

OFFERING MEMORANDUM


# 2.5 ACRES HEAVY INDUSTRIAL

7TH STE VIC AVE L9 | Lancaster, California 93535




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# OFFERING DETAILS



## HIGHLIGHTS

- 2.5 acres zoned LRHI – Lancaster Heavy Industrial
- Heavy Industrial is the most intensive industrial zoning in Lancaster, allowing the widest variety of uses
- Highly desirable location with easy access to the 14 Freeway via Columbia Way (Avenue M)

Price	Per Acre	Per Sq Ft
\$375,000	\$150,000	\$3.44

<b>Address</b>	<b>7TH STE VIC AVE L9</b>
<b>APN</b>	<b>3126-016-021</b>
<b>Lot Size Gross</b>	<b>2.5 AC / 109,074 SF</b>
<b>Lot Size Net</b>	<b>2.28 AC / 99,317 SF</b>
<b>Zoning</b>	<b>HI – Heavy Industrial</b>
<b>Utilities</b>	<b>None to Site/Buyer to Verify</b>



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