

INDUSTRIAL DEVELOPMENT SITE

NWC of Division St. & Ave. J-8

FOR SALE



Lancaster, CA 93534



PROPERTY OVERVIEW

Prime light industrial in-fill development site with all utilities available at or near the property (*Buyer to Verify*). This property offers approx. 581 feet of paved frontage along Division St. and approx. 390 feet along existing Yucca Avenue. This 8.31+/- acre offers existing curb & gutter, sidewalk, and street improvements along Division St. and Yucca Avenue. Property is zoned Light Industrial which is intended to promote a plethora of different manufacturing, R&D, and warehouse skilled labor into the growing aerospace industry. Property is within other light industrial, commercial & residential development. Site is also located within an *"Opportunity Zone" where favorable tax benefits are available for investors/developers! Location is just minutes away from Lancaster Metrolink Station and the freeway.

DETAILS

PRICE:	\$850,000
TERMS:	Cash
LOT SIZE:	8.31+/- Acre
APN:	3132-017-010
ZONING:	LI — Light Industrial
UTILITIES:	All Available (<i>Buyer To Verify</i>)

***Opportunity Zone:** Lancaster's designated census tract zones lets businesses invest for valuable tax benefits. Investments made by individuals through special funds in these zones defer or eliminate federal taxes on capital gains.

<https://www.irs.gov/newsroom/opportunity-zones>

FOR MORE INFORMATION CONTACT:

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

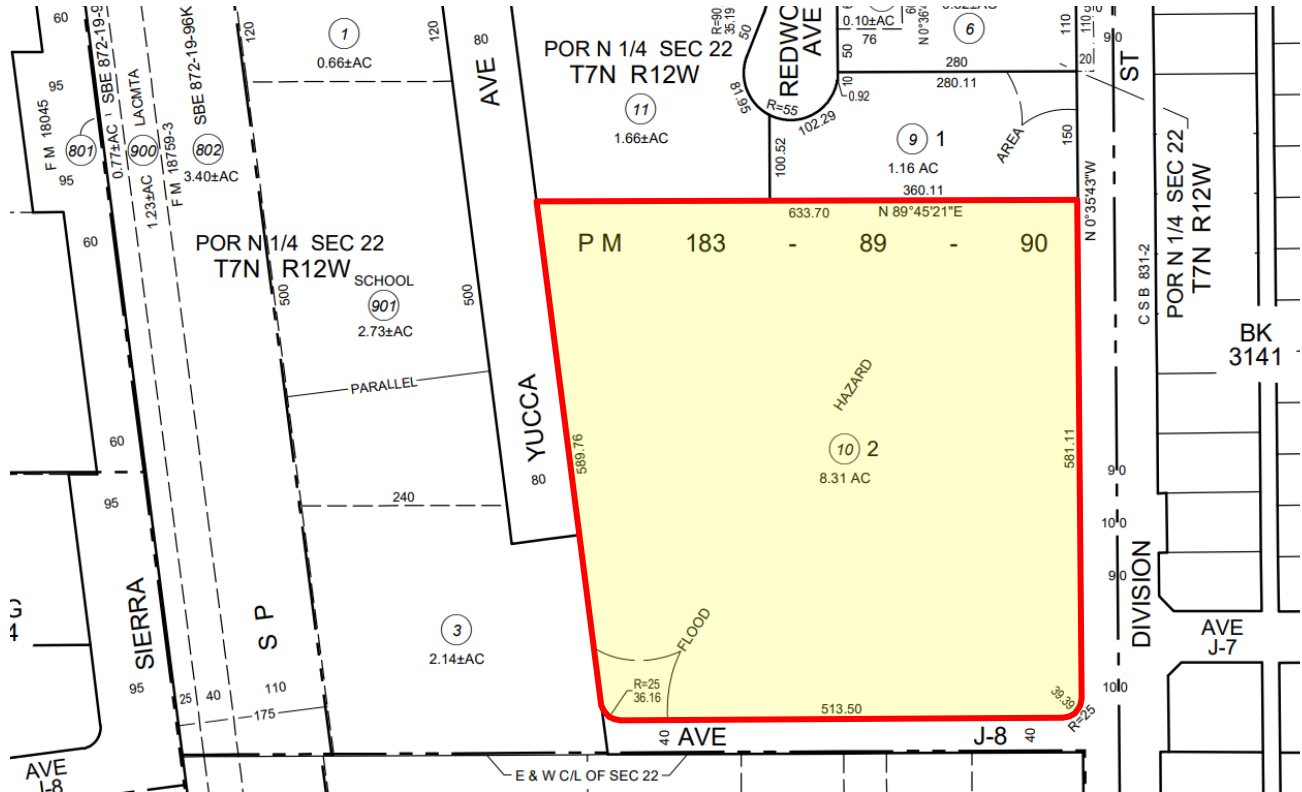
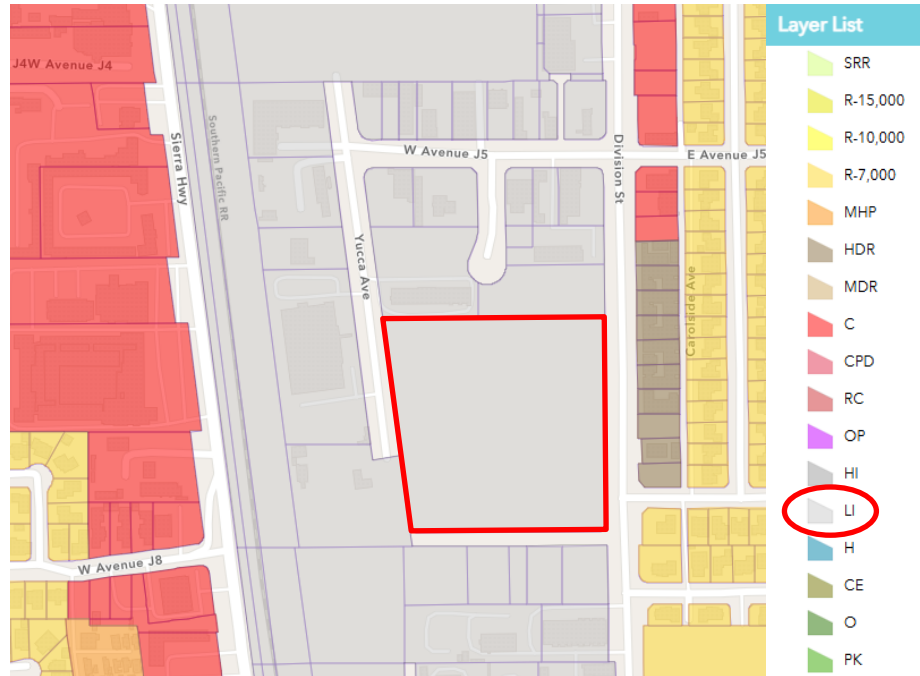
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This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein 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; (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.