

INDUSTRIAL CONDO

39360

3RD ST E

PALMDALE, CA 93550



STRATTON
INTERNATIONAL



39360

3RD ST E

PALMDALE, CA 93550

FOR SALE OR LEASE



Robert Stratton

CEO/President - DRE #01182000

Cell: 661-212-5699 | Office: 661-702-9700

Robert@StrattonInternational.com



David Stratton

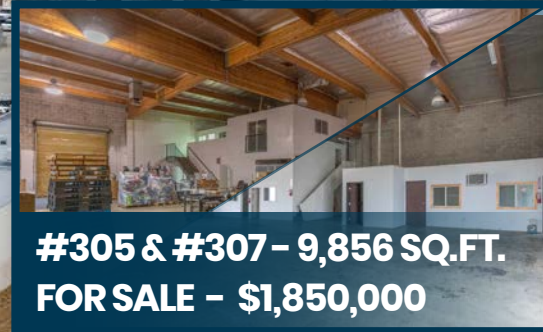
Sales Associate - DRE #02034297

Cell: 661-212-1308 | Office: 661-702-9700

David@StrattonInternational.com

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STRATTON INTERNATIONAL, INC.



**#305 & #307 - 9,856 SQ.FT.
FOR SALE - \$1,850,000**



**#307 - 4,928 SQ.FT.
FOR LEASE - \$1.10 PSF IG**

Winnell Warehousing
39360 3rd St. East

BOXING ACADEMY

OFFERING SUMMARY

39360 3RD ST E

PALMDALE INDUSTRIAL CONDO

Stratton International is pleased to present 39360 3rd St E - Units 305 & 307, industrial condo units For Sale or Lease in Palmdale, CA. These units are situated in the Winnell Warehousing Complex. This is an industrial condominium facility located just off Sierra Highway, mid-block between W Rancho Vista Blvd and Technology Dr.

Unit 305 & 307 both feature a 21' ft. clear height, two large 14'x12' ground level truck doors, building signage, private restrooms, reserved parking spaces, and minimal office space. Contact Robert Stratton or David Stratton for more details regarding this prime opportunity.

UNITS	2
BUILDING SQ.FT	9,856±
LOT SIZE SQ.FT	14,368±
YEAR BUILT	1989
FLOORS	2
APN(S)	3006-004-063
CLEAR HEIGHT	21'
DRIVE THRU	4x 12'x14'
ZONING	C5









#305

4,928 SQ.FT.
UNIT SIZE

9,856 SQ.FT.
CONDO SIZE

1989
YEAR BUILT

21' FT
CLEAR HEIGHT

2X 12' X 14' FT.
TRUCK DOORS

2 FLOORS
STORIES

C5
ZONING

3006-004-061
APN(S)

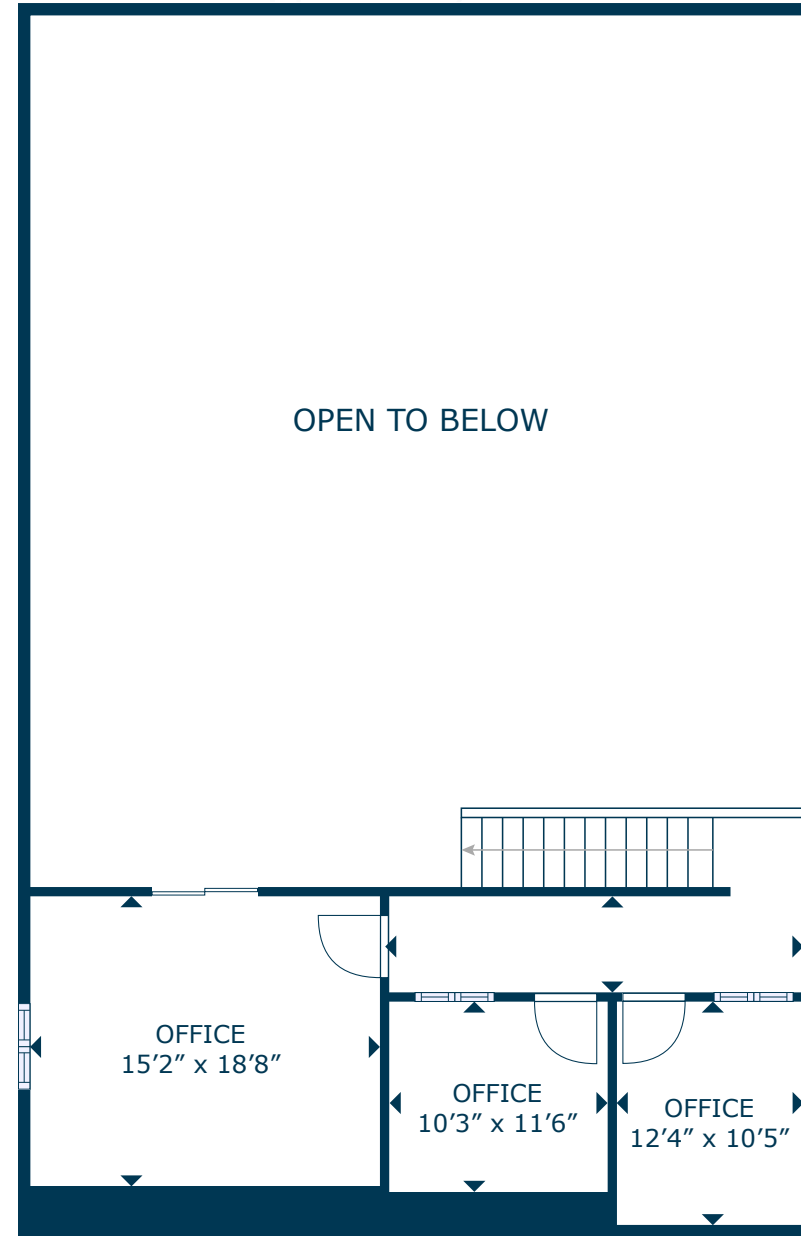
TBD
POWER

39360

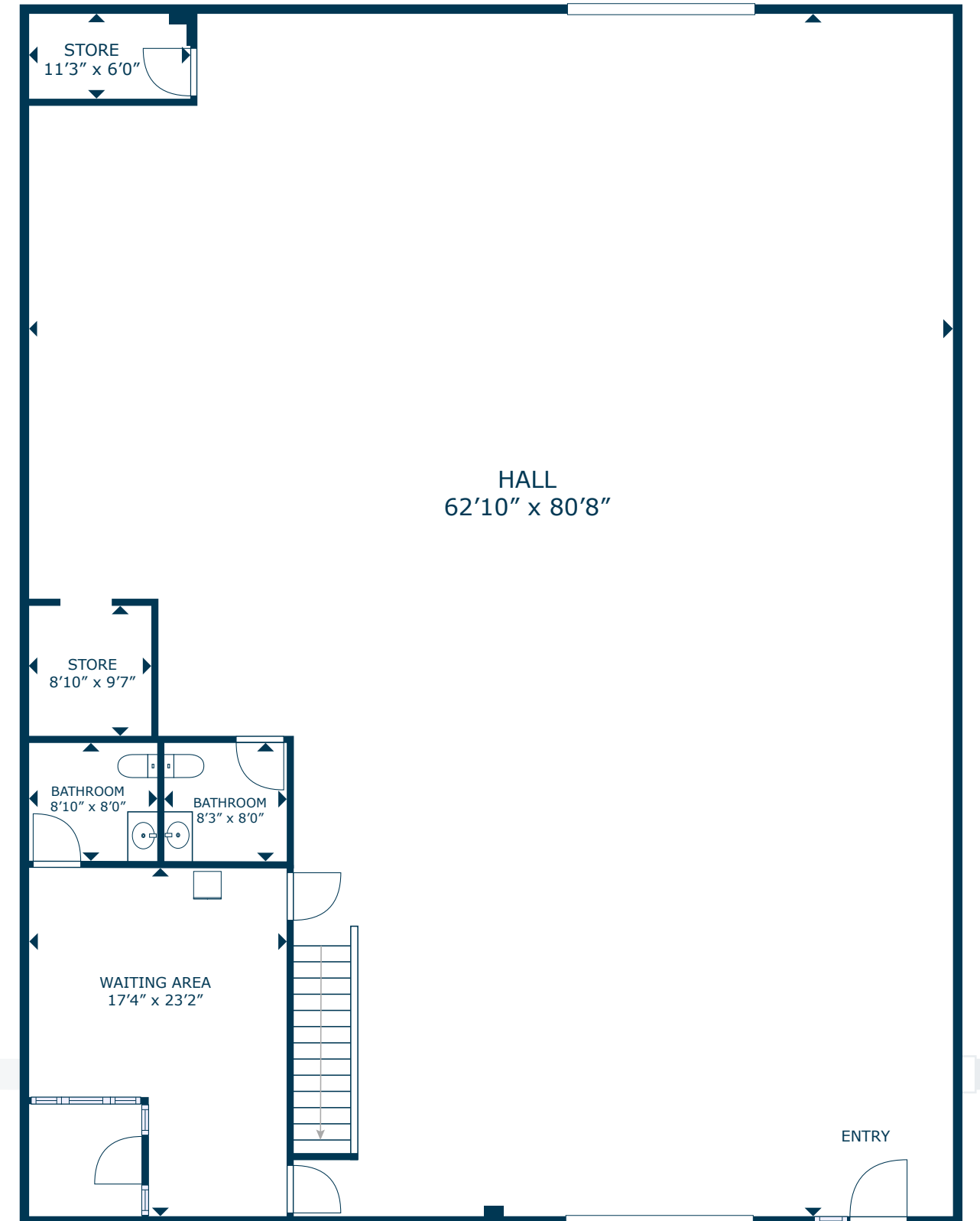
3RD ST E
PALMDALE, CA 93550

UNIT 305
FLOOR PLAN

4,928 SQ.FT.
UNIT SIZE



FLOOR 2

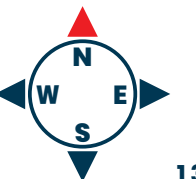


FLOOR 1



SCAN, TAP or CLICK!

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#307

4,928 SQ.FT.
UNIT SIZE

9,856 SQ.FT.
CONDO SIZE

1989
YEAR BUILT

21' FT
CLEAR HEIGHT

2X 12' X 14' FT.
TRUCK DOORS

2 FLOORS
STORIES

C5
ZONING

3006-004-061
APN(S)

TBD
POWER

\$1.10 PSF IG
LEASE RATE

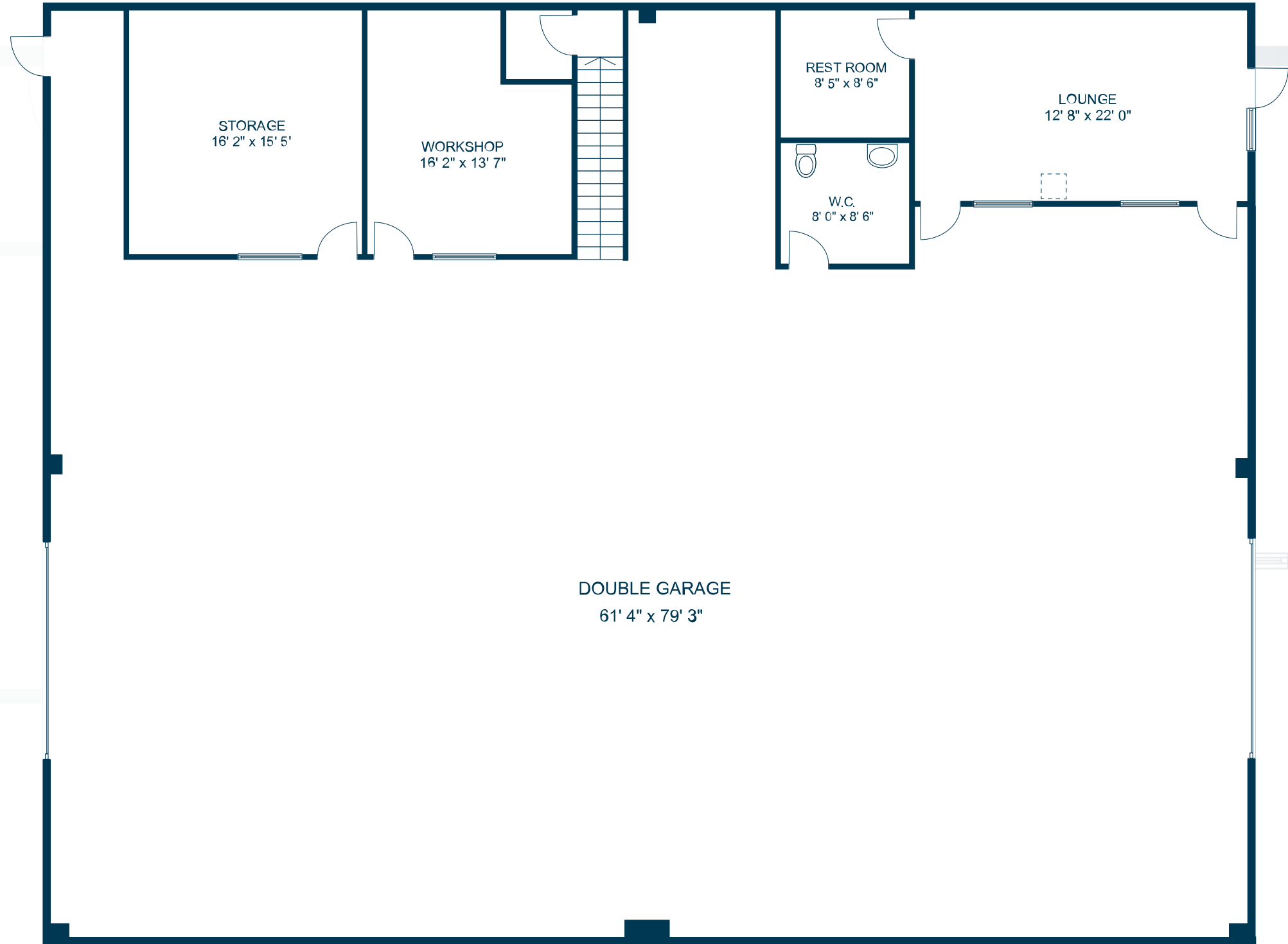


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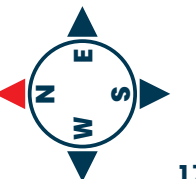
UNIT 307
FLOOR PLAN

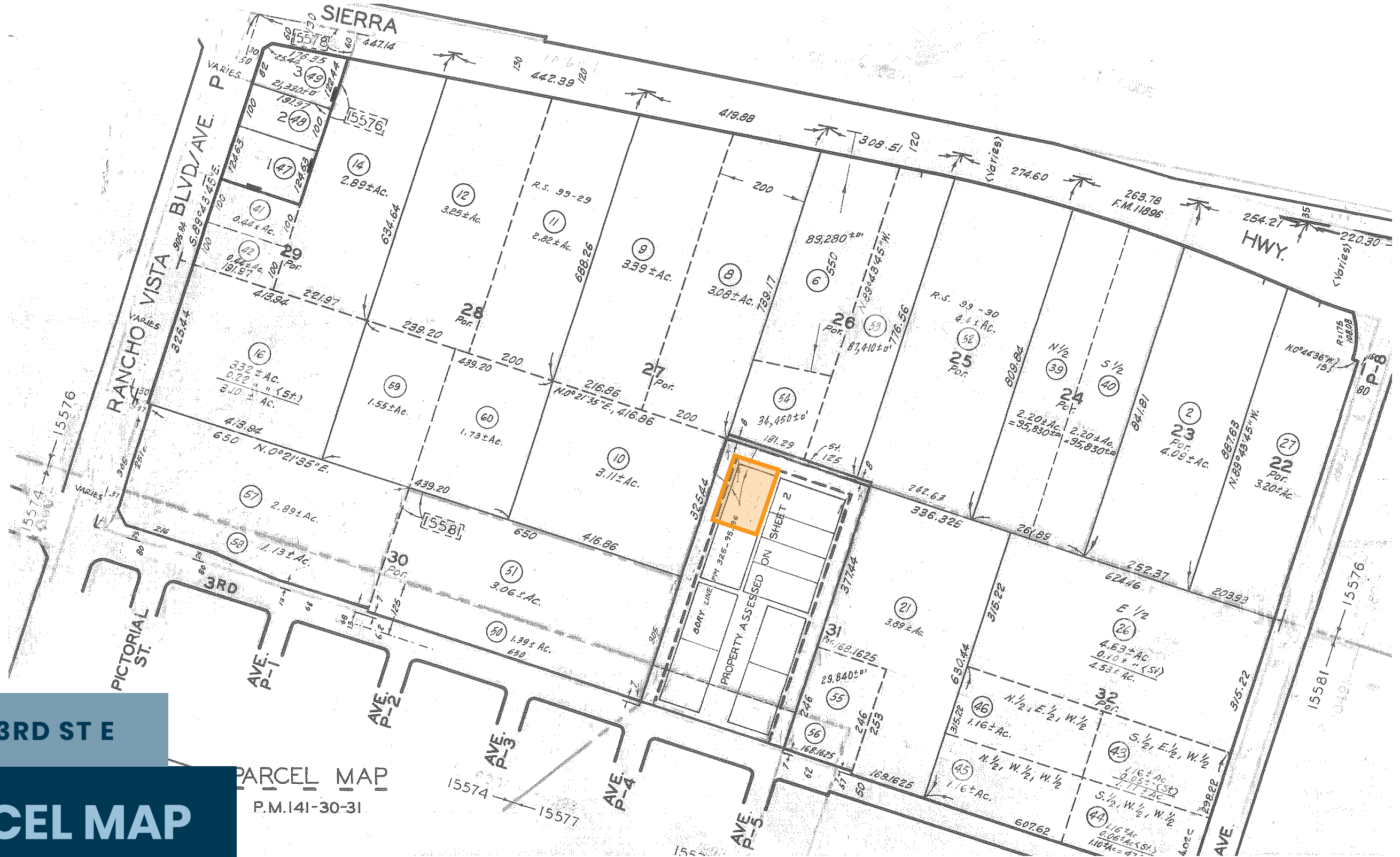
4,928 SQ.FT.
UNIT SIZE



SCAN, TAP or CLICK!

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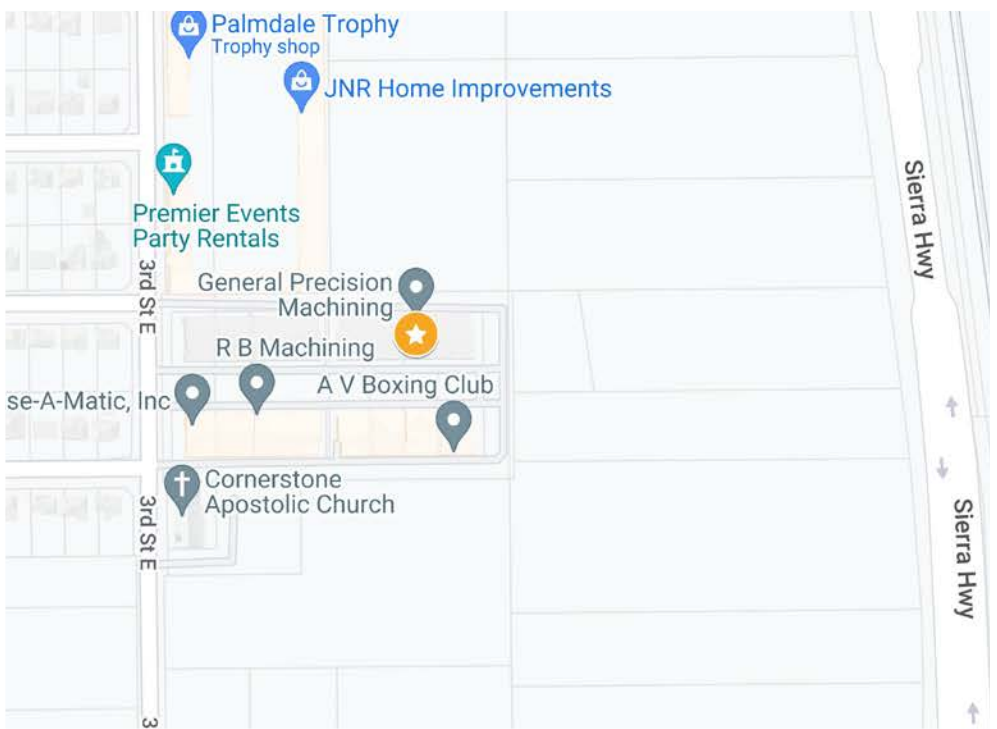
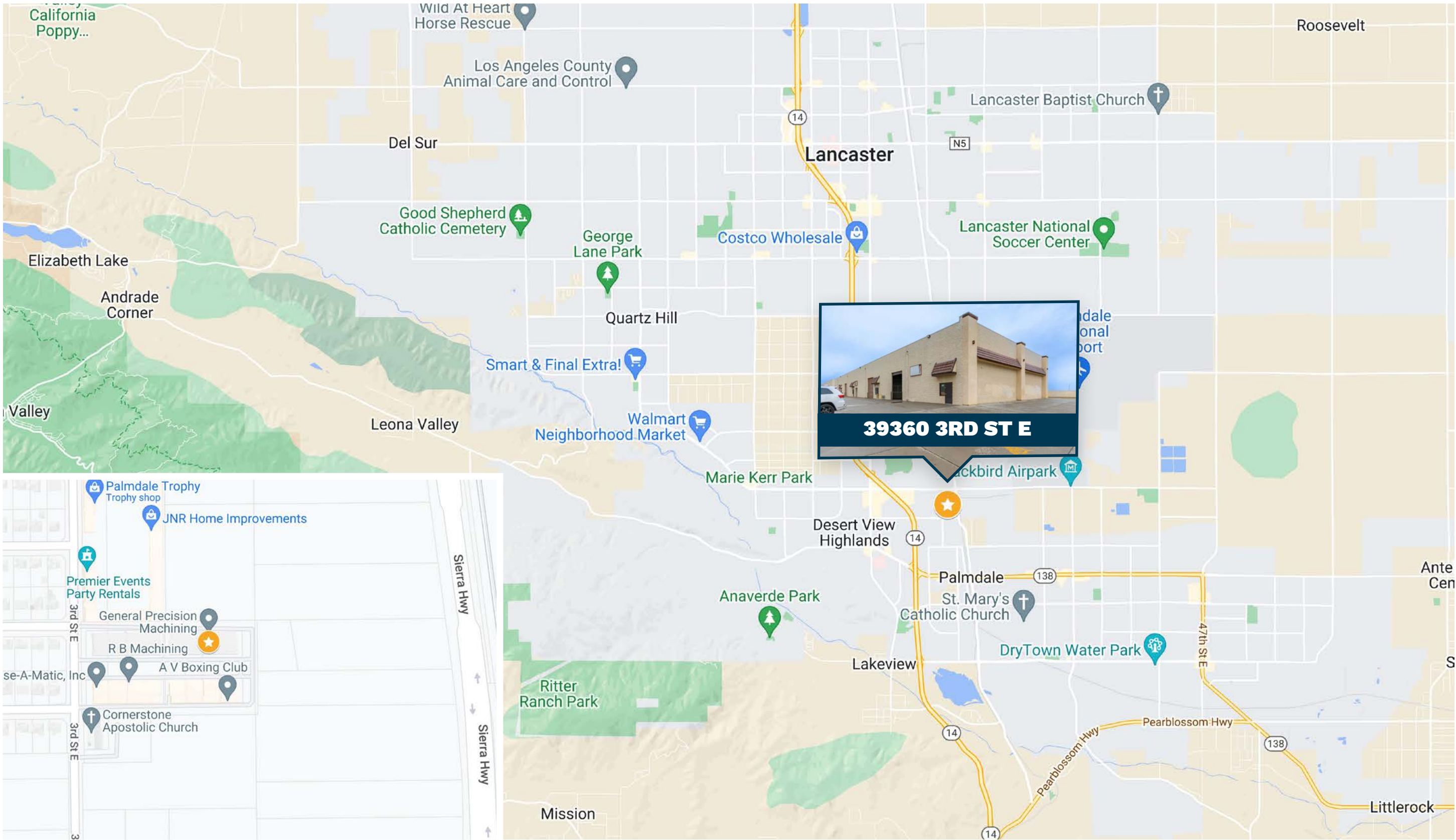




39360 3RD ST E

PARCEL MAP
PARCEL MAP

PARCEL MAP
P.M.141-30-31





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PREPARED BY



Robert Stratton

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