic Air, a local HVAC sales and service company. Both buildings offer great exposure along 10th St West, the major artery connecting the cities of Lancaster and Palmdale that offers an ADT of 20,200!

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Proforma Income & Expense

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				CAP	5.85%	
				CASH ON CASH	5.85%	
INCOME:						
Unit #	Tenant	Term	Size	Rent/mnth	Rent/sf	Annual Income
42662	Arctic Air	12/31/2026	9,982	\$9,818.00	\$0.98	\$117,816
42704	Vacant		16,000	\$16,000.00	\$1.00 <i>proposed</i>	\$192,000
TOTAL			25,982	\$25,818.00		\$309,816
GROSS SCHEDULED INCOME						\$309,816
LESS VACANCY (10%)						\$30,982
GROSS OPERATING INCOME						\$278,834
EXPENSES:						
Taxes	42662					\$8,890
Taxes	42704					\$13,037
Insurance	42662				<i>(includes earthquake)</i>	\$8,062
Insurance	42704				<i>(includes earthquake)</i>	\$18,811
Water					<i>(estimated)</i>	\$1,800
Trash						T
Repairs & Maintenance						T
Trash						T
HVAC R&M						T
Landscape						T
TOTAL EXPENSE						\$50,600
						\$50,600
NET OPERATING INCOME						\$228,234
Sales Price:	\$3,900,000					
Down	\$3,900,000	100%				
New Loan:	\$0	6.00%	\$0	20 year am		\$0
CASH FLOW						\$228,234

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42662 & 42704 10th St W, Lancaster, CA



OWNER/USER AND
INVESTMENT OPPORTUNITY

PROPERTY DESCRIPTION:

Price:	\$3,900,000	
Type:	Industrial/Store	
Year Built:	2001	
Construction:	Block	
Zoning:	LI (Light Industrial)	
Building No.	42662	42704
Building Size:	9,982+/- sf	16,000+/-sf
Ceiling Height	16'	16'
Power:	600amps 480/277v /3phs/3W	600amps 480/277v /3phs/3W
GL Doors:	5-12'x12'	2-12'x12'
Lot Size:	27,112+/-sf	31,713+/-sf
APN:	3128-009-110	3128-009-109



Both buildings have front parking available with great visibility along this 10th St West commercial corridor! There is a common driveway between the buildings providing access to the rear loading dock at 42704 and the fenced and paved rear yard for 42662.



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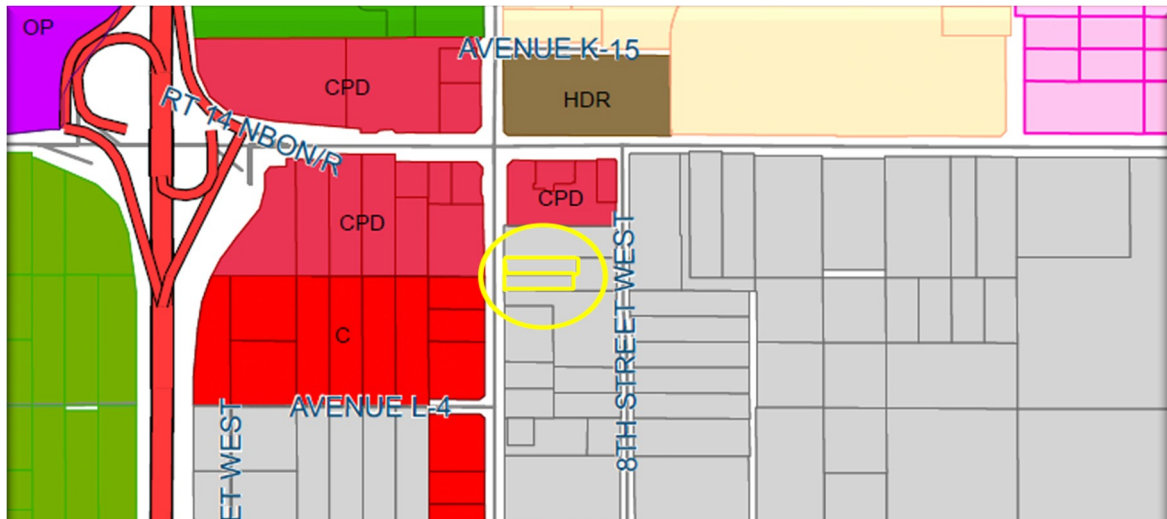
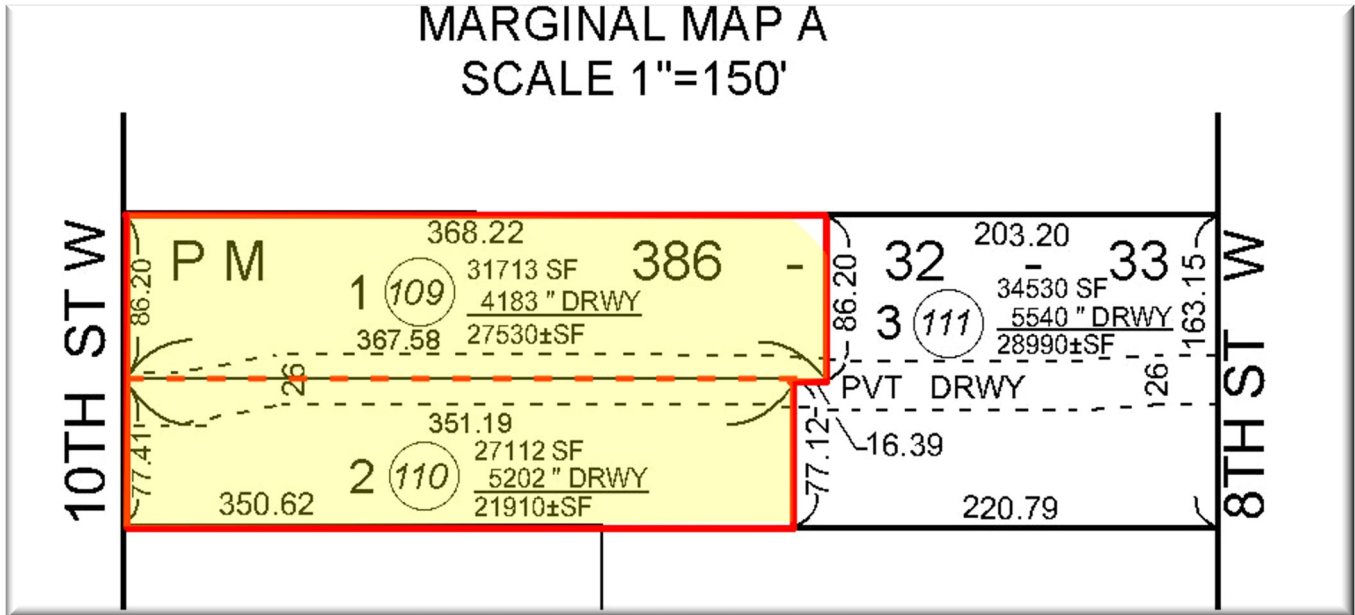
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ZONING DESIGNATION							
RR-2.5	Rural Residential of 1 Unit/2.5 Acres	C	Commercial	HI	Heavy Industrial	H	Health Care
RR-1	Rural Residential of 1 Unit/1 Acre	CPD	Commercial Planned Development	LI	Light Industrial	P	Public
SRR	Semi-Rural Residential of 1-2 Units/1 Acre	OP	Office Professional			S	School
R-15,000	Single Family Residential on 15,000 Square Foot Lots	MU-C	Mixed Use Commercial			SP	Specific Plan
R-10,000	Single Family Residential on 10,000 Square Foot Lots	MU-E	Mixed Use Employment			CE	Cemetery
R-7000	Single Family Residential on 7,000 Square Foot Lots	MU-N	Mixed Use Neighborhood			O	Open Space
HDR	High Density Residential of 15.1-60 Units/Acre	TOD	Mixed Use Transportation Oriented District			PK	Park
MDR	Moderate Density Residential of 6.6-15 Units/Acre						
MHP	Mobile Home Park						
MHP-S	Mobile Home Park-Senior Overlay						

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property ***“AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.*** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; or (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.