10th St West Industrial

2-Property Industrial Portfolio

For Sale

COLDWELL BANKER COMMERCIAL VALLEY REALTY

42662 & 42704 10th St West Lancaster, CA

Coldwell Banker Commercial Valley Realty is pleased to present this exceptional two-property industrial portfolio strategically located along highly traveled 10th Street West, one of the Antelope Valley's primary commercial corridors connecting Lancaster and Palmdale. With approximately 20,200 vehicles passing daily, the properties offer excellent visibility, convenient access, and strong long-term investment potential.

The offering includes **42704 10th Street West**, featuring approximately 16,000 square feet of block-construction improvements and an exterior loading dock on a 31,713+/- sf lot. The front portion includes a spacious, HVAC-served showroom and office area, rear storage space, and an attached ±8,000-square-foot warehouse with 2-12'X12' grade-level loading doors and exterior loading dock. Currently vacant, the property provides an excellent opportunity for an owner-user seeking immediate occupancy, operational flexibility, and additional space for future expansion.

Also included is **42662 10th Street West**, a ±9,982-square-foot block-construction industrial building featuring a heated and cooled showroom and office area, a large warehouse, five 12' x 12' grade-level loading doors, and a small paved and fenced rear storage yard on a 27,112+/- sf lot. The property is currently leased to *Arctic Air Conditioning, Inc.*, a well-established local HVAC sales and service company, providing a new owner with immediate rental income and potential future expansion opportunities.

Together, these two properties offer a compelling combination of owner-user functionality, existing cash flow, high visibility, and future growth potential in a strategically located industrial corridor.

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OWNER/USER AND INVESTMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

• Two-building industrial portfolio with ±16,000 SF available for owner/user • Immediate income from ±9,982 SF leased building. • Prime frontage and exposure on 10th Street West with an Average Daily Traffic (ADT) of approximately 20,200 vehicles. • Block construction throughout. • HVAC-served showrooms and office areas. • Exterior loading dock and multiple grade-level loading doors. • Paved and fenced out-door storage • Strategic “mid-cities” location serving both Lancaster and Palmdale with convenient freeway access just minutes away on Ave L • Located in “State Opportunity Zone”

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PROPERTY DESCRIPTION:

Price:	$3,300,000	
Type:	Industrial/Store	
Year Built:	2001	
Construction:	Block	
Zoning:	LI (Light Industrial)	
Building No.	**42662**	**42704**
Building Size:	9,982+/- sf	16,000+/-sf
Ceiling Height	16’	16’
Power:	600amps 480/277v */3phs/3W*	600amps 120/240v */1phs/3W*
GL Doors:	5-12'x12'	2-12'x12'
Lot Size:	27,112+/-sf	31,713+/-sf
APN:	3128-009-110	3128-009-109

Both buildings have front parking available with great visibility along this 10th St West commercial corridor! There is a common driveway between the buildings providing access to the rear loading dock at 42704 and the fenced and paved rear yard for 42662.

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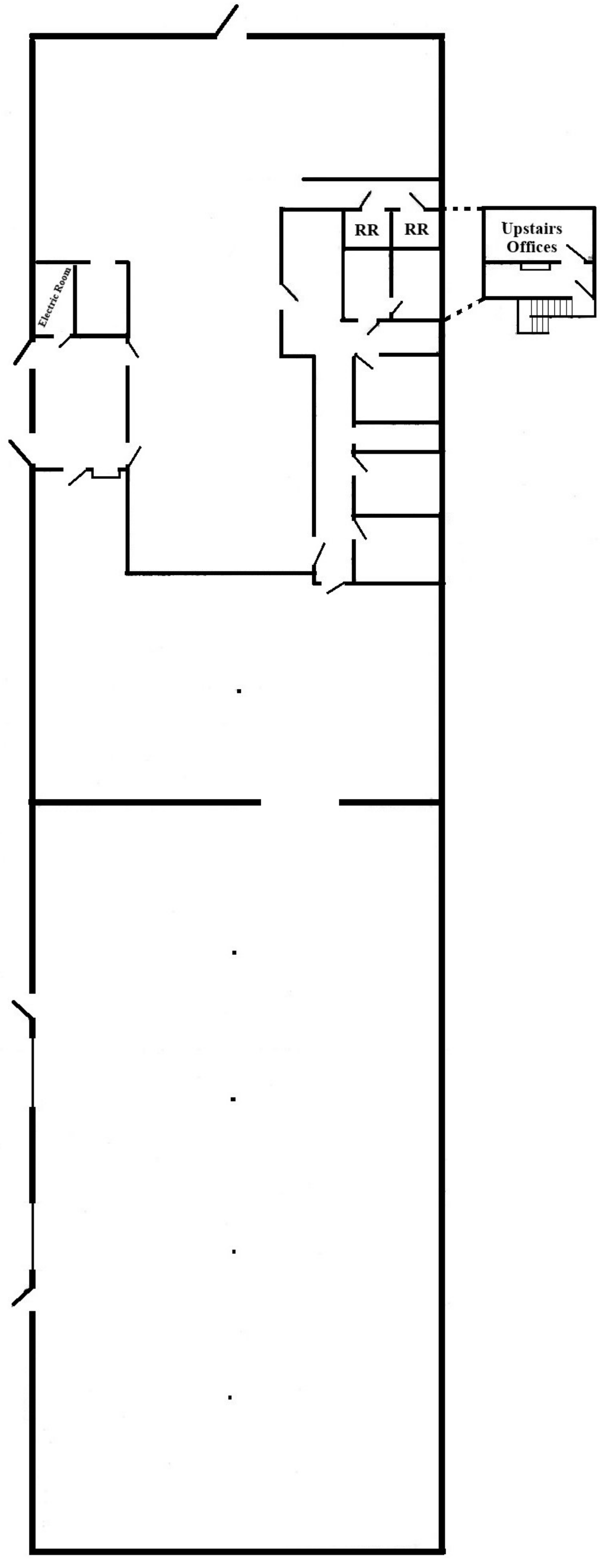
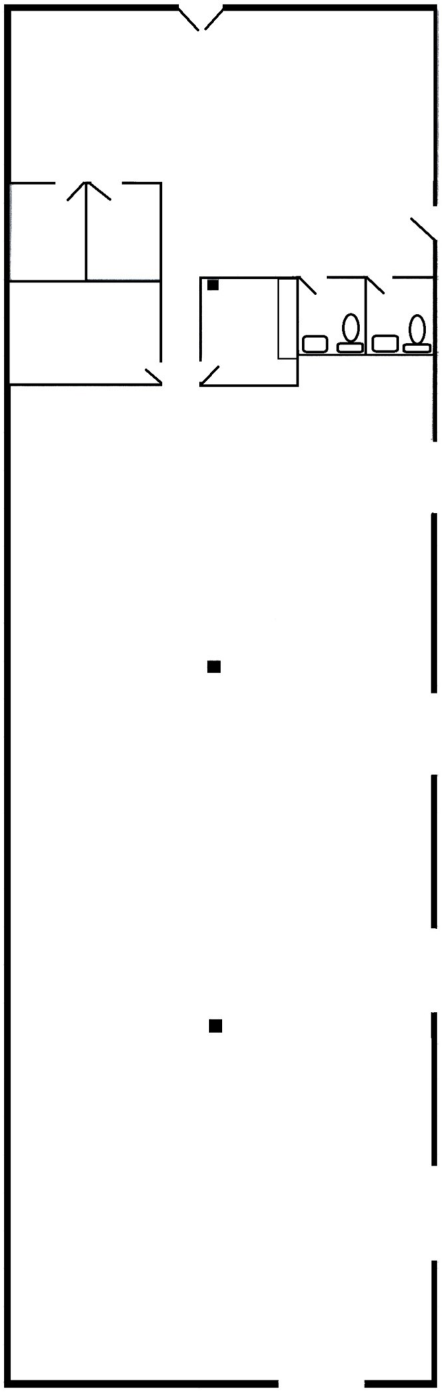
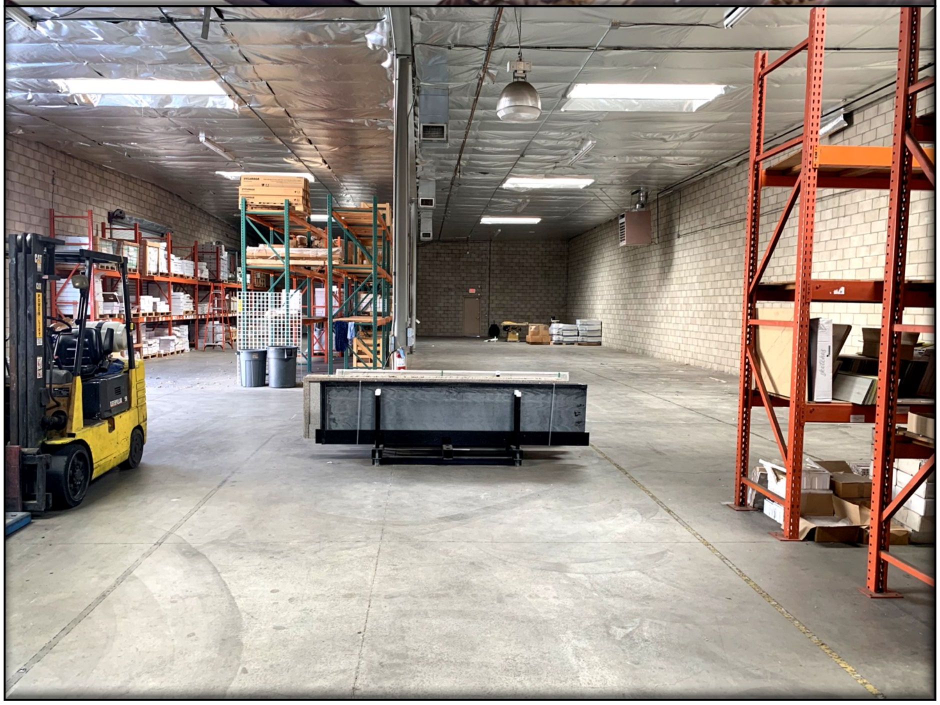
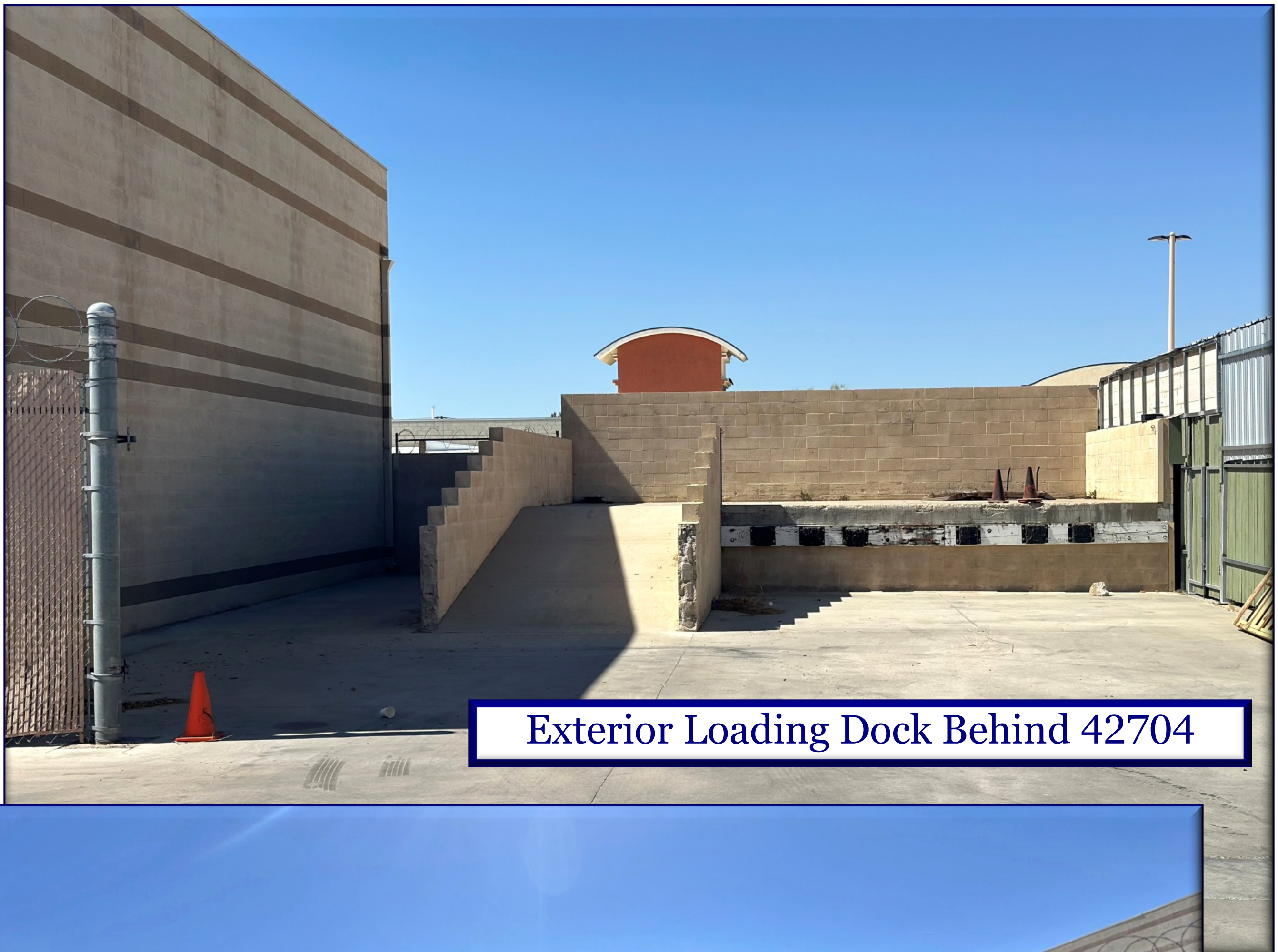
42704 10th St West



42662 10th St West







Exterior Loading Dock Behind 42704

Paved & Fenced Yard Behind 42662

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Proforma Income & Expense

42662 & 42704 10th St West Lancaster,CA

CAP	7.22%
CASH ON CASH	7.22%

INCOME:

Unit #	Tenant	Term	Size	Rent/mnth	Rent/sf	Annual Income
42662	Arctic Air	12/31/2026	9,982	$9,818.00	$0.98	**$117,816**
42704	Vacant		16,000	$16,000.00	$1.00	**$192,000**
	TOTAL		*25,982*	$25,818.00		**$309,816**
					GROSS SCHEDULED INCOME	**$309,816**
					LESS VACANCY (6%)	**$30,982**
					GROSS OPERATING INCOME	**$278,834**

EXPENSES:

Taxes 42662	$8,890	
Taxes 42704	$13,037	
Insurance 42662	$6,475	
Insurance 42704	$10,379	
Water (*estimated*)	$1,800	
Trash	T	
Repairs & Maintenance	T	
Trash	T	
HVAC R&M	T	
Landscape	T	
TOTAL EXPENSE	**$40,581**	$40,581
NET OPERATING INCOME		**$238,253**

Sales Price:	$3,300,000				
Down	$3,300,000	100%			
New Loan:	$0	6.00%	$0	20 year am	$0
				CASH FLOW	**$238,253**

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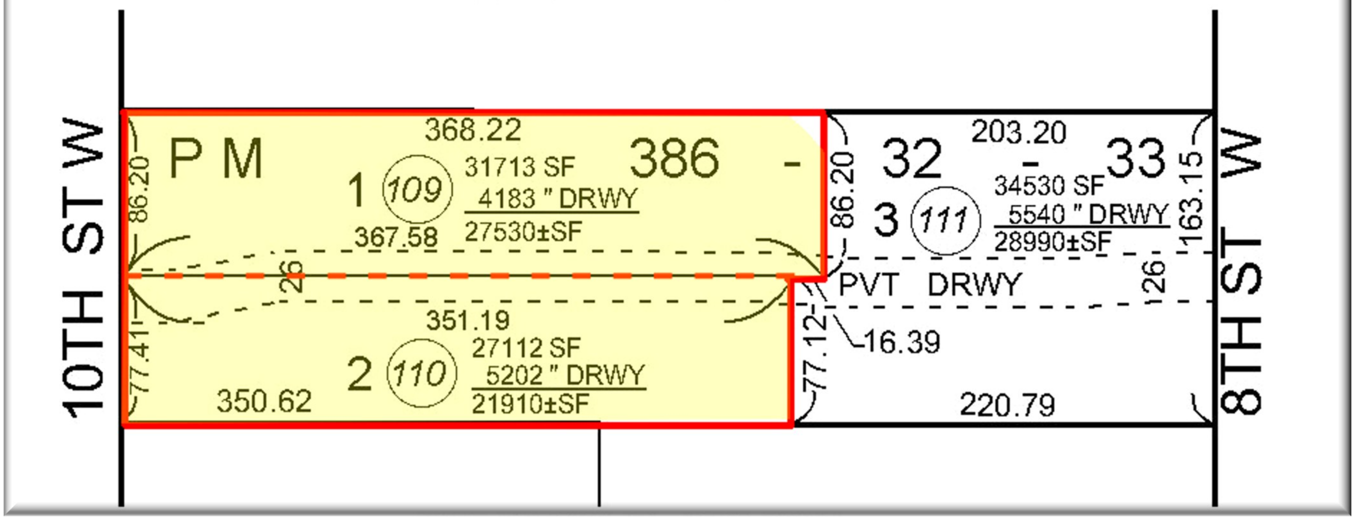
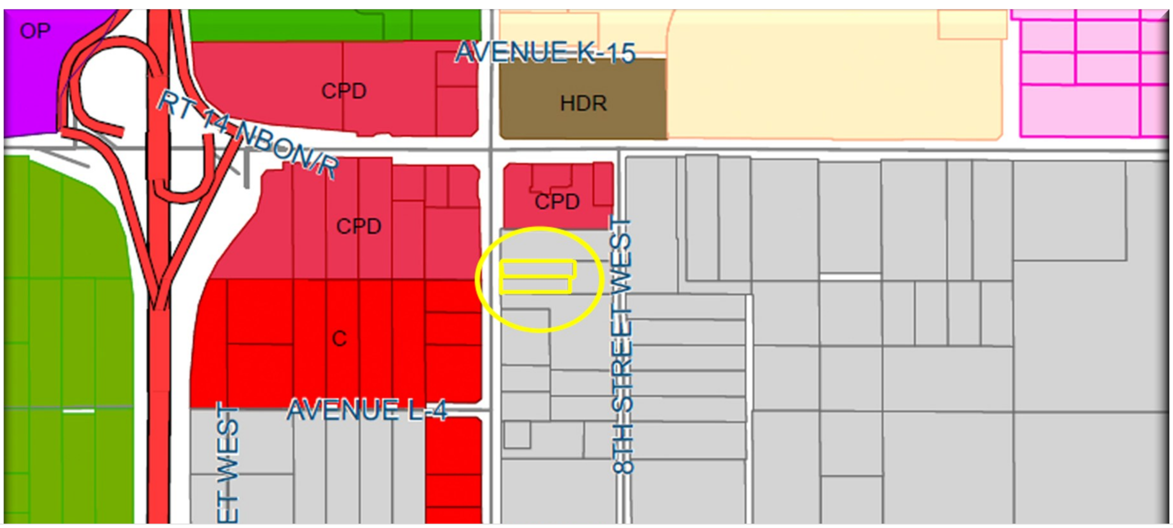
MARGINAL MAP A
SCALE 1"=150'





ZONING DESIGNATION

RR-2.5	Rural Residential of 1 Unit/2.5 Acres
RR-1	Rural Residential of 1 Unit/1 Acre
SRR	Semi-Rural Residential of 1-2 Unit/1 Acre
R-15,000	Single Family Residential on 15,000 Square Foot Lots
R-10,000	Single Family Residential on 10,000 Square Foot Lots
R-7000	Single Family Residential on 7,000 Square Foot Lots
HDR	High Density Residential of 15.1-30 Units/Acre
MDR	Moderate Density Residential of 6.6-15 Units/Acre
MHP	Mobile Home Park
MHP-S	Mobile Home Park-Senior Overlay
C	Commercial
CPD	Commercial Planned Development
OP	Office Professional
MU-C	Mixed Use Commercial
MU-E	Mixed Use Employment
MU-N	Mixed Use Neighborhood
TOD	Mixed Use Transportation Oriented District
HI	Heavy Industrial
LI	Light Industrial
H	Health Care
P	Public
S	School
SP	Specific Plan
CE	Cemetery
O	Open Space
PK	Park

N

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property ***"AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.*** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; or (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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