

Industrial Investment Opportunity

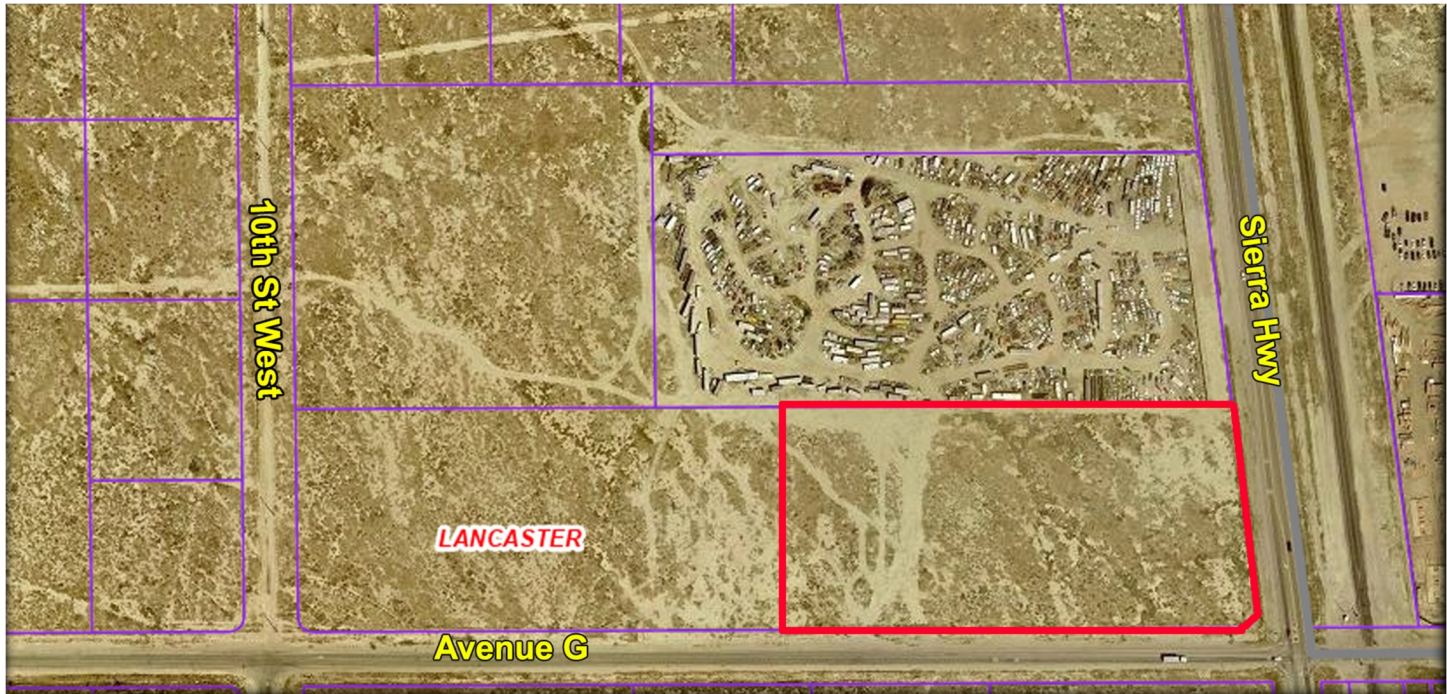
NWC of Ave G & Sierra Hwy

FOR SALE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY

Lancaster, CA 93534



PROPERTY OVERVIEW

PRICE: \$320,000 (39,024/acre)
TERMS: Cash
LOT SIZE: 8.20±ac
APN: 3118-002-071
ZONING:
(current) M-1 (Light Industrial)
(proposed) LI (Light Industrial)
FRONTAGE:
Avenue G 900+/- ft
Sierra Hwy 400+/- ft

DETAILS

Rare opportunity to acquire this 8.2± acre industrial-zoned parcel, strategically located within the approximately 7,150±-acre Westside Annexation Area, a major expansion of the City of Lancaster that has received approval from both the City of Lancaster and the Los Angeles County Local Agency Formation Commission (LAFCO). The annexation represents a significant long-term expansion of Lancaster's jurisdiction and development footprint. Prominently positioned at the northwest corner of Sierra Highway and Avenue G, the property is strategically located adjacent to the approximately 1,861+/-acre North Lancaster Industrial Specific Plan, envisioned to accommodate up to approximately 38.5 million square feet of industrial development. The planned industrial expansion has the potential to establish a major new employment, logistics, manufacturing and distribution hub in the northern Lancaster area. With excellent

visibility along Sierra Highway, substantial acreage and a strategic location within one of Lancaster's most significant long-term growth areas, this property presents an attractive opportunity for land banking, investment and/or future industrial development, subject to applicable zoning, infrastructure, entitlements and governmental approvals. The property is also situated near significant industrial users, including BYD's approximately 556,000-square-foot electric bus manufacturing facility, and is conveniently located just minutes from State Route 14, providing regional connectivity throughout the Antelope Valley and beyond.

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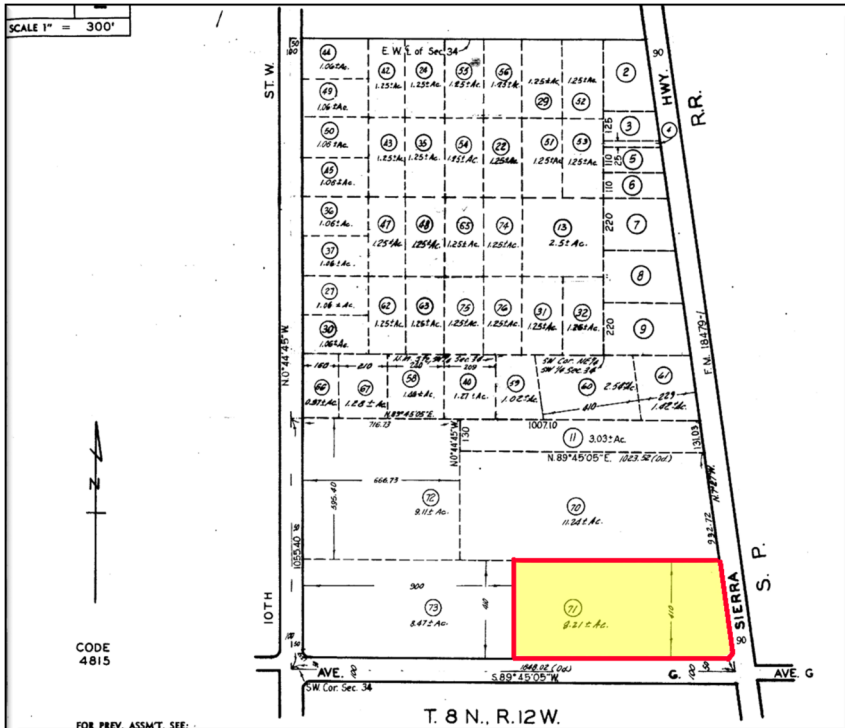
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Prominent corner location with direct Freeway access along Avenue G! This Site offers some 900 feet of frontage along Avenue G and about 400 feet of frontage along Sierra Hwy.



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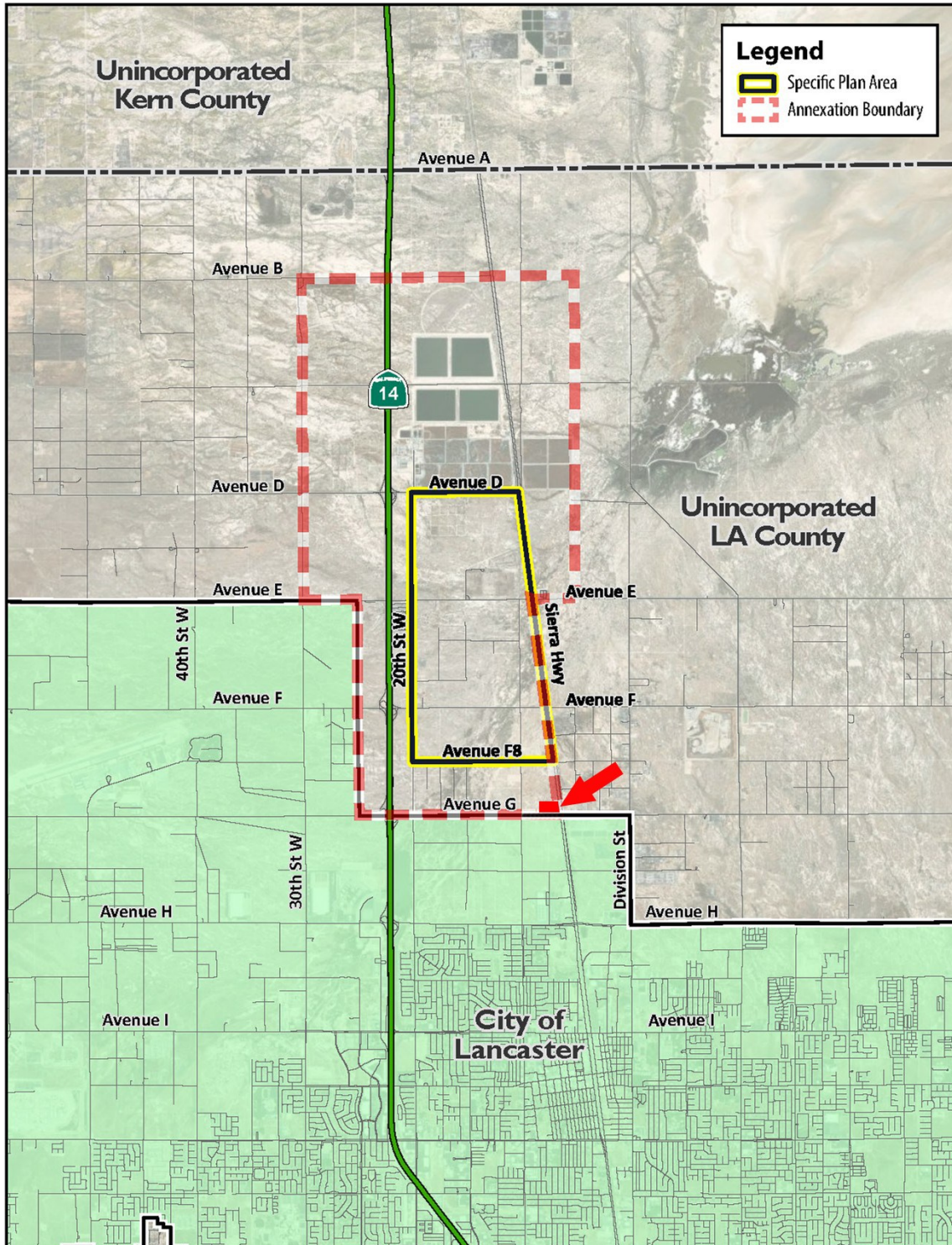
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Westside Annexation & Specific Plan Boundaries



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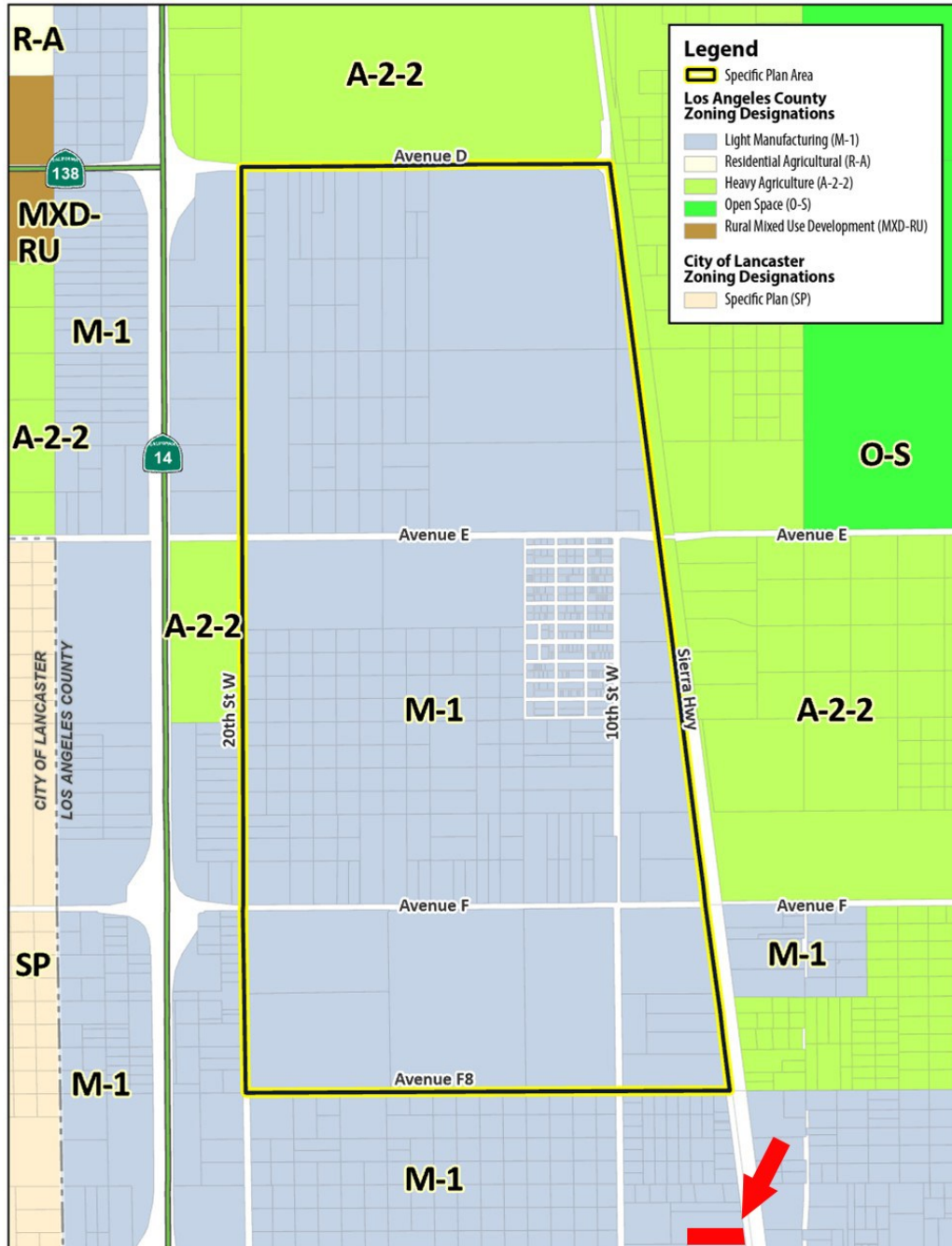
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Current boundaries/zoning in "Westside Annexation"



Source(s): City of Lancaster (2015), Esri, Los Angeles County (2024)

FIGURE 1-5



0 525 1,050 2,100
Feet

**EXISTING LOS ANGELES COUNTY
ZONING DESIGNATIONS**

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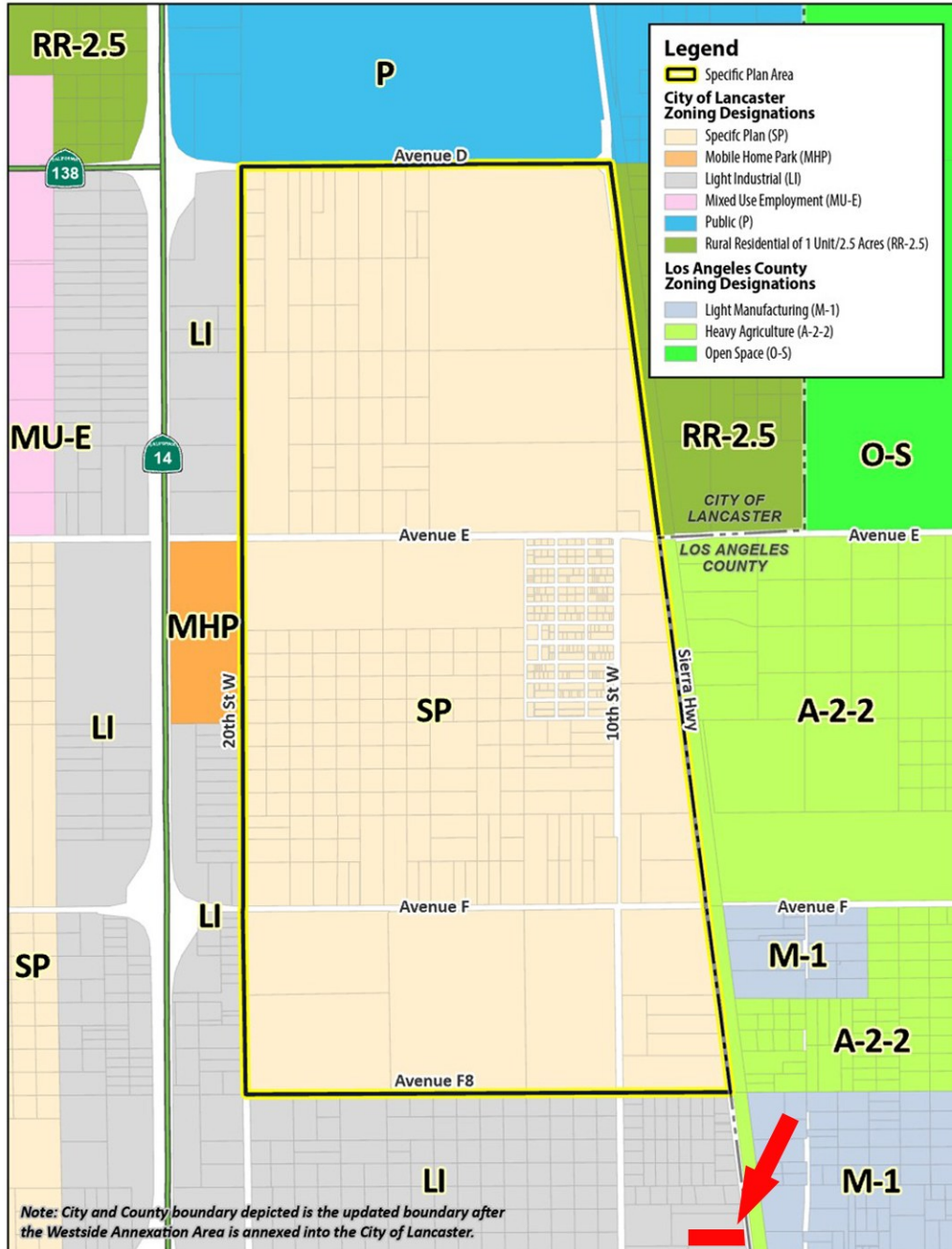
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Portion of "Westside Annexation" after Approval



Source(s): City of Lancaster (2015), Esri, Los Angeles County (2024)

FIGURE 1-6



PROPOSED CITY OF LANCASTER
ZONING DESIGNATIONS

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