



KOREK LAND COMPANY, INC.

**NEW LISTING!
PRICED TO SELL**

~1,200 SF Office & 9.3± ACRES
800'+ PEARBLOSSOM HWY FRONTAGE, PALMDALE, CA

- LOCATION:** 2660 Pearblossom Highway, just east of 25th Street East in Palmdale, CA 93550. Quick and easy access to downtown Palmdale, the airport, Highway 14 and Highway 138. Over 800' of Pearblossom Highway frontage!
- APN/SIZE:** APN 3053-009-017 = ~2.43 acres (contains the office) and 3052-015-055 = ~1.76 acres with very-high-daily-traffic volumes for good marketing exposure. Adjacent to the south is APN 3052-015-058 = ~5.15 residential acres.
- TOPO:** The office building has direct access from the newly reconstructed Pearblossom Highway. The adjoining land parcels have gentle undulating topography and can be accessed from either Peablossom Highway or through the office building land parcel.
- ZONE:** Parcels 017 and 055 (the 2.43 and 1.75 acres) are zoned C1 (Light Commercial). This zone allows for a wide range of non-residential uses including office, retail. ([See zoning code](#)). Parcel 058 (the 5.15 acres) is zoned R-1-1. **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**
- UTILITIES:** The Office Building has water (also fire hydrant) electricity and septic sewer. Buyer to determine availability and capacity of utilities for Buyer's intended use.
- POTENTIAL:** Owner user, investment and future development opportunity. Great marketing exposure for your enterprise. Northrop Grumman has the Long-Range Strike Bomber contract and is producing solid job growth in Palmdale. The Antelope Valley is at the leading edge of the aerospace job creation with Air Force Plant 42, Lockheed Martin, Boeing, NASA & Edwards Air Force Base.
- PRICE:** **Asking \$450,000. Seller motivated to settle an estate. Make an Offer!**
- CONTACT:** Larry D. Lynch - CalDRE #01180573 at larry.lynch@korekland.com or (310) 919-7803.

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.

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