

10th St West Industrial

2-Property Industrial Portfolio

For Sale



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY



42662 & 42704 10th St West Lancaster, CA

Coldwell Banker Commercial Valley Realty is pleased to present this exceptional two-property industrial portfolio strategically located along highly traveled 10th Street West, one of the Antelope Valley's primary commercial corridors connecting Lancaster and Palmdale. With approximately 20,200 vehicles passing daily, the properties offer excellent visibility, convenient access, and strong long-term investment potential.

The offering includes **42704 10th Street West**, featuring approximately 16,000 square feet of block-construction improvements and an exterior loading dock on a 31,713+/- sf lot. The front portion includes a spacious, HVAC-served showroom and office area, rear storage space, and an attached $\pm$ 8,000-square-foot warehouse with 2-12'X12' grade-level loading doors and exterior loading dock. Currently vacant, the property provides an excellent opportunity for an owner-user seeking immediate occupancy, operational flexibility, and additional space for future expansion.

Also included is **42662 10th Street West**, a $\pm$ 9,982-square-foot block-construction industrial building featuring a heated and cooled showroom and office area, a large warehouse, five 12' x 12' grade-level loading doors, and a small paved and fenced rear storage yard on a 27,112+/- sf lot. The property is currently leased to *Arctic Air Conditioning, Inc.*, a well-established local HVAC sales and service company, providing a new owner with immediate rental income and potential future expansion opportunities.

Together, these two properties offer a compelling combination of owner-user functionality, existing cash flow, high visibility, and future growth potential in a strategically located industrial corridor.

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OWNER/USER AND INVESTMENT OPPORTUNITY



PROPERTY HIGHLIGHTS

- Two-building industrial portfolio with $\pm 16,000$ SF available for owner/user occupancy.
- Income-producing $\pm 9,982$ SF leased building.
- Prime frontage and exposure on 10th Street West with an Average Daily Traffic (ADT) of approximately 20,200 vehicles.
- Block construction throughout.
- HVAC-served showrooms and office areas.
- Exterior loading dock and multiple grade-level loading doors.
- Paved and fenced outdoor storage
- Strategic “mid-cities” location serving both Lancaster and Palmdale with convenient freeway access just minutes away on Ave L



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PROPERTY DESCRIPTION:

Price:	\$3,300,000	
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 120/240v /1phs/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.



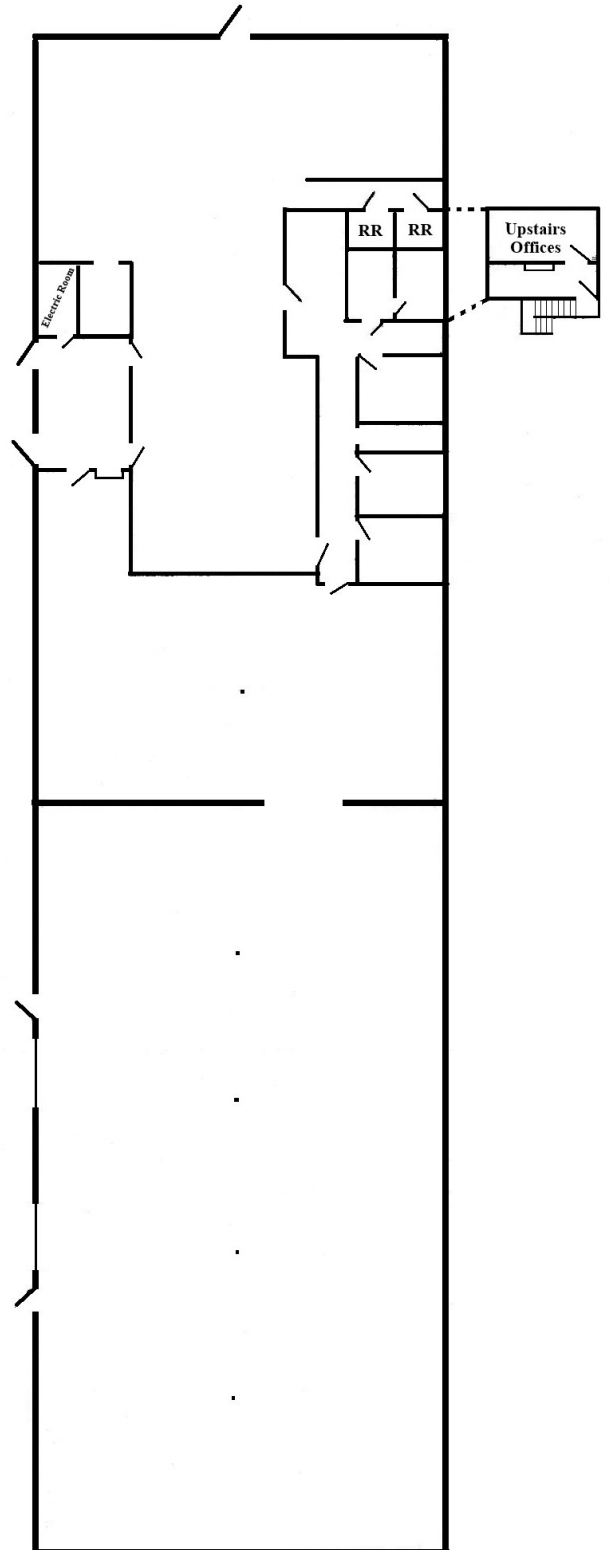
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42704 10th St West



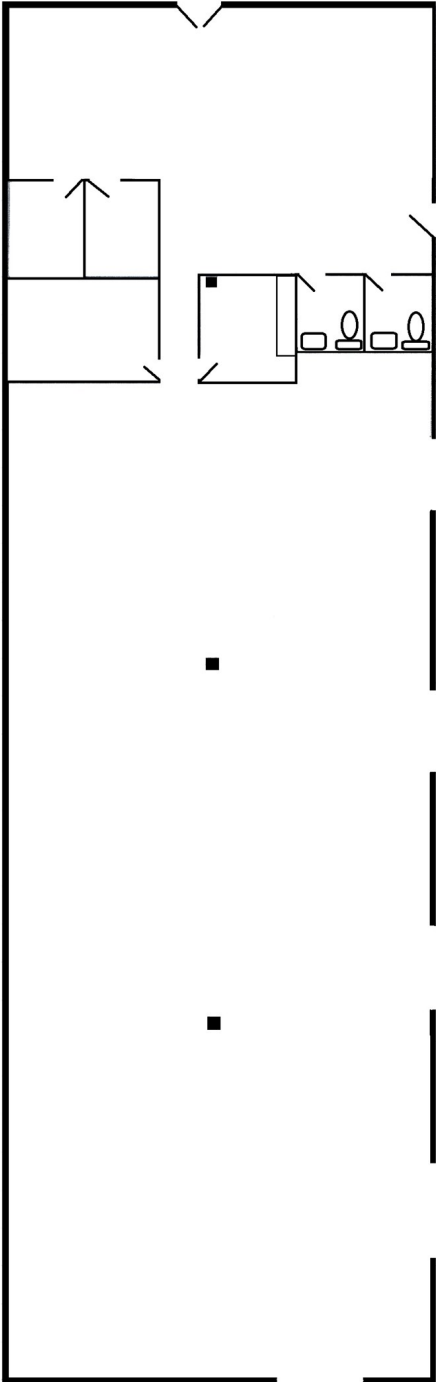
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42662 10th St West

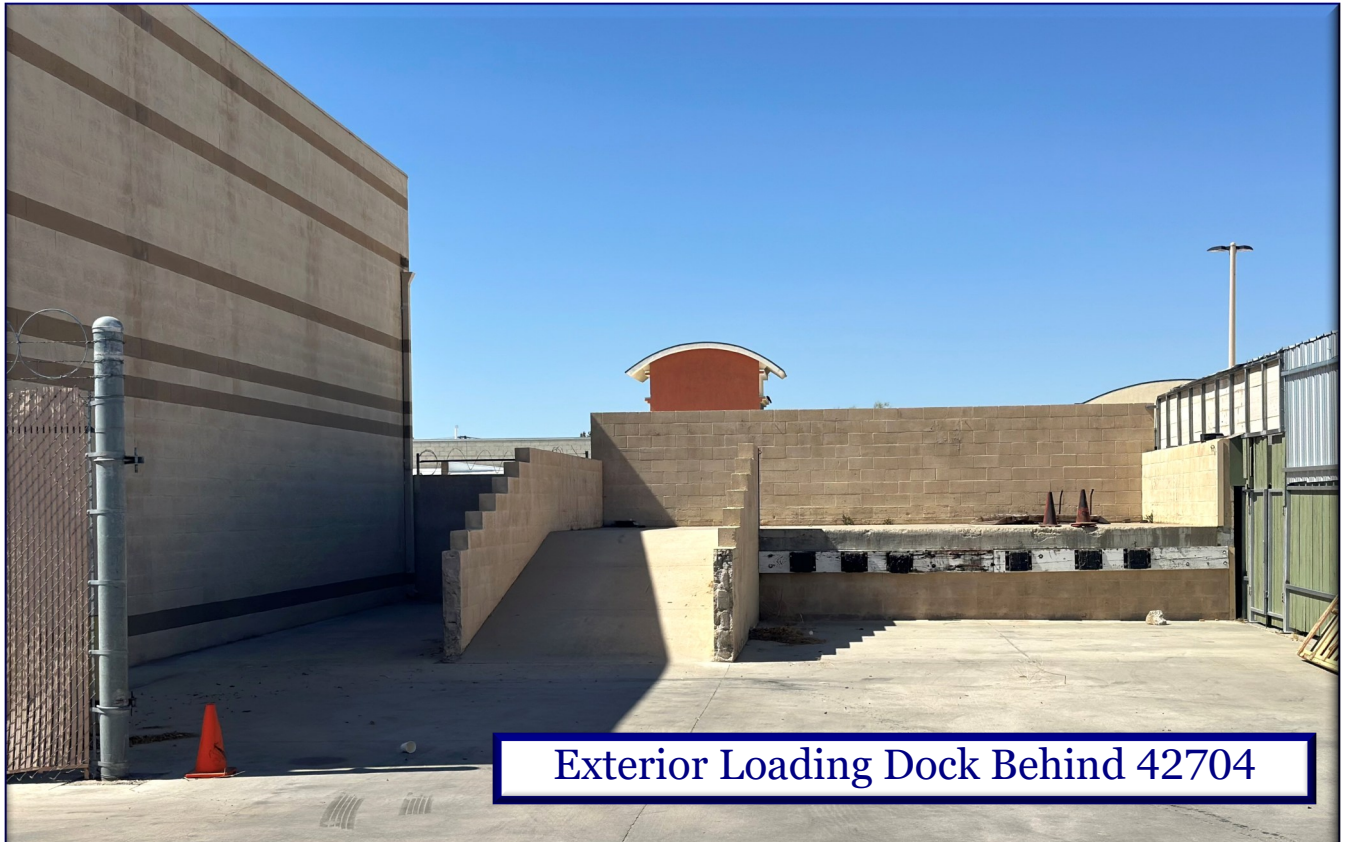


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Exterior Loading Dock Behind 42704



Paved & Fenced Yard Behind 42662

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Proforma Income & Expense

42662 & 42704 10th St West Lancaster,CA						
			CAP		7.22%	
			CASH ON CASH		7.22%	
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	\$192,000
TOTAL			25,982	\$25,818.00		\$309,816
GROSS SCHEDULED INCOME						\$309,816
LESS VACANCY (6%)						\$30,982
GROSS OPERATING INCOME						\$278,834
EXPENSES:						
Taxes	42662					\$8,890
Taxes	42704					\$13,037
Insurance	42662					\$6,475
Insurance	42704					\$10,379
Water	(estimated)					\$1,800
Trash					T	
Repairs & Maintenance					T	
Trash					T	
HVAC R&M					T	
Landscape					T	
TOTAL EXPENSE						\$40,581
NET OPERATING INCOME						\$238,253
Sales Price:	\$3,300,000					
Down	\$3,300,000	100%				
New Loan:	\$0	6.00%	\$0	20 year am		\$0
CASH FLOW						\$238,253

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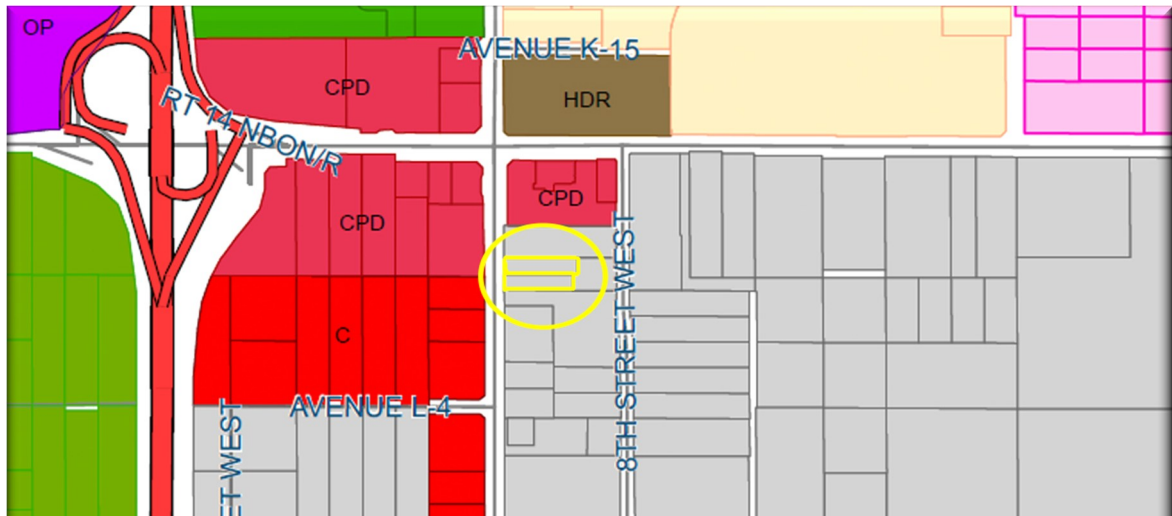
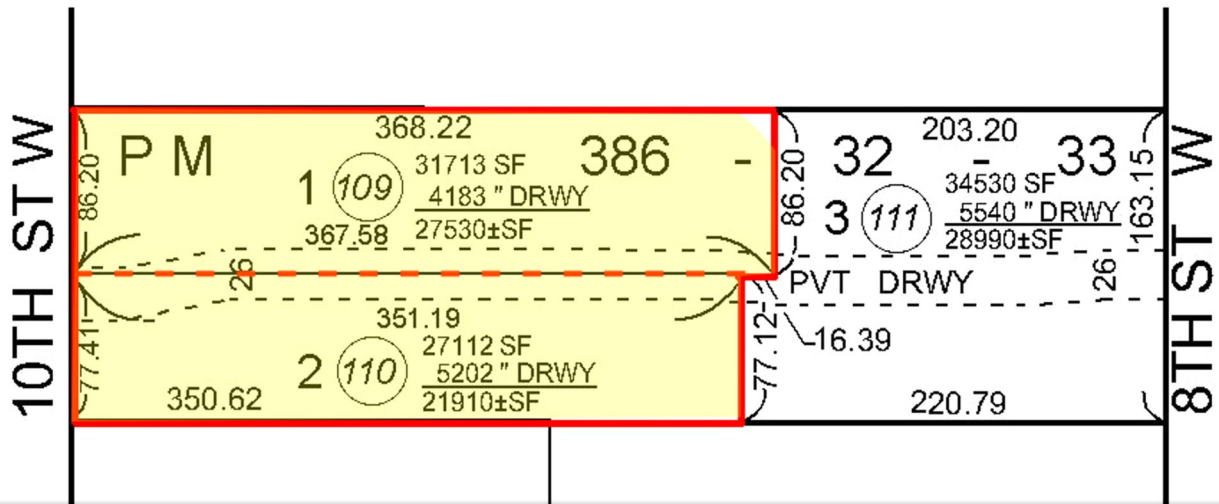
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MARGINAL MAP A SCALE 1"=150'



ZONING DESIGNATION

RR-2.5 Rural Residential of 1 Unit/2.5 Acres	C Commercial	HI Heavy Industrial	H Health Care	P Public	CE Cemetery
RR-1 Rural Residential of 1 Unit/1 Acre	CPD Commercial Planned Development	LI Light Industrial	S School	O Open Space	PK Park
SRR Semi-Rural Residential of 1-2 Units/1 Acre	OP Office Professional		SP Specific Plan		
R-15,000 Single Family Residential on 15,000 Square Foot Lots	MU-C Mixed Use Commercial				
R-10,000 Single Family Residential on 10,000 Square Foot Lots	MU-E Mixed Use Employment				
R-7000 Single Family Residential on 7,000 Square Foot Lots	MU-N Mixed Use Neighborhood				
HDR High Density Residential of 16.1-60 Units/Acre	TOD Mixed Use Transportation Oriented District				
MDR Moderate Density Residential of 6.6-16 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.