

44430

SIERRA HWY

LANCASTER, CA 93534

PROPERTY FOR LEASE



STRATTON
INTERNATIONAL

STRATTONINTERNATIONAL.COM



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Ben Spring

Senior Associate - DRE #02121445

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The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

STRATTON INTERNATIONAL, INC. | 44430 SIERRA HWY, LANCASTER, CA 93534





OFFERING SUMMARY

44430 SIERRA HWY

TIRE AND AUTO CARE FACILITY

Stratton International is pleased to present 44430 Sierra Hwy, Lancaster, CA 93534. This industrial property features two separately metered buildings configured as a tire and auto repair facility. These buildings are made up of 5,951 square feet of building area on 15,168 sq.ft of land with a large pylon sign for advertisement. Within the primary building you'll find a reception area, a second floor with private offices, and the large workshop featuring three 12'x21' drive-in doors. The secondary building features an open shop layout with two 21'x10' ground level doors. The property is adjacent to bonus land with ample parking in a corner lot position. Located just minutes off the 5 Freeway, this property can be found nearby Lancaster city center. Contact Ben Spring for more information regarding this turn-key opportunity.

BUILDING SQ.FT	5,951±
LOT SIZE SQ.FT	15,168±
YEAR BUILT	1984
DRIVE-IN DOOR(S)	3 x 12'X21' - 2 x 10'X21'
FLOORS	2
APN(S)	3138-026-042
ZONING	LRC3*
POWER	TBD
CLEAR HEIGHT	15'
PARKING	33 SPACES





OFFERING SUMMARY



BUSINESS PURCHASE OPPORTUNITY

Stratton International is pleased to present the opportunity to purchase Lancaster Tire and Auto Care with the lease of 44430 Sierra Hwy. The sale includes the business, equipment (see list below), products, business goodwill, customer database, and other assets.

1X ALIGNMENT ROTARY RACK

1X HUNTER HAWKEYE ALIGNMENT

4X CAR RACK BENDPAK

3X CAR RACK CHALLENGER

3X PORTACOOOL LARGE

3X AMCO BRAKE LATHE

1X SECURITY FENCE

1X LARGE HVAC A/C AGE-4YRS

1X CAR RACK ROTARY

1X HUTH PIPE BENDER

1X COATS TIRE MACHINE AGE-15YRS

1X JOHN BEAN TIRE MACHINE AGE-10YRS

7X STEEL FRAME WORKBENCH

1X ROOFING RESEAL

CONTACT BEN SPRING FOR FULL LIST OF EQUIPMENT AND PRODUCTS OFFERED.





AVENUE J

SIERRA HWY

PYLON SIGN

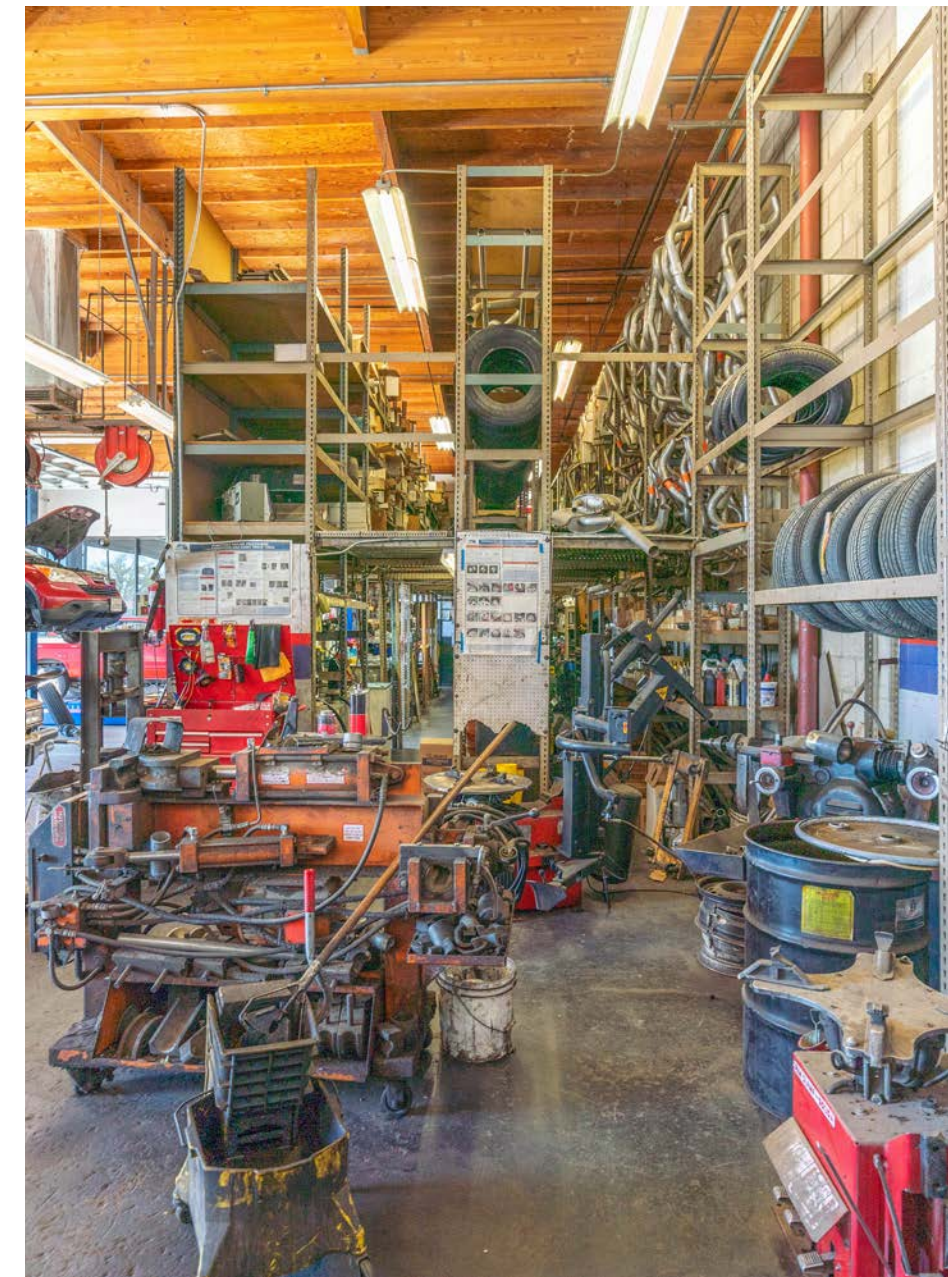
BONUS LAND*

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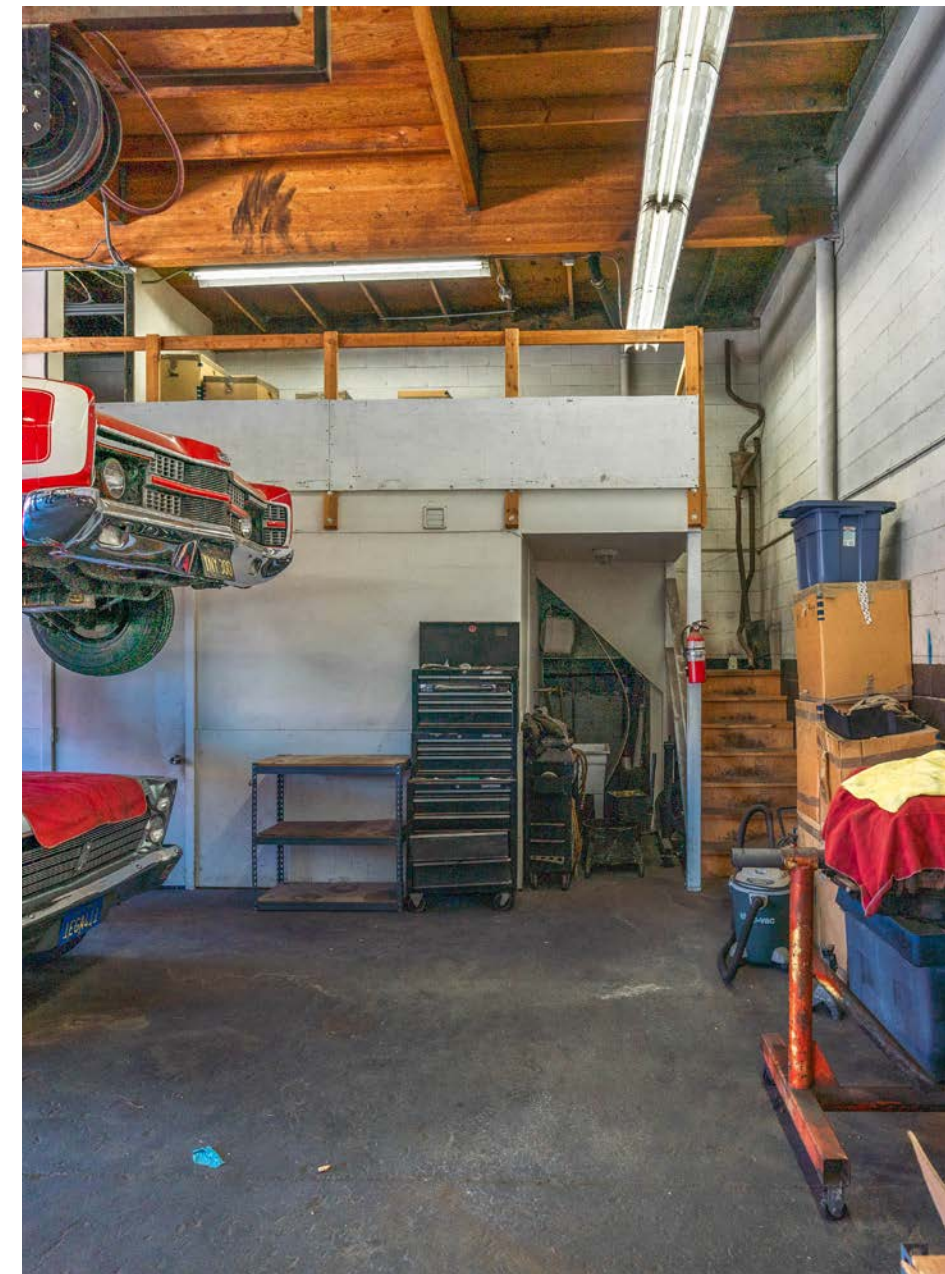
* CITY-OWNED

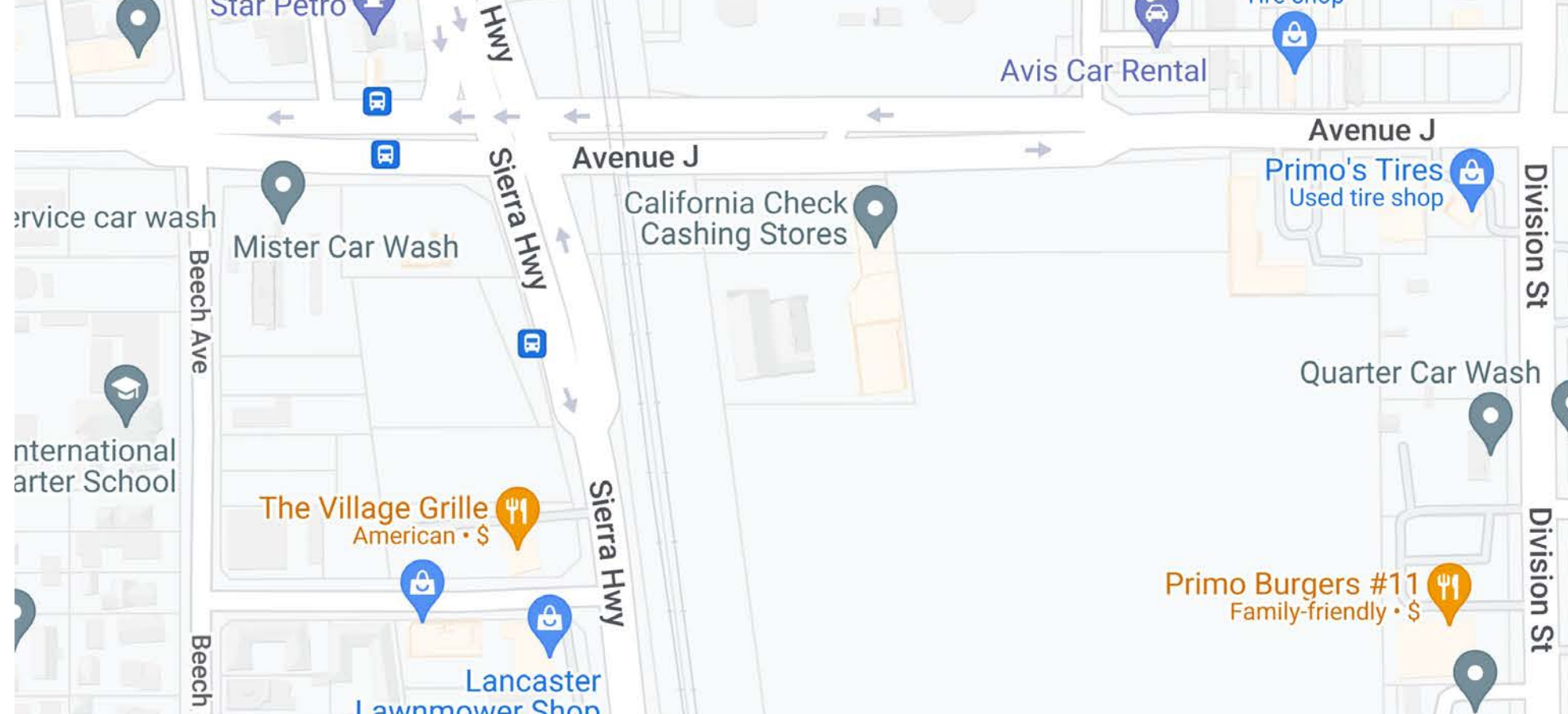
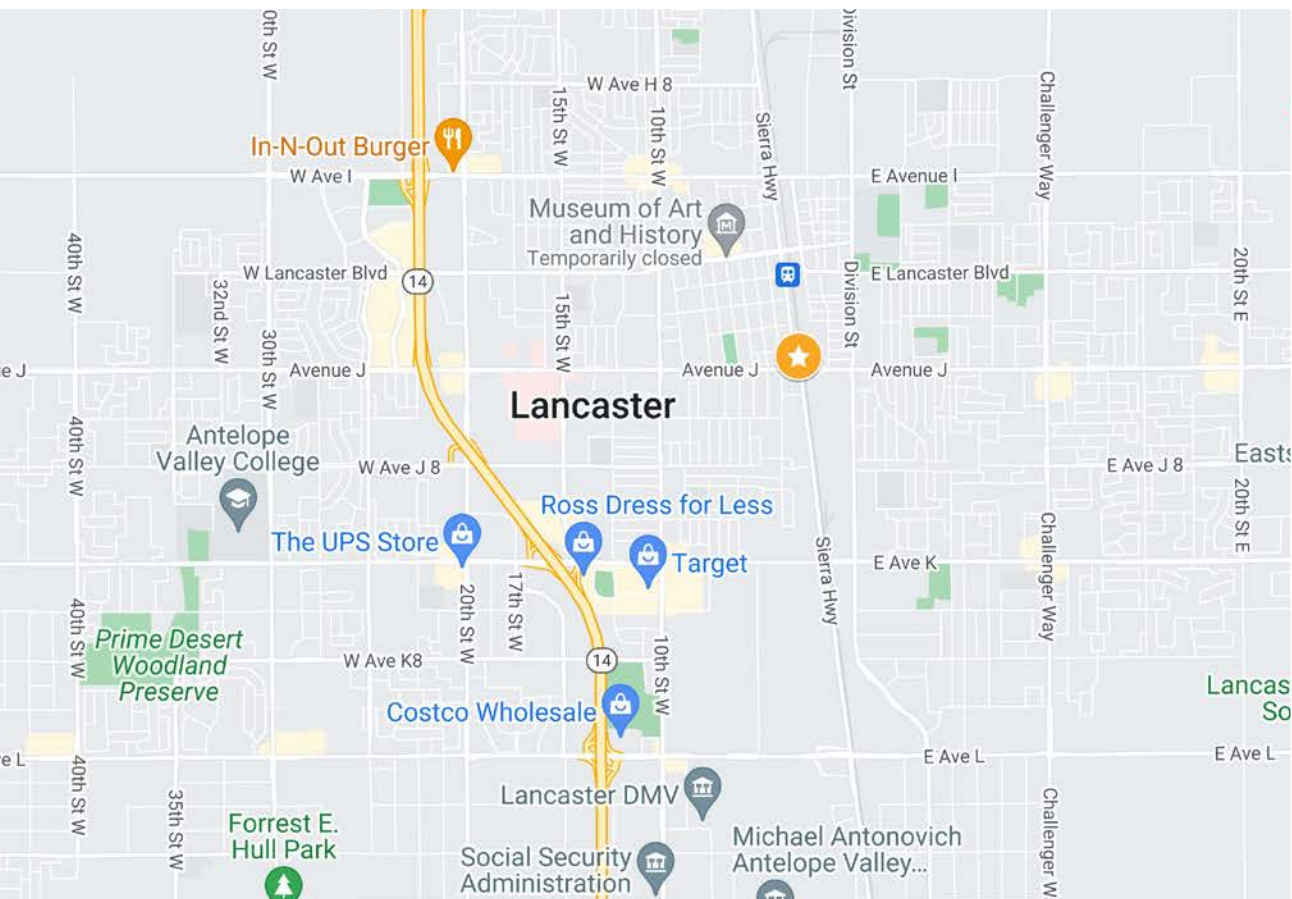
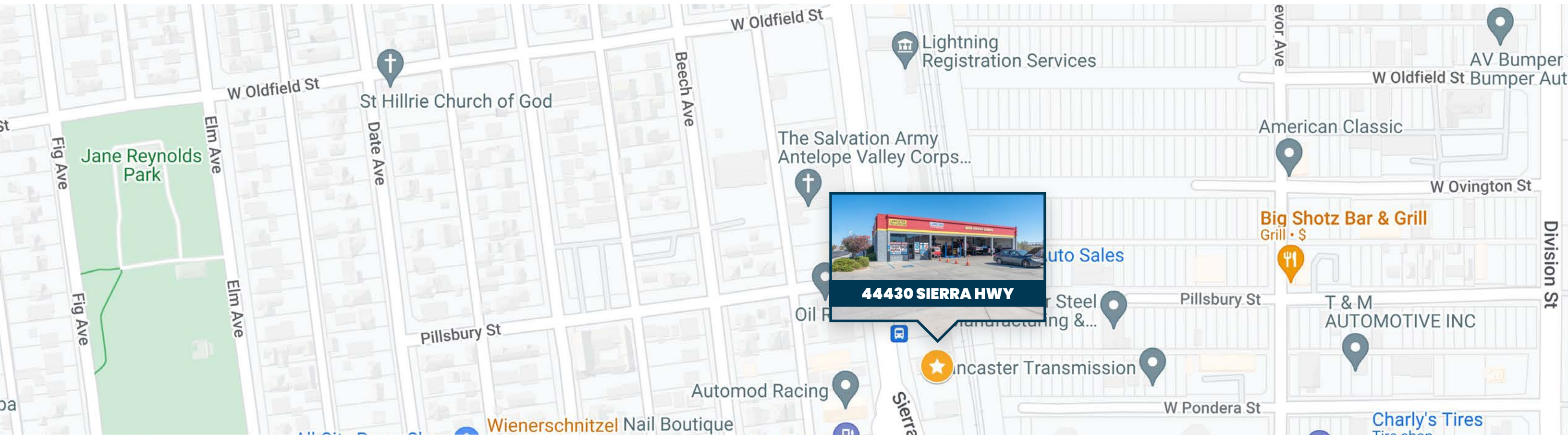














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MAIN BUILDING

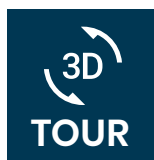


Ben Spring

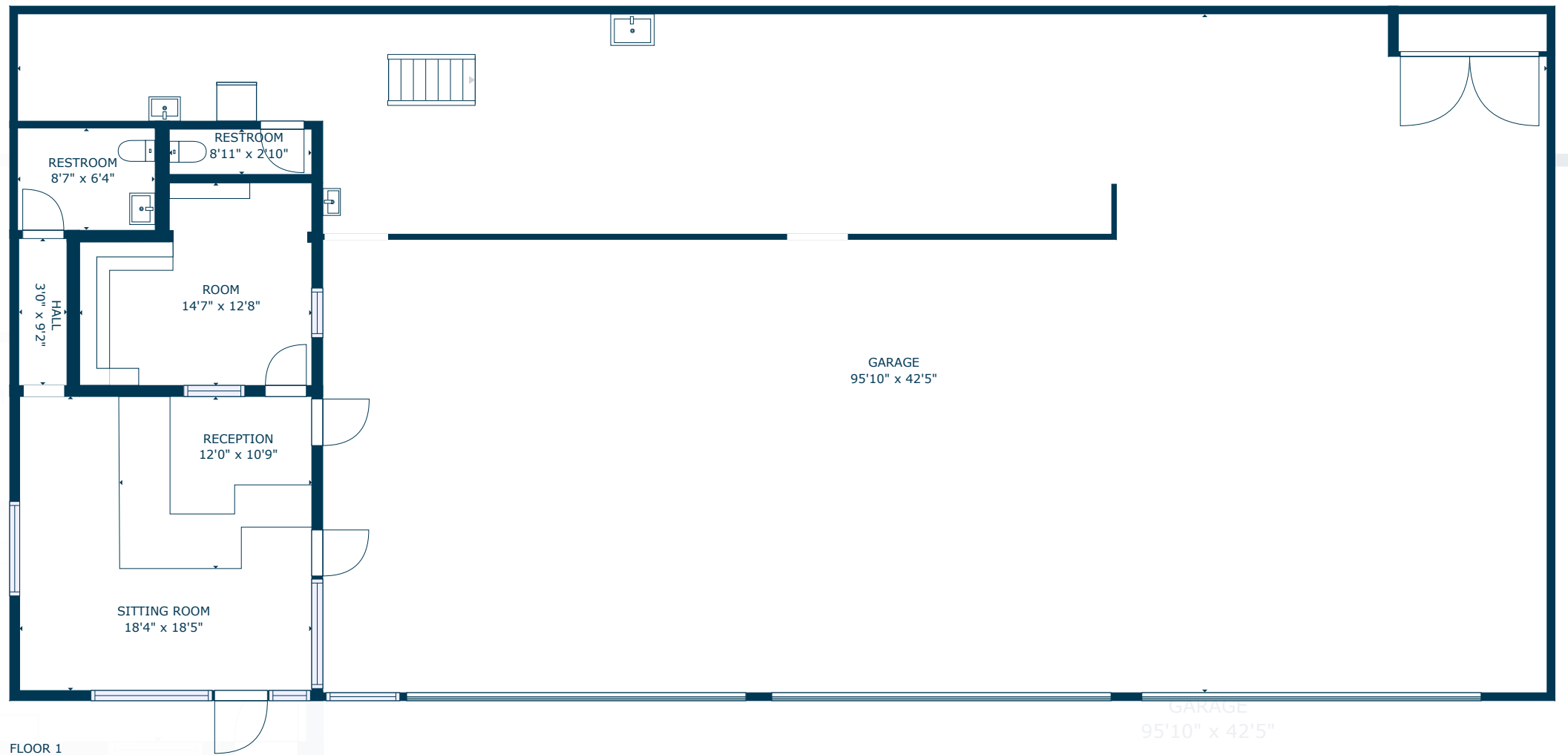
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SCAN, TAP or CLICK!



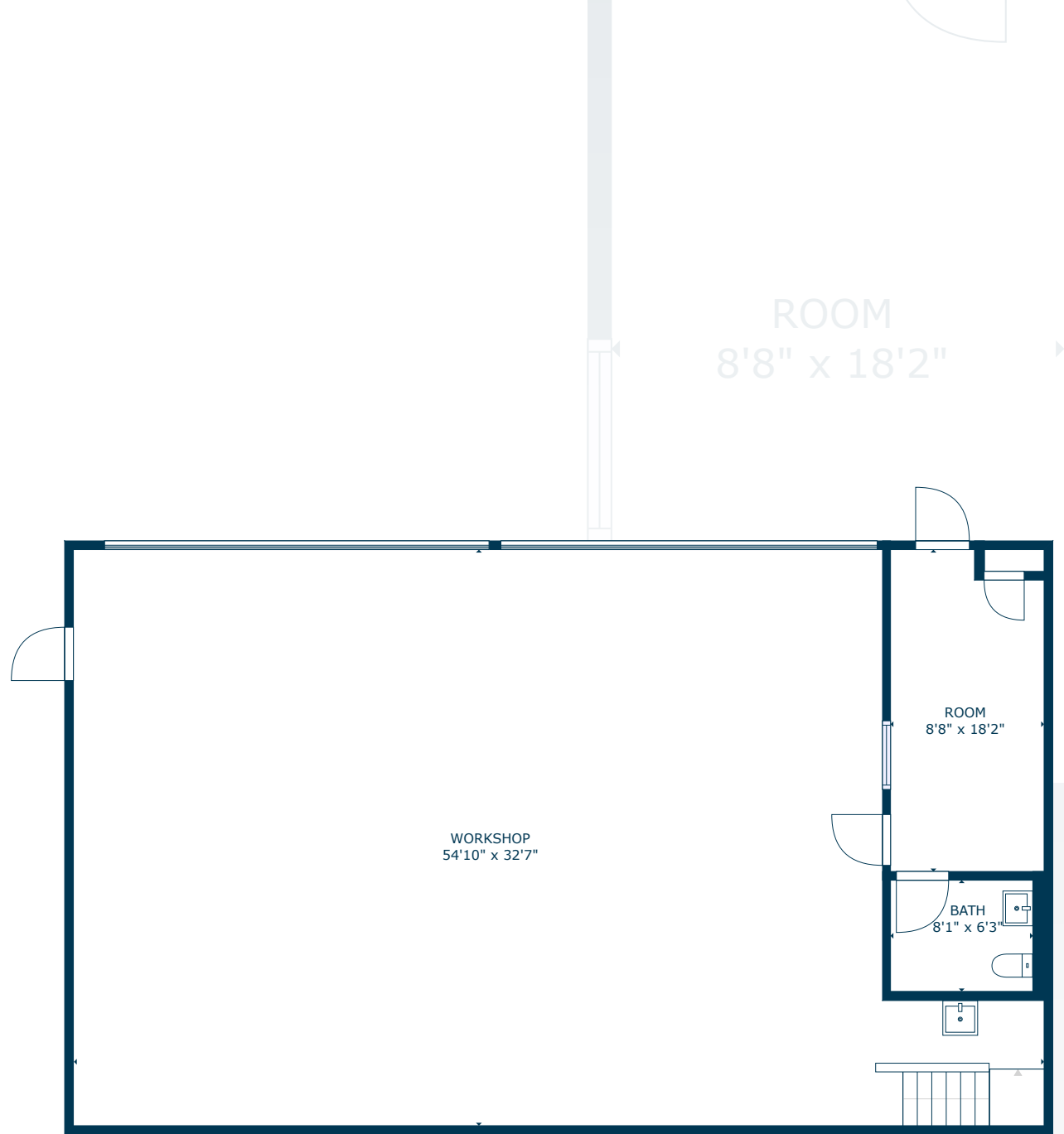
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SECOND BUILDING



FLOOR 1



FLOOR 2



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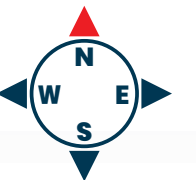
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FOR MORE INFORMATION:



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