

Sierra Business Park

NWC of 10th St W & Ave M-4

FOR SALE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY

Palmdale, CA 93551



PROPERTY OVERVIEW

DETAILS

2 separate lots totaling 1.45+/- acres offering a prominent, signalized, corner location at the entrance to the "Sierra Business Park"! Great visibility on 10th St West, the main commercial corridor connecting Lancaster and Palmdale, that boasts an ADT of 25,800! This location is well suited for a wide array of office, retail and commercial uses with all street improvements completed and an existing 1.5" water meter on lot 34! Great site also for a Drive-Thru Restaurant (with CUP approval). The recently completed "Trader Joe's" food assembly & distribution facility situated on 104 acres is right across the street on 10th St. W. This 1.03M/sf project is expected to create 800-1,000 new jobs!

PRICE:	\$629,500 (\$9.95/sf)
TERMS:	Cash or submit terms
LOT SIZE:	1.45+/- acres (63,273+/-sf)
UTILITIES:	All Available (1.5" Water Meter in & paid on Lot 034)
APN:	3111-016-034 & 035
ZONING:	Office Flex (OFX)
TOPO:	Rough graded

FOR MORE INFORMATION CONTACT:

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42402 N. 10th Street West Ste "E"
Lancaster, CA 93534

Sierra Business Park

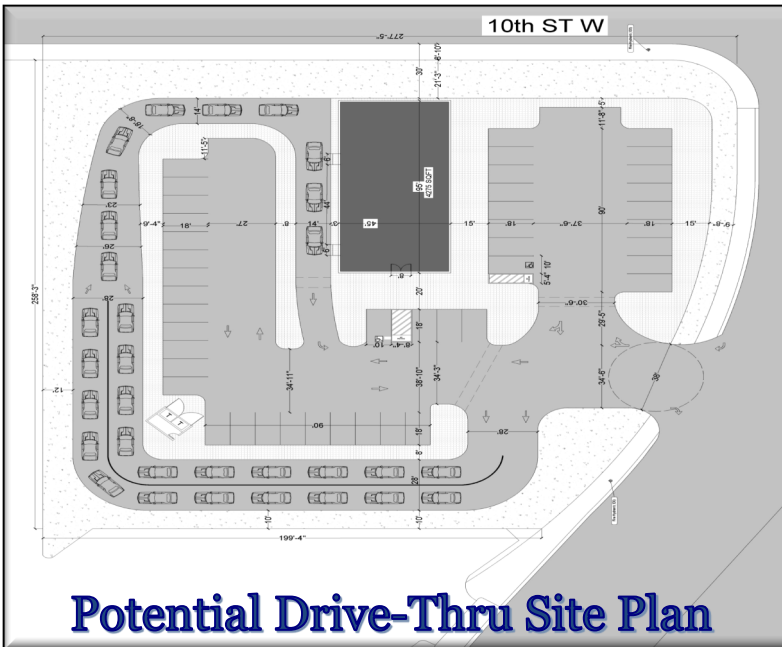
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Potential Drive-Thru Site Plan



Potential Office Site Plan

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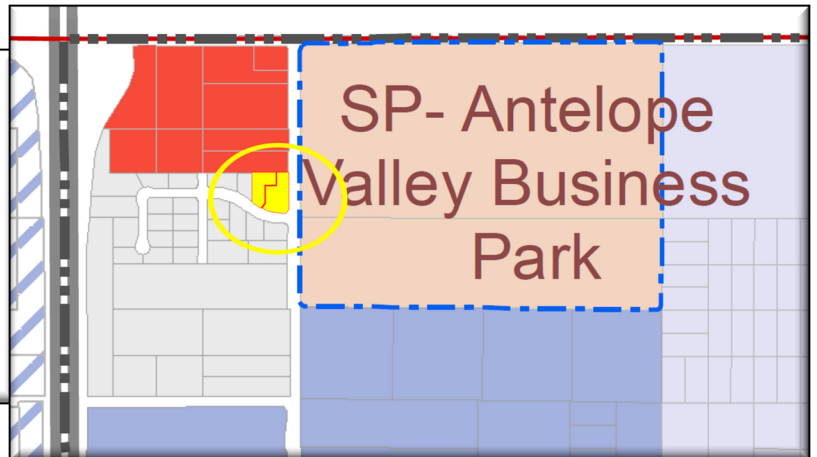
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Draft Palmdale Zoning Map

Equestrian Residential (ER)	Residential Neighborhood 4 (RN 4)
Low Density Residential (LDR)	Mixed Use 1 (MU 1)
Single Family Residential 1 (SFR 1)	Mixed Use 2 (MU 2)
Single Family Residential 2 (SFR 2)	Mixed Use 3 (MU 3)
Single Family Residential 3 (SFR 3)	Neighborhood Commercial (NC)
Mobile Home (MH)	Visitor Commercial (VC)
Residential Neighborhood 1 (RN 1)	Regional Commercial (RC)
Residential Neighborhood 2 (RN 2)	Office Flex (OF)
Residential Neighborhood 3 (RN 3)	Aerospace Industrial (AI)



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The property is being offered in **"AS IS" CONDITION WITH ALL FAULTS AND 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. It is buyer's responsibility to conduct a thorough, independent investigation of the property in order to determine its suitability for buyer's intended use. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. 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.

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