

PRIME DEALERSHIP LOCATION

45640

23RD ST W

LANCASTER, CA 93536

38,900 SQ.FT BLDG ON 4.5 ACRE LOT



STRATTON
INTERNATIONAL

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23RD ST W
LANCASTER, CA 93536

**EXISTING DEALERSHIP AND
SERVICE LOCATION**

38,900 SQ.FT BLDG ON 4.5 ACRE LOT



Robert Stratton

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STRATTON INTERNATIONAL, INC.





OFFERING SUMMARY

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23RD ST W

LANCASTER, CA 93536

38,900 SQ.FT BLDG ON 4.5 ACRE LOT

Stratton International is pleased to present 45640 23rd St W, a 38,900 sq.ft. automotive dealership and service center on 4.5 acres of Light Industrial zoned land in Lancaster, CA 93536. The property is positioned alongside Highway 14 with tremendous freeway presence. Three curb-cuts along 23rd St W feed into the secure fenced lot providing ease of access and ample security. The building features a high-end showroom/waiting room. The build-out connects to many private offices and multi-purpose rooms. A total of seven large drive-thru doors provide excellent access to the service area and warehouse.

| | |
|-----------------------------------|------------------------------|
| BUILDING SQ.FT | 38,900± |
| LOT SIZE ACRES | 4.5± |
| CLEAR HEIGHT | 14' FT. |
| YEAR BUILT | 1984 |
| FLOORS | 1 + MEZZANINE |
| APN(S) | 3114-015-015 |
| ZONING | Light Industrial (LI) |
| GROUND-LEVEL LOADING | 7x |
| POWER | 1,200 AMPS 120-240v 3P HEAVY |



LARGE 4.5 ACRE LOT

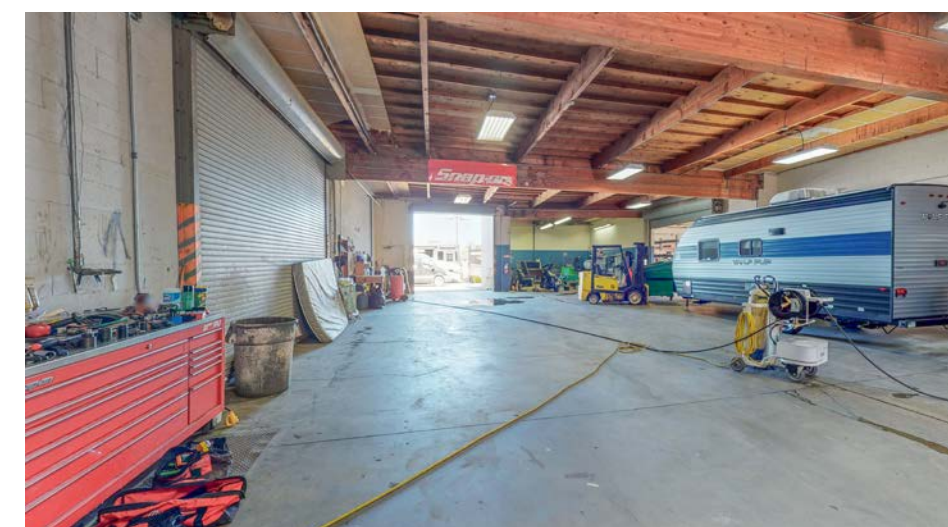
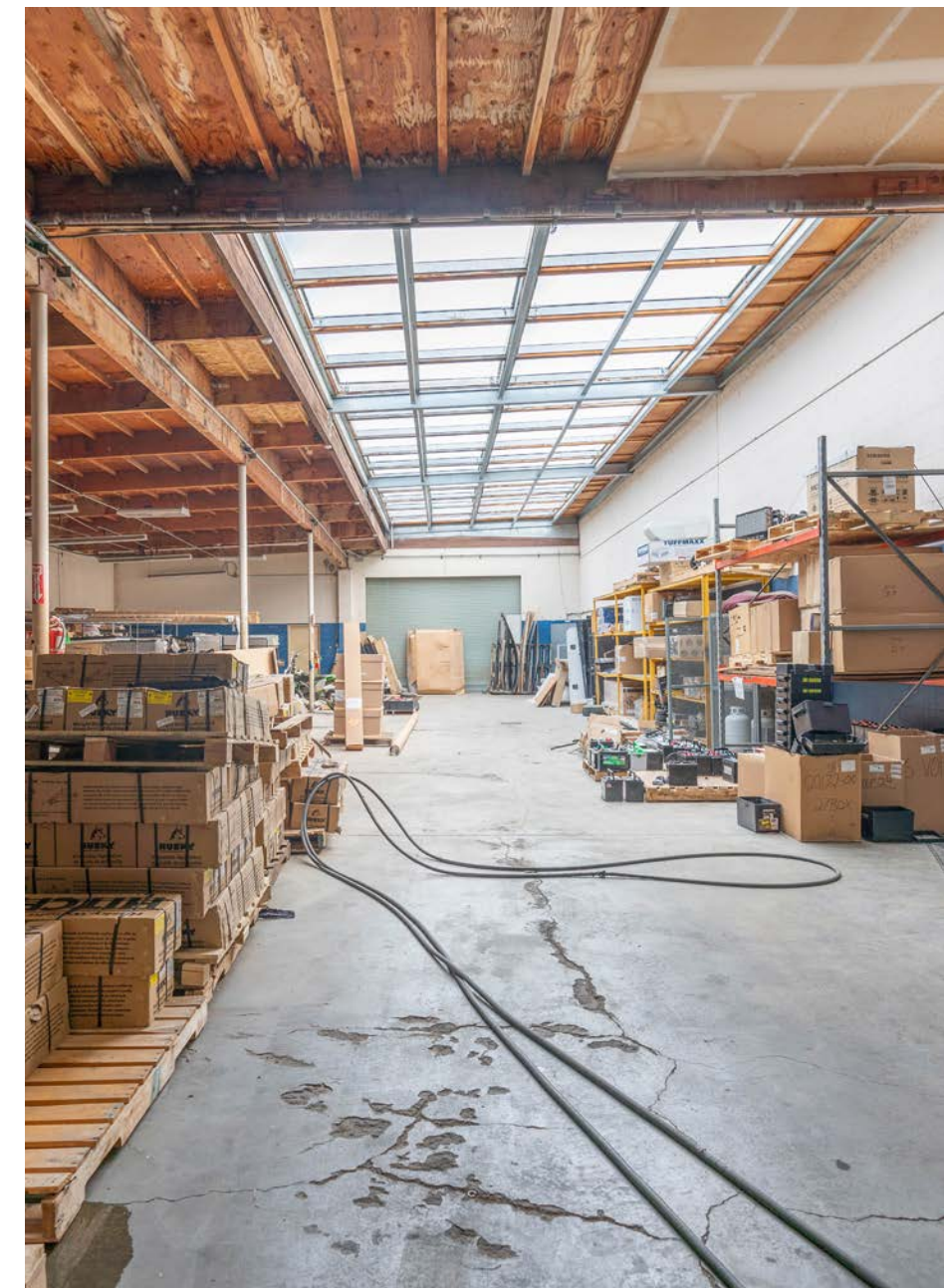


23RD ST W





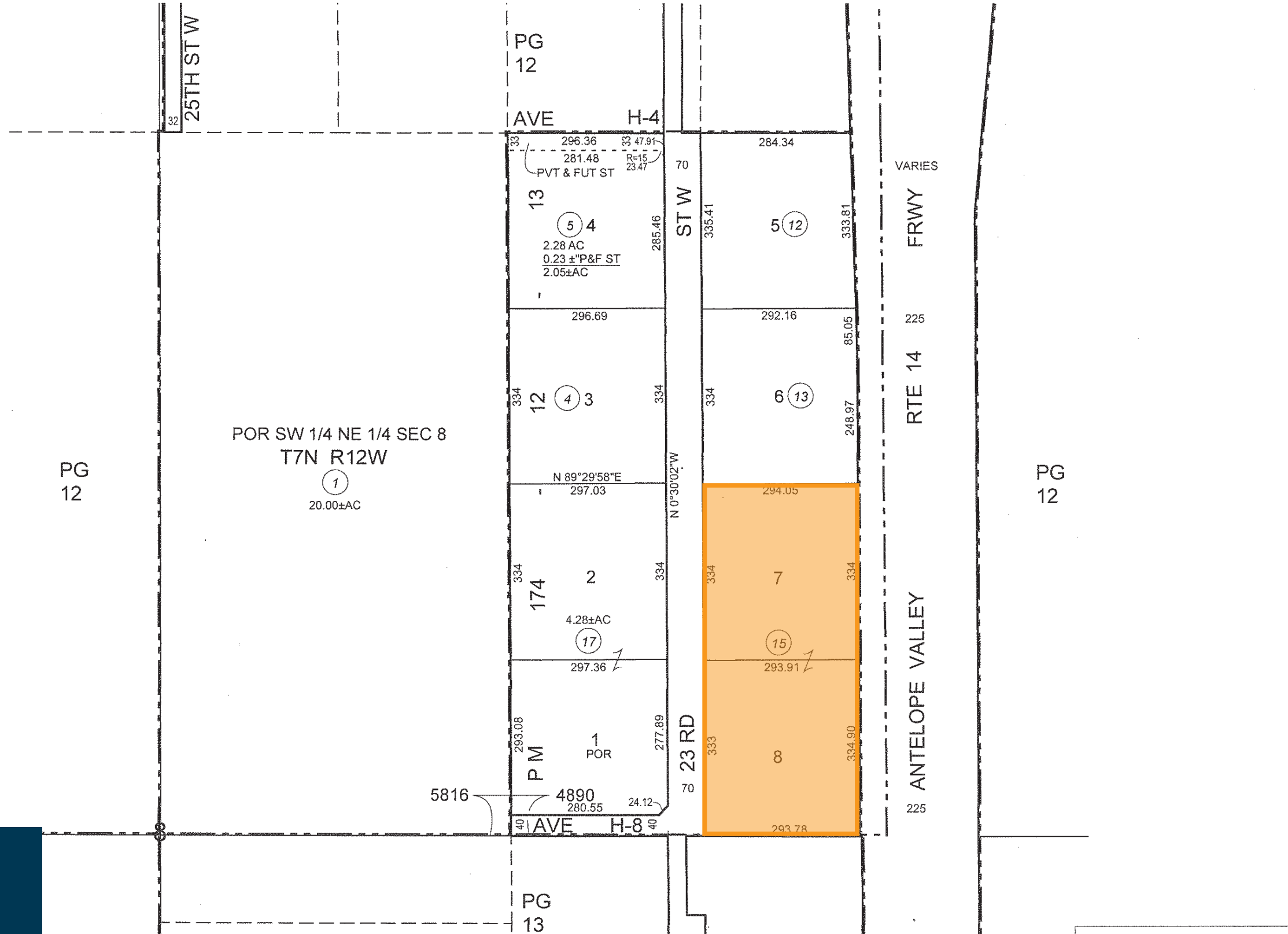




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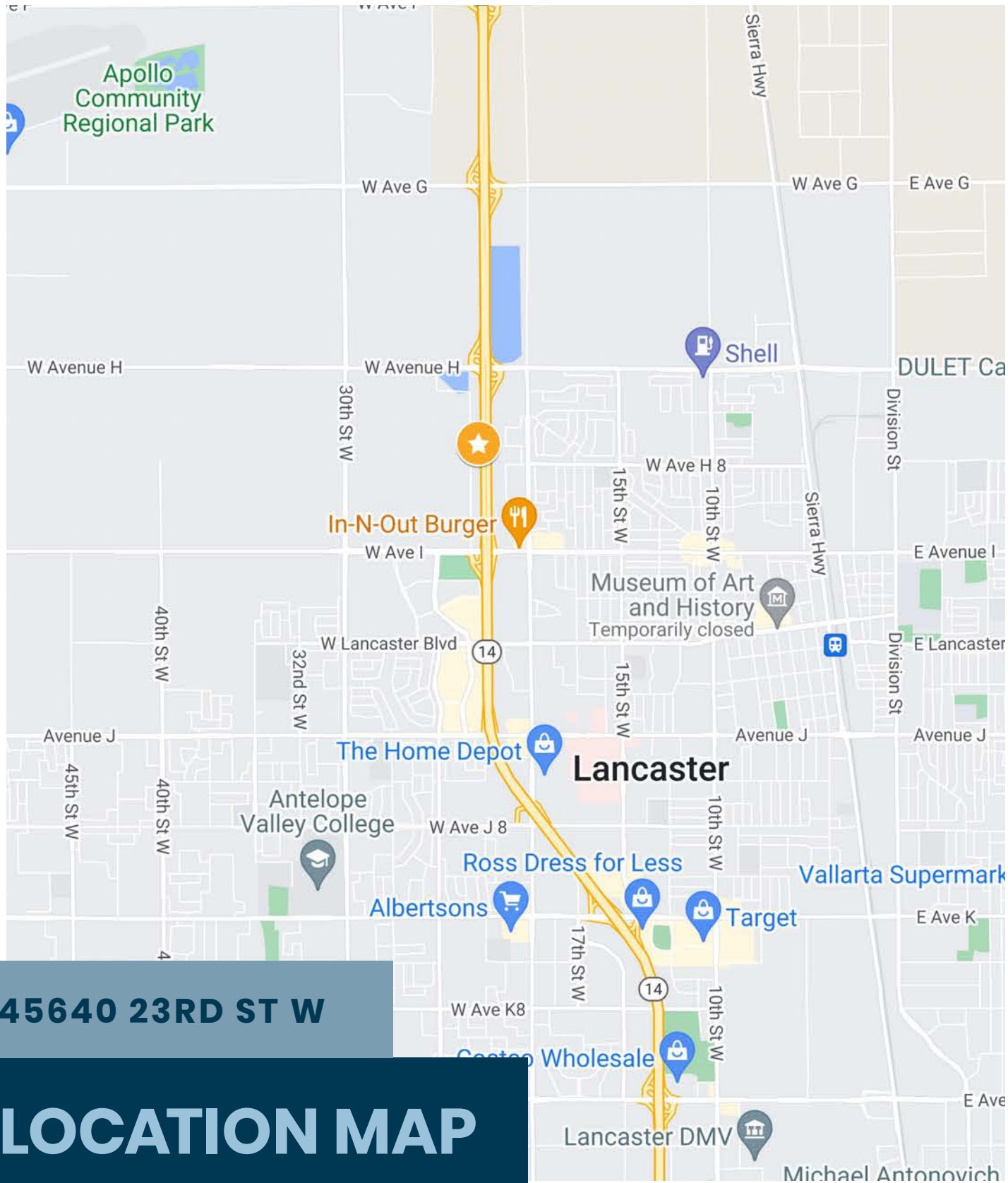


MAPPING AND GIS SERVICES
SCALE 1" = 200'



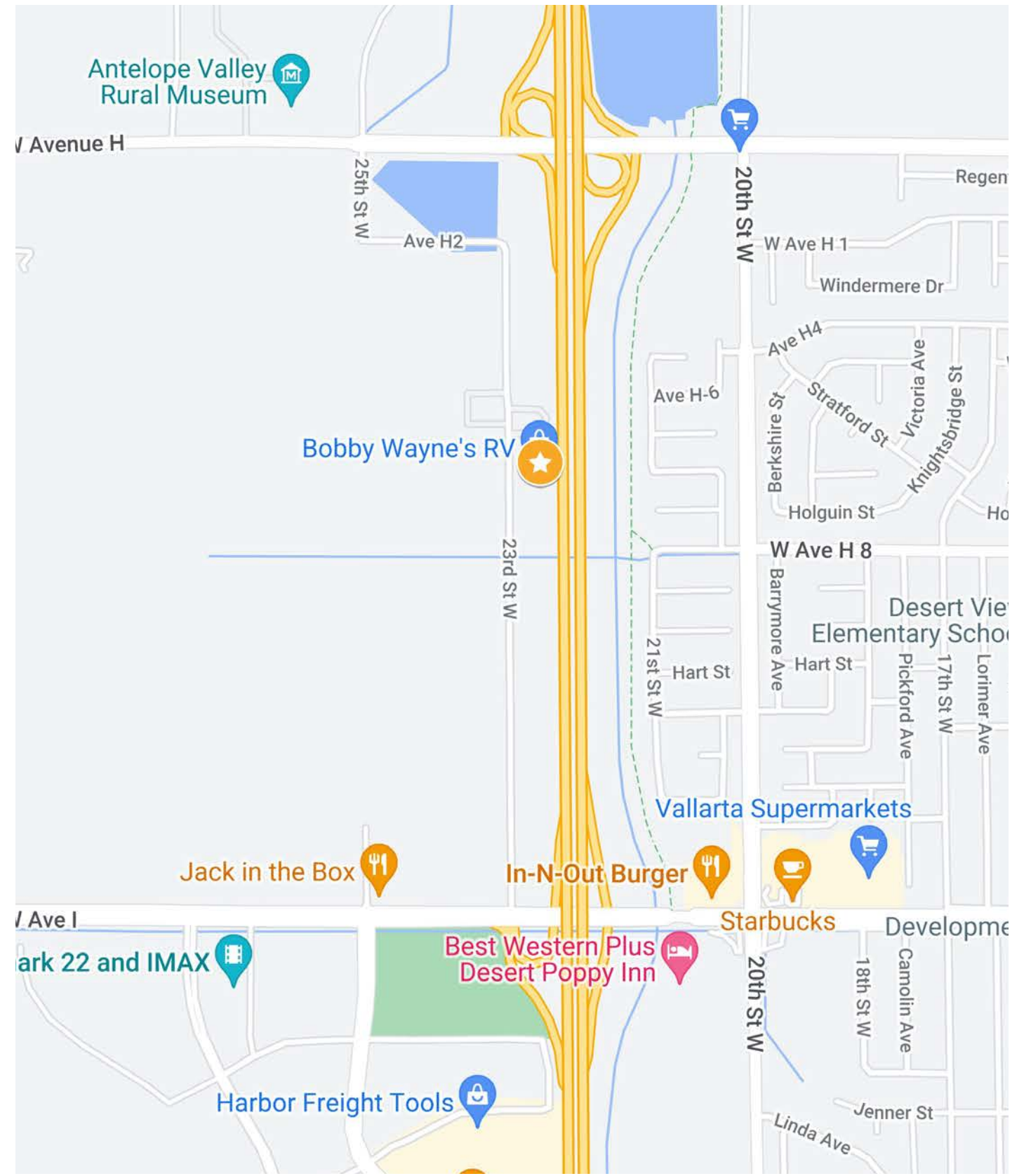
45640 23RD ST W

PARCEL MAP



45640 23RD ST W

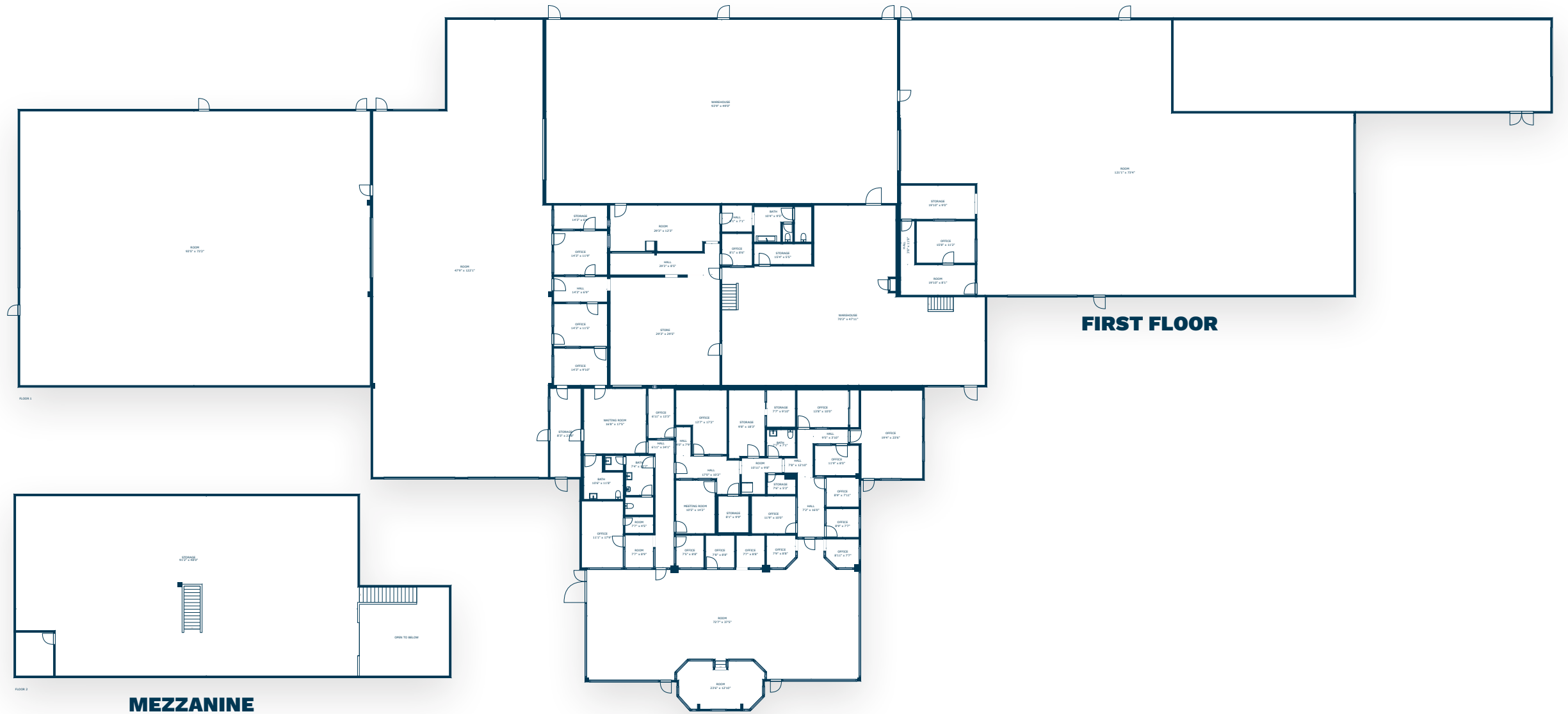
LOCATION MAP



45640

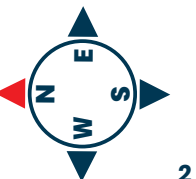
23RD ST W
LANCASTER, CA 93536

FLOOR PLAN



SCAN, TAP or CLICK!

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PREPARED BY



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