

# Trevor Industrial

45030 Trevor Avenue

Lancaster, CA 93534

For Sale



COLDWELL BANKER  
COMMERCIAL  
VALLEY REALTY



## PROPERTY OVERVIEW

**Stop paying Rent and start building Equity!** Great owner/user opportunity to occupy all or some part of this 3-unit building. Unit A and C are already connected through double doors and Unit B could be easily added to utilize the entire building. Each unit has separate electric meter, restroom and entrance. Unit A is apx 1,625 sf and has a front entrance to the building with 3 offices including one larger room that is served by a 10' X 10' gl door. Unit B is apx 805sf with an entrance on the north side of the building and offers 3 offices and a small storage room. Unit C is apx 3,291sf with open, clear span shop/warehouse area, 12' X 12' gl door and a compressor and parts storage room. This property provides a convenient, downtown location close to the many amenities offered along "The Blvd" which is becoming the A.V's premier destination for shopping, dining, entertainment and the Arts!

### FOR MORE INFORMATION CONTACT:

Harvey Holloway DRE #00594721  
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Direct 661 948-2644 x 22  
Cell 661 609-8173

Main 661 948-2644  
Fax 661 945-2524

42402 N 10th St West Ste E  
Lancaster, CA 93534

## DETAILS

<b>REDUCED</b>	<b>\$775,000</b>
<b>SALE PRICE:</b>	<del>\$895,000 (\$156/sf)</del>
<b>BUILDING SIZE:</b>	5,721 +/- sf
Unit A:	1,625 +/- rsf
Unit B:	805 +/- rsf
Unit C:	3,291 +/- rsf
<b>CONSTRUCTION:</b>	Wood Framed and Metal
<b>POWER:</b>	120/240v/3phs/4W
<b>YEAR BUILT:</b>	1969/1971
<b>CLEAR HEIGHT:</b>	14'
<b>G/L DOORS</b>	1-10'X10' & 1-12'X12'
<b>LOT SIZE:</b>	8,116 +/- sf
<b>APN:</b>	3138-009-017
<b>ZONING:</b>	TOD ( <i>Employment Commercial</i> )

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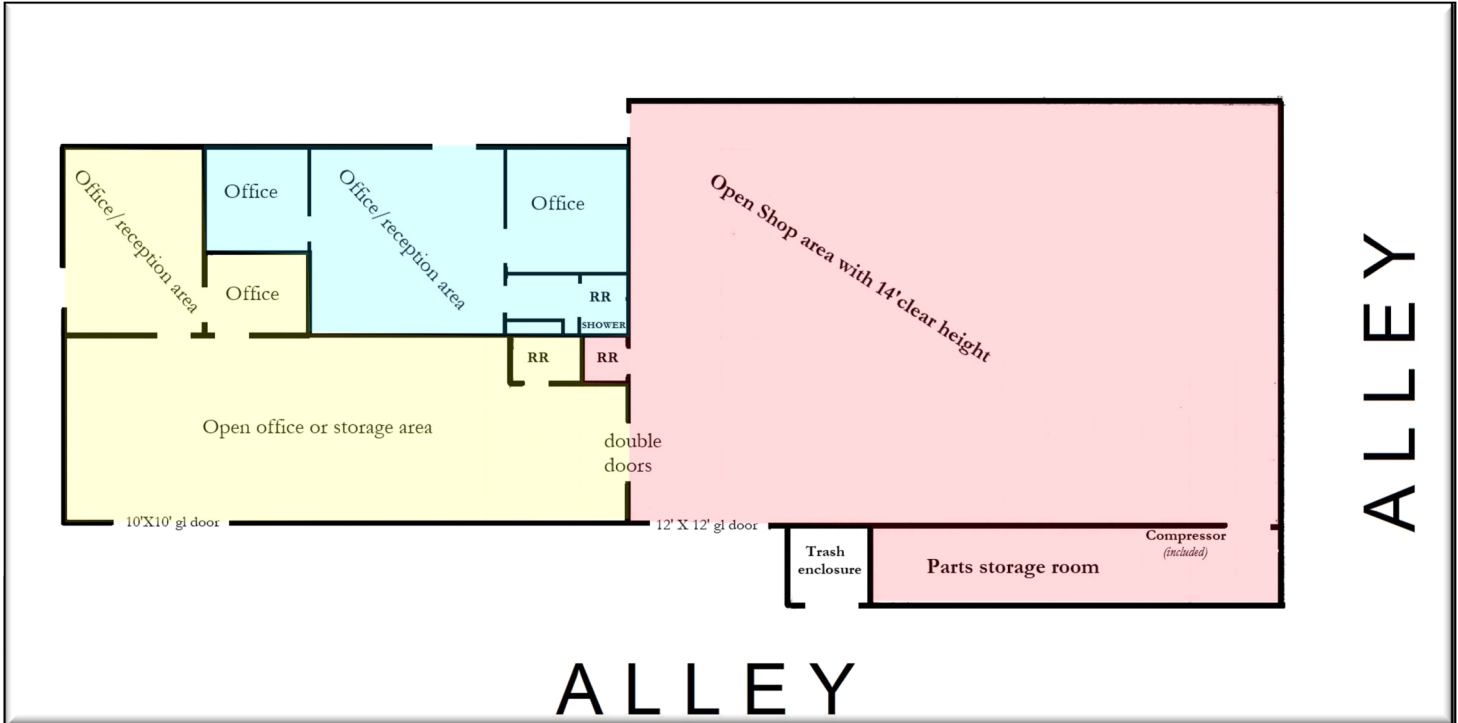
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Front, Street entrance for Unit A and entrance for B & C along sidewalk on north side.

Unit A includes 1-10' X 10' gl door and Unit C has 12' X 12' gl door both off the alley on the south side.



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