

FOR SALE

45424 SIERRA HWY
LANCASTER, CA 93534

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Sierra Hwy

**±2,550 Sq. Ft. Building
on ±22,017 Sq. Ft. of Land**

FOR SALE

45424

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PRICING SUMMARY:

SALE PRICE ► \$825,000 | (\$323.53 PSF)

PROPERTY HIGHLIGHTS

- GREAT OWNER/USER OR INVESTMENT OPPORTUNITY
- CURRENTLY SPLINT INTO 2 UNITS WITH SEPARATE YARDS AND ENTRANCES
- 22' CLEARANCE IN WAREHOUSE
- ENTIRE PROPERTY IS GATED
- JUST NORTH OF AVENUE I, QUICK ACCESS TO HWY 14
- BILLBOARD IS NOT INCLUDED IN THE SALE

PROPERTY FEATURES

PROPERTY SF	±2,550 SF
LAND SF	±22,017 SF
LOADING	1 GL (10'x10')
POWER*	200A, 240V, 1P, 3W (Buyer to verify)
CLEARANCE	22'
ZONING	LI (Buyer to verify)
YEAR BUILT	1964
APN	3137-011-026

Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer's product weight and product types and use, etc. Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer in order for Buyer to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution. Broker also advises Buyer to obtain any required use permits and business licenses prior to lease execution and have their Attorney review any Lease Contract prior to execution.

ARMEN KAZARYAN MRED

Principal | LIC NO 01291719

323.767.2041

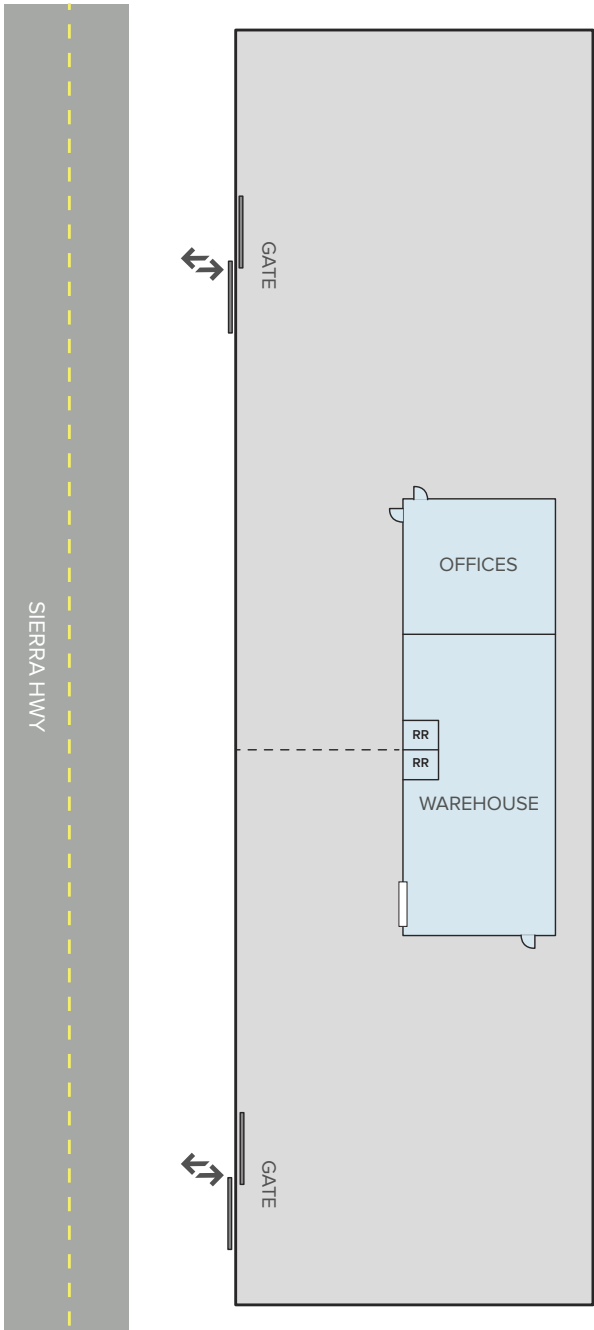
akazaryan@lee-associates.com

Lee & Associates | Los Angeles Central
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LEE-ASSOCIATES.COM
CORP ID 01125429

SITE PLAN

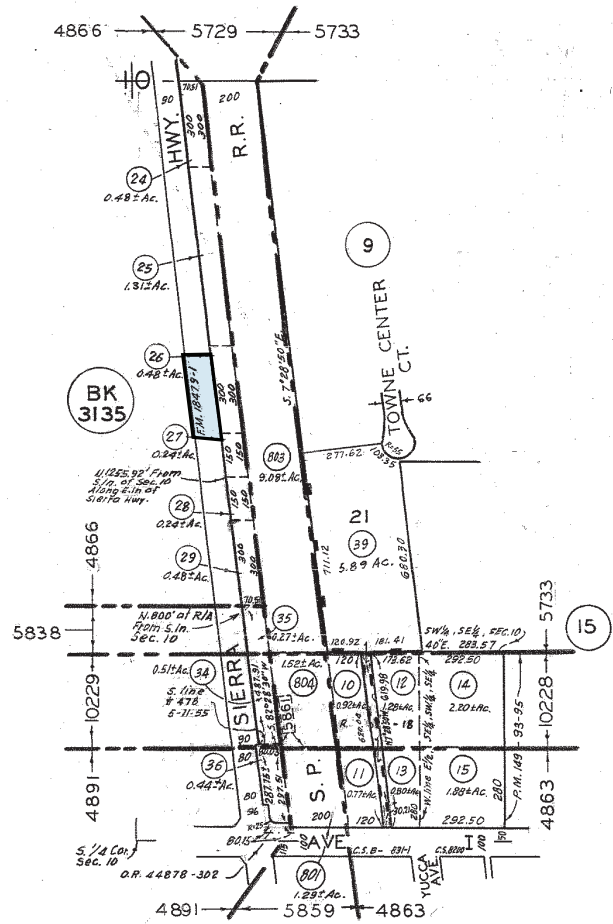


NOTE: Drawings not to scale. All measurements and sizes are approximate.

PARCEL MAP

3137 11
SCALE 1" = 400'

2003



Lot 21, Tract No. 51836, inclusive,
is subject to Flood Hazard.

CODE
4863 5861
4891 10228
5729 10229
5733 5838
4866
5859

T. 7 N., R. 12 W.
TRACT NO. 51836 M. B. 1220-25-30

FOR PREV. ASSMT. SEE:
868 - 322
5137 - 10229

ASSESSOR'S MAP
COUNTY OF LOS ANGELES

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45424 SIERRA HWY | LANCASTER, CA

PROPERTY IMAGES



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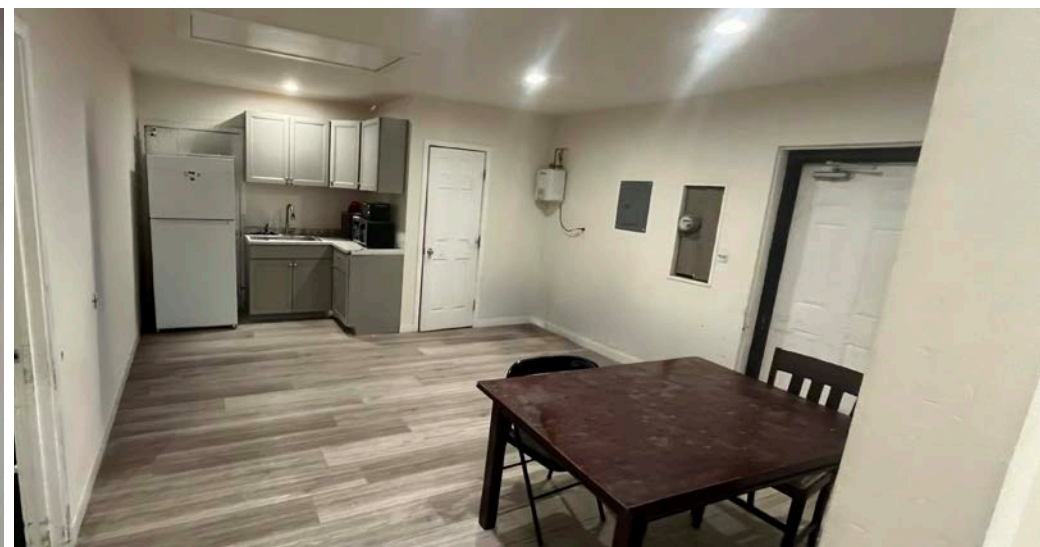
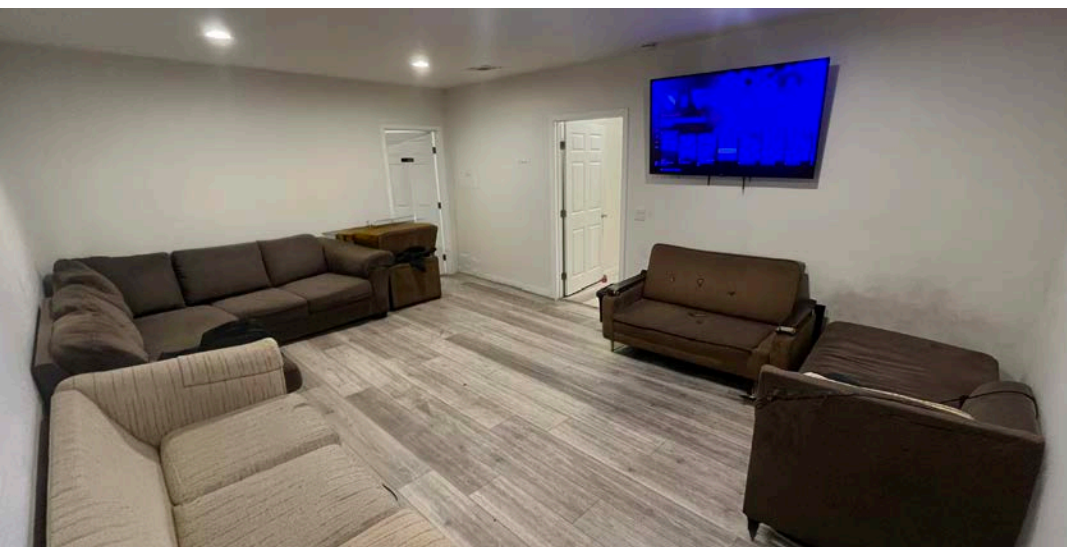
PROPERTY IMAGES



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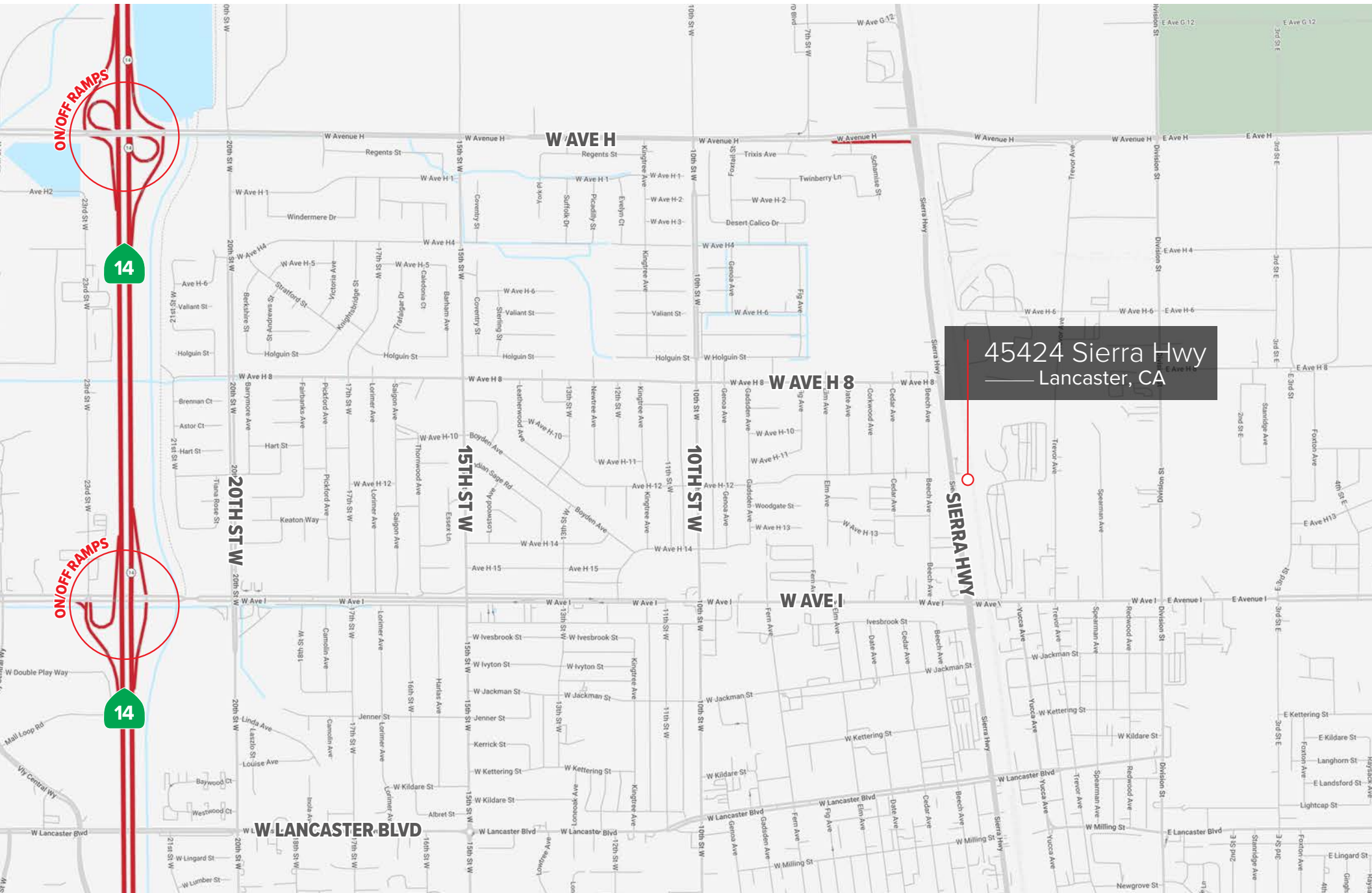
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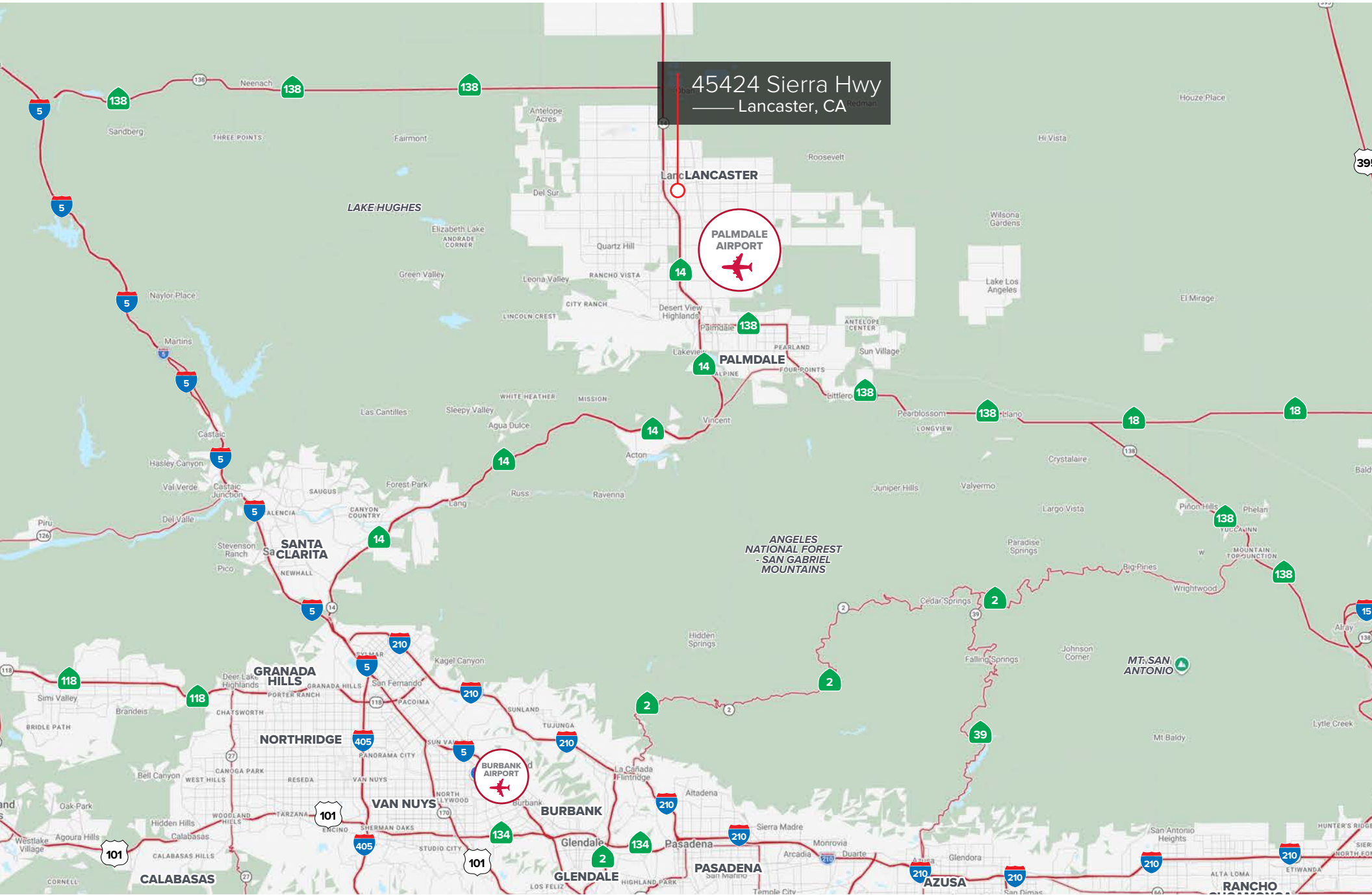
LOCATION MAP



FOR SALE

45424 SIERRA HWY | LANCASTER, CA

REGIONAL MAP



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FOR MORE INFORMATION PLEASE CONTACT:

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