



KOREK LAND COMPANY, INC.

**INDUSTRIAL PARK / TECH
CAMPUS / MANUFACTURING**

38± COMMERCIAL/INDUSTRIAL ACRES
RIDGECREST, CA

LOCATION: On Chelsea Street between Ward and Rowe Avenues in the City of Ridgecrest, County of Kern 93555. Subject is just east of China Lake Blvd, near the Ridgecrest Regional Hospital and the China Lake Naval Weapon Center.

APN/SIZE: 033-050-24 = 38.17± acres (1,662,685± SF).

TOPO: Basically flat.

ZONE: CS (Service Commercial); M-1 (Light Industrial); and PO (Professional Office).

**GENERAL
PLAN:** Commercial (C); and Industrial (I).

BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: In the area.

MISC: The City has indicated a need for multi-family residential development in this area. Other possible uses include hotel/motel, a large scale industrial park, tech campus, light manufacturing or hold for future appreciation / development!

PRICE: Asking \$1.14/SF. Terms may be available. Seller may consider selling a portion subject to a parcel map.

CONTACT: Deanne Boubliis CalDRE #00970999 (661) 755-5420 for additional information.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.