

# 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 located along highly traveled 10th Street West, one of the primary commercial corridors connecting Lancaster and Palmdale. With approximately 20,200 vehicles per day, these properties offer outstanding visibility, accessibility, and long-term investment potential.

The offering includes 42704 10th Street West, a ±16,000-sf block construction building consisting of a spacious HVAC-served showroom and office area, rear storage space, and an attached ±8,000-sf warehouse with an exterior loading dock. This property is currently vacant, presenting an ideal opportunity for an owner/user seeking immediate occupancy and operational flexibility with SBA financing available.

Also included is 42662 10th Street West, a ±9,982-sf block construction industrial building featuring a heated and cooled showroom and office area, a large warehouse with five 12' x 12' grade-level loading doors, and a small paved and fenced rear storage yard. This building is currently leased to *Arctic Air Conditioning, Inc.*, a well-established local HVAC sales and service company, providing immediate income to a new owner along with potential future expansion space.

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# 10th St West Industrial

42662 & 42704 10th St W, Lancaster, CA



## 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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## OWNER/USER AND INVESTMENT OPPORTUNITY

### PROPERTY DESCRIPTION:

<b>Price:</b>	\$3,900,000	
<b>Type:</b>	Industrial/Store	
<b>Year Built:</b>	2001	
<b>Construction:</b>	Block	
<b>Zoning:</b>	LI ( Light Industrial)	
<b>Building No.</b>	<b>42662</b>	<b>42704</b>
<b>Building Size:</b>	9,982+/- sf	16,000+/-sf
<b>Ceiling Height</b>	16'	16'
<b>Power:</b>	600amps 480/277v /3phs/3W	600amps 120/240v /1phs/3W
<b>GL Doors:</b>	5-12'x12'	2-12'x12'
<b>Lot Size:</b>	27,112+/-sf	31,713+/-sf
<b>APN:</b>	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.



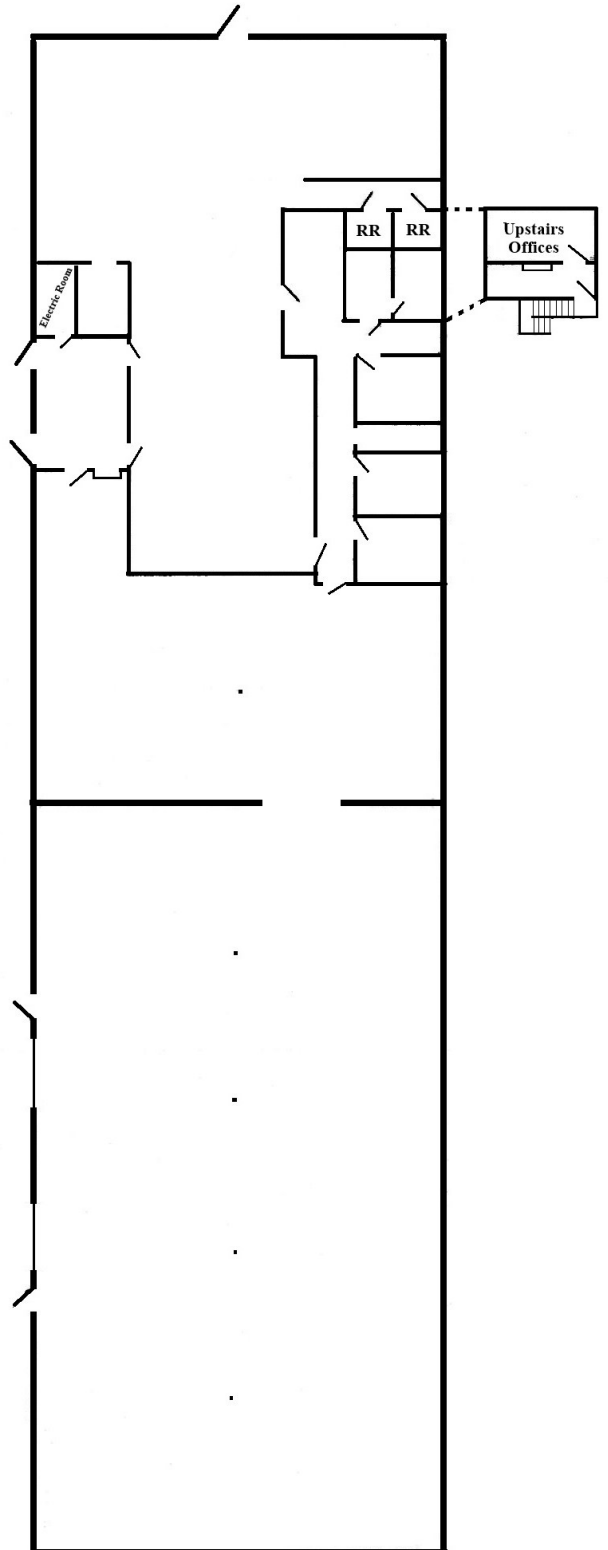
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## 42704 10th St West



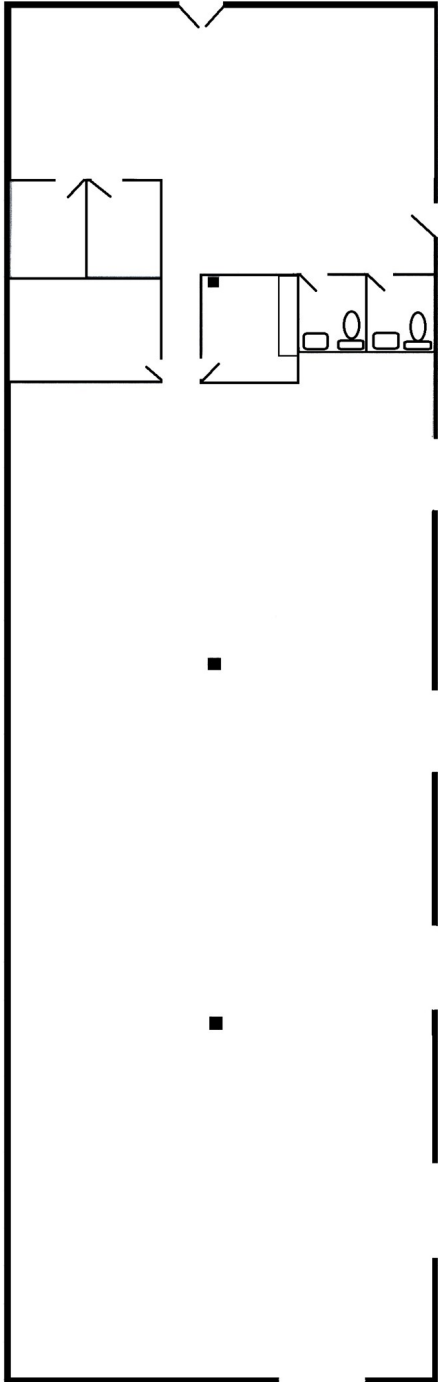
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## 42662 10th St West

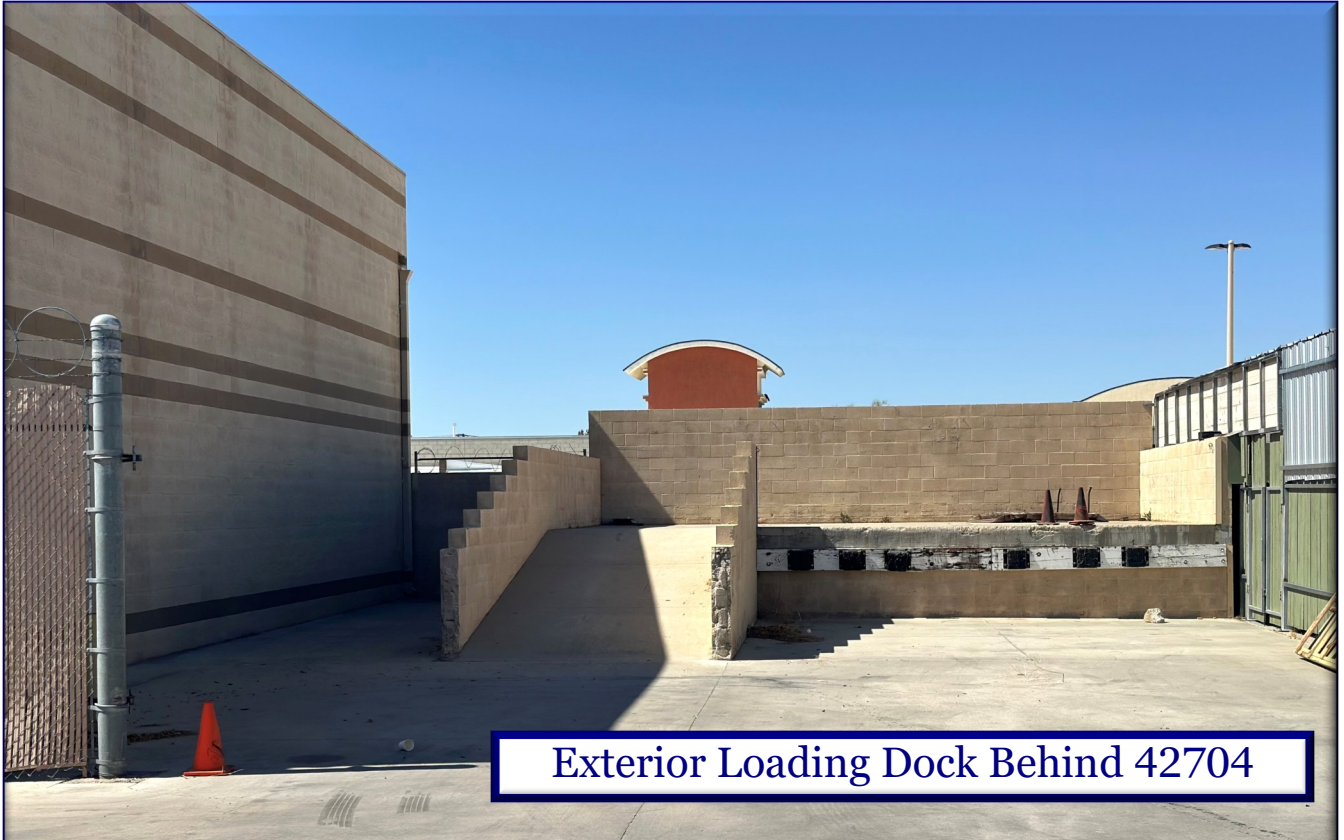


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Exterior Loading Dock Behind 42704



Paved & Fenced Yard Behind 42662

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## Proforma Income & Expense

42662 & 42704 10th St West Lancaster, CA						
				<b>CAP</b>	<b>5.85%</b>	
				<b>CASH ON CASH</b>	<b>5.85%</b>	
<b>INCOME:</b>						
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
<b>TOTAL</b>			25,982	\$25,818.00		\$309,816
<b>GROSS SCHEDULED INCOME</b>						\$309,816
<b>LESS VACANCY (10%)</b>						\$30,982
<b>GROSS OPERATING INCOME</b>						\$278,834
<b>EXPENSES:</b>						
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
<b>TOTAL EXPENSE</b>						\$50,600
						\$50,600
<b>NET OPERATING INCOME</b>						\$228,234
Sales Price:	\$3,900,000					
Down	\$3,900,000	100%				
New Loan:	\$0	6.00%	\$0	20 year am		\$0
<b>CASH FLOW</b>						\$228,234

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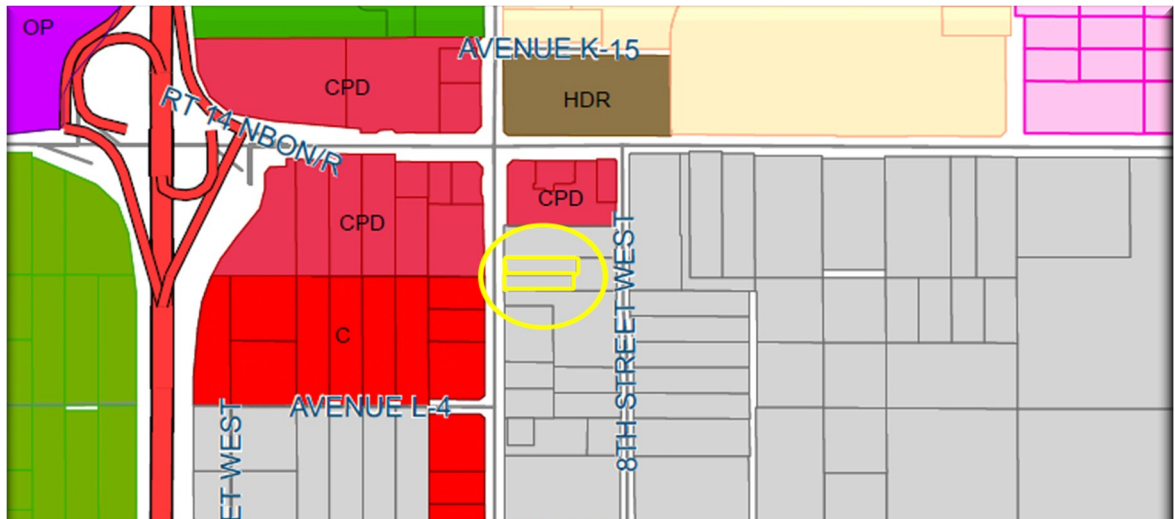
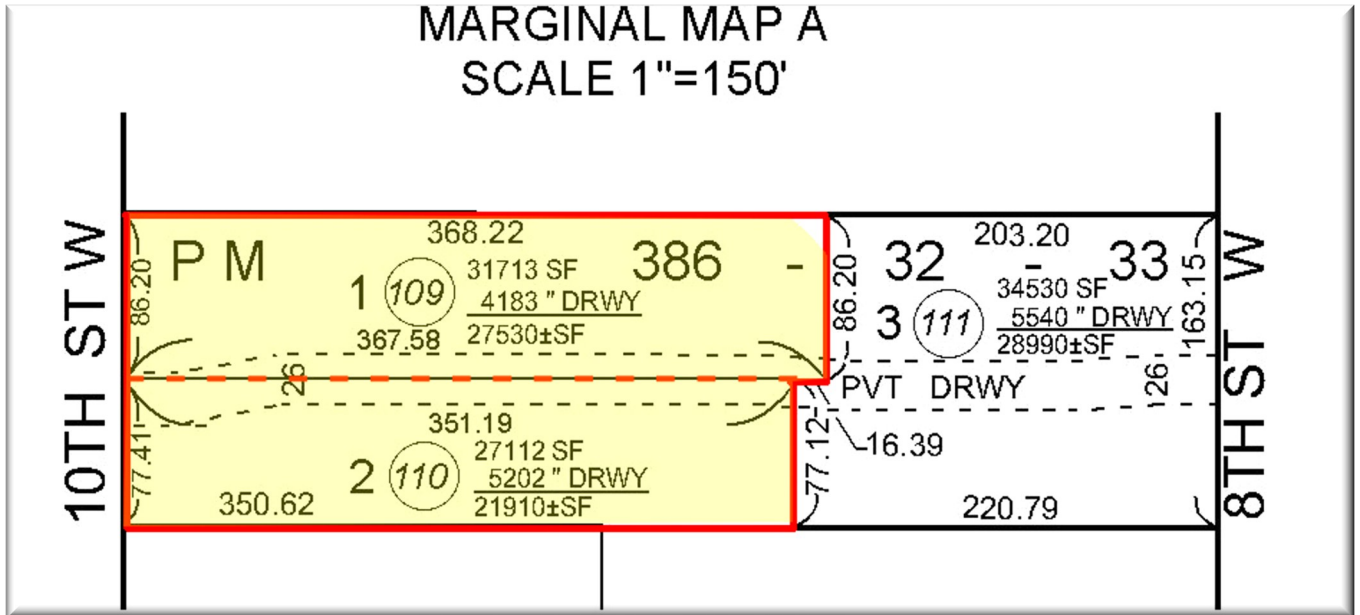
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ZONING DESIGNATION							
RR-2.5	Rural Residential of 1 Unit/2.5 Acres	C	Commercial	HI	Heavy Industrial	H	Health Care
RR-1	Rural Residential of 1 Unit/1 Acre	CPD	Commercial Planned Development	LI	Light Industrial	P	Public
SRR	Semi-Rural Residential 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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## CONFIDENTIALITY AND DISCLAIMER

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

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.