

30,000 SF INDUSTRIAL | AVAILABLE IMMEDIATELY

38905 10th Street East | Palmdale, CA 93550

FOR LEASE
\$1/SF NNN

BUILDING
30,000 SF

LAND
2.3 AC

- ✓ *Block Construction*
- ✓ *Fully Paved Cement Yard*
- ✓ *Fenced and Secured*
- ✓ *Zoned M1 ½*
- ✓ *1200 Amp 480/277V*
Power



PROPERTY HIGHLIGHTS

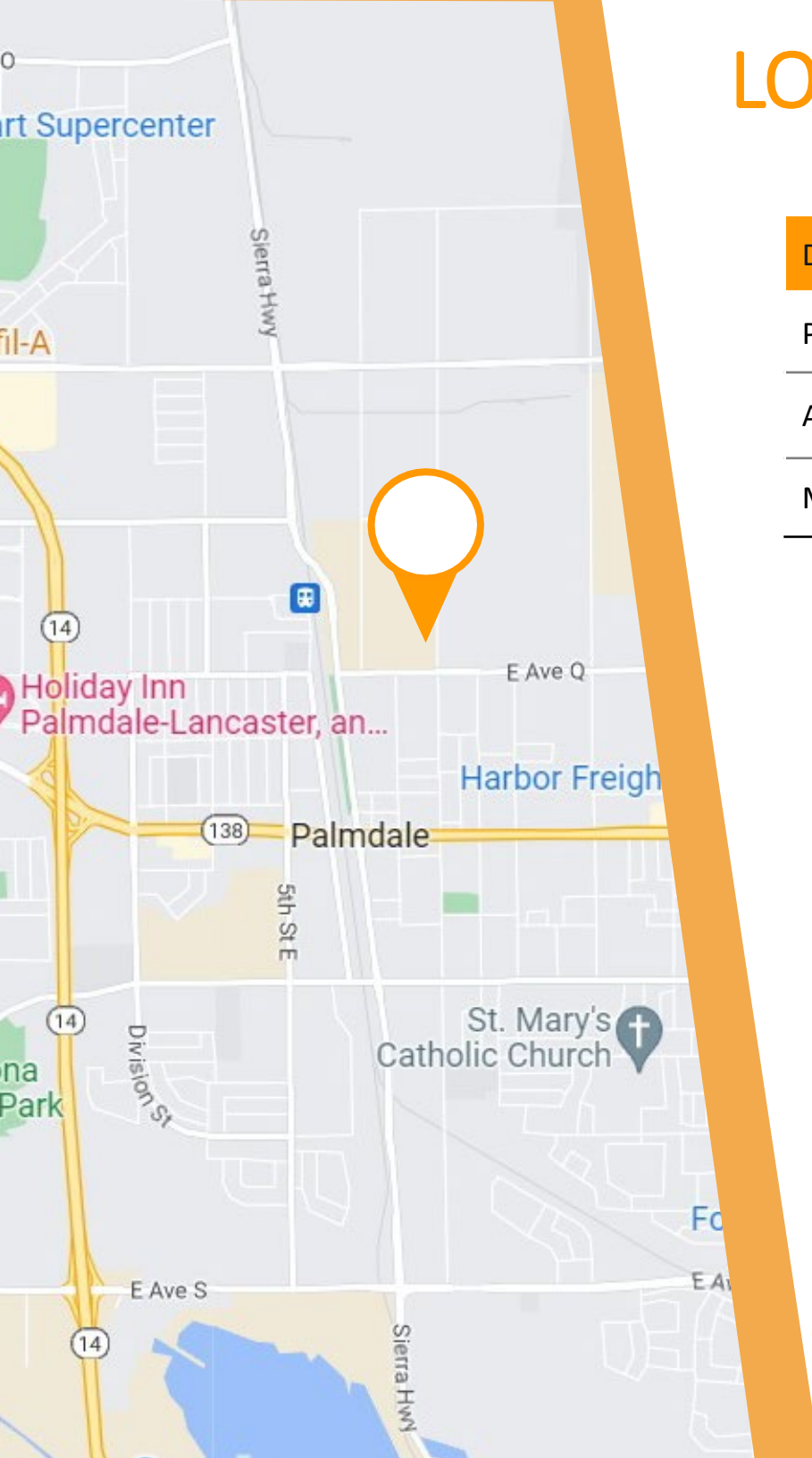


10th Street East

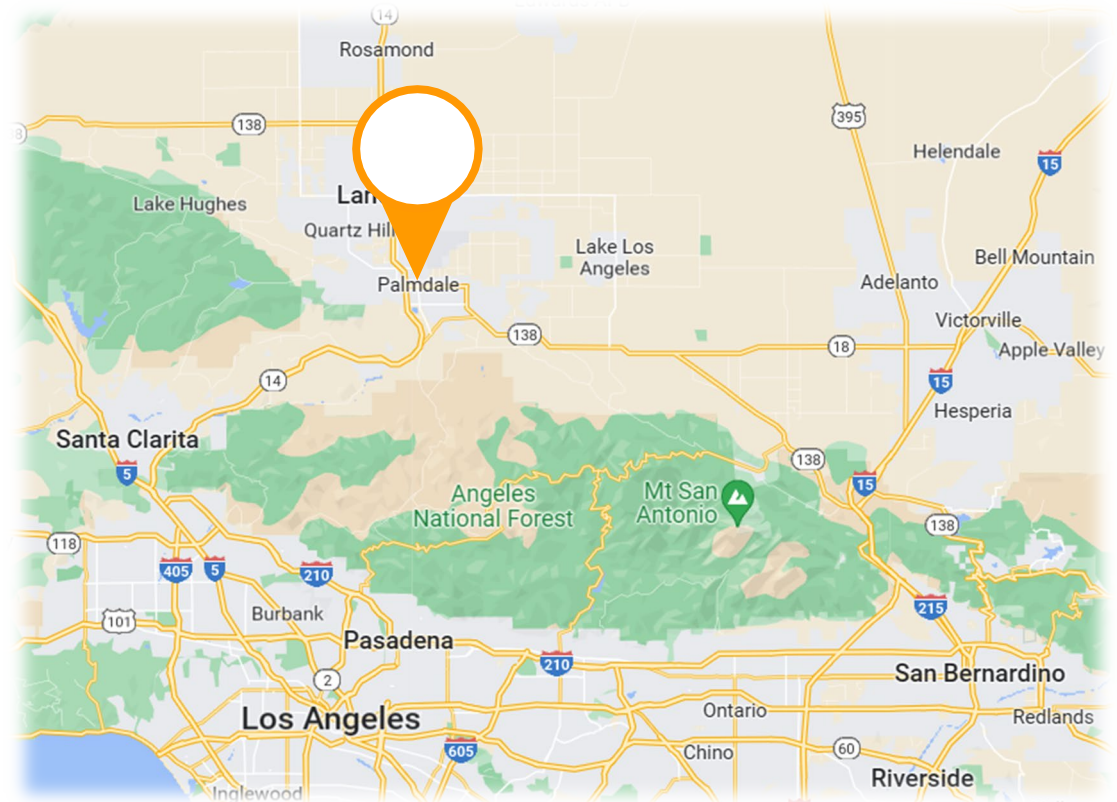
- ✓ *26,000 SF Main Building*
- ✓ *3,000 SF Middle Building*
- ✓ *1,000 SF Garage*
- ✓ *Built 1982*
- ✓ *2.3 AC / 100,005 SF Lot*
- ✓ *APN 3022-018-032*
- ✓ *Renovated and Clean*
- ✓ *Delivered Vacant*



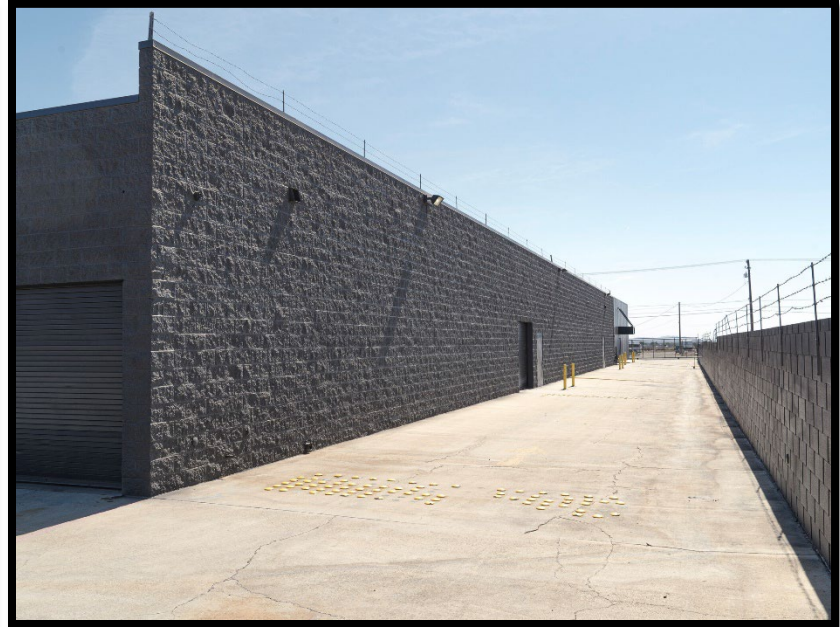
LOCATION DETAILS



DEMOGRAPHICS	2-MILE	5-MILE	10-MILE
Population	36,903	131,344	339,981
Avg HH Income	\$56,786	\$77,496	\$80,837
Median Age	31.9	33.6	34.4



PHOTOS



PHOTOS

