



PROPERTY OVERVIEW

7,492+/-sf available in this modern, CTU building. Unit has fire sprinklers, 20' ceiling height and 480vlt/3phs power! Offer 7,000sf of shop/warehouse area, 3-12'X14' gl doors, reception area & private office. Great location in one of the Antelope Valley's premier business locations, the "Lancaster Business Park!" This location offers a Business Park environment for a discriminating business owner with convenient freeway access via the Ave L overpass!

FOR MORE DETAILS CONTACT:

DETAILS

BLDG SIZE (SF):	23,052+/-sf
AVAILABLE (SF):	7,492+/-sf - \$5,245/mo
LEASE TYPE:	Modified Gross
POWER:	480vlt/200amp/3phs
CEILING HEIGHT:	20 ft
FIRE SPRINKLERS:	Yes
CONSTRUCTION:	Concrete Tilt-up
YEAR BUILT:	2005
ZONING:	SP80-02

