



KOREK LAND COMPANY, INC.

**MAJOR PRICE
REDUCTION!**

8.8± ACRES – INDUSTRIAL
LANCASTER, CA

LOCATION: Northwest corner of Avenue L and 8th Street E, between Sierra Highway and 10th Street E (Challenger Way), approximately 2 miles east of Highway 14 in the City of Lancaster, CA 93535. Downtown Lancaster is about 3 miles northwest of the subject.

APN/SIZE: 3126-013-011 = 8.79± acres or 382,892± S. F.

TOPO: Basically flat with ~670' of frontage on Avenue L.

ZONE: LI (Light Industrial). Zoning has a broad of use categories including research and development, manufacturing, building trades yard, aircraft, automobile, boat and equipment uses, etc. **BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: Water is at the corner of 8th Street E and Avenue L. Sewer is at Avenue K-12. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

POTENTIAL: Excellent investment opportunity! Avenue L is a busy east-west thoroughfare through the Antelope Valley. The Lancaster Business Park and Kaiser Permanente Hospital are both just west of the subject on Avenue L. Future growth in this area is inevitable!

PRICE: **REDUCED TO \$500,000!** Asking \$730,000 (only \$1.90/SF).

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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.