

Industrial Property For Sale

PALMDALE BUSINESS CENTER

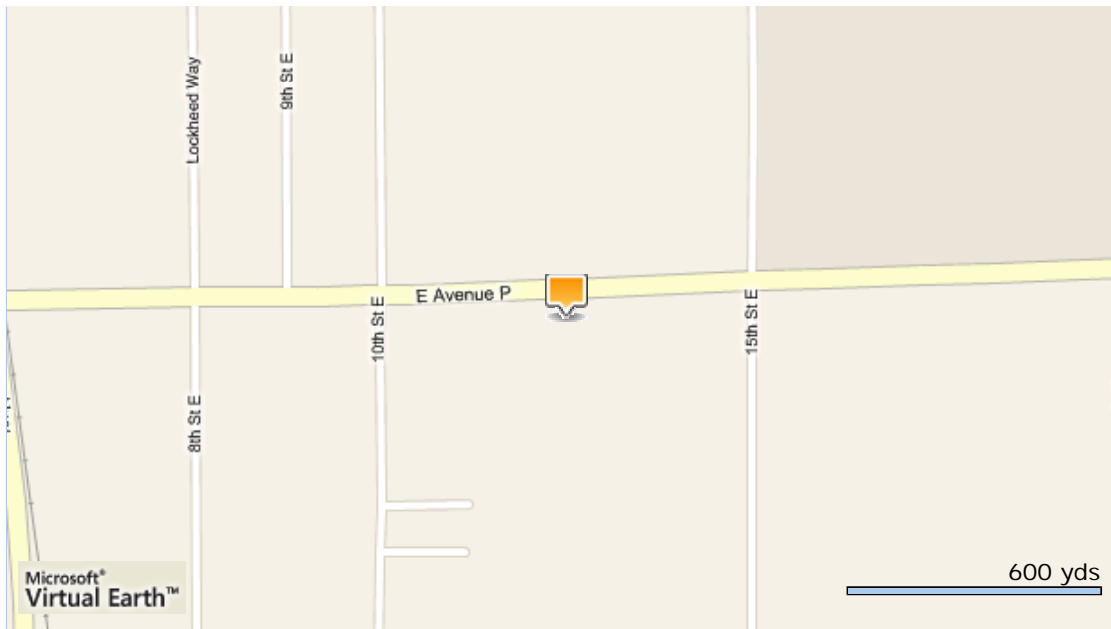
39530 12th Street East, Palmdale, CA 93550



Price:	\$5,995,000
Building Size:	48,000 SF
Price/SF:	\$124.90
Property Type:	Industrial
Property Sub-type:	Distribution Warehouse
Property Use Type:	Vacant/Owner-User
Construction Status:	Existing
No. Stories:	1
Year Built:	2008
Clear Ceiling Height:	24 ft.
No. Dock-High Doors/Loading:	0
No. Drive In / Grade-Level Doors:	2
Lot Size:	8.80 AC
Tax ID / APN #:	3022-004-031
Parking Ratio:	2 / 1,000 SF
Features:	
	Fenced Yard
	Rail
	Sprinklers

Last Verified 7/31/2009
Listing ID 15999901

Map of 39530 12th Street East, Palmdale, CA 93550 (Los Angeles County)



Highlights

- 9 CAR ON-SITE UPRR RAILSPUR
- ROUGH PLUMBING INSTALLED FOR FUTURE EXPANSIONS

- 8 FIRE HYDRANTS (5) OFFSITE, (3) ONSITE
 - (12) CCTVs - INTERNET ENABLED
 - DUAL FIRE SPRINKLER SYSTEMS FOR FUTURE EXPANSION
 - ALL OFFSITE AND STREETS IMPROVED
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Description

A 48,000 S.F. STEEL WAREHOUSE WITH INSULATED METAL PANELS. 33' RIDGE HEIGHT, 24' CLEAR, SPRINKLERED AND HEATED WAREHOUSE WITH 900 S.F. OFFICES AND BATHROOMS. UPRR SPUR WITH 9 CARS ONSITE, + ADD'L OFFSITE ON NET 7+ ACRES OF STORAGE AREA WITH 90,000LB HD ASPHALT YARD, 12 CCTV CAMERA SECURITY, 8' SECURITY FENCE, LANDSCAPING

CURRENT 1st LOAN 5,150,531. (ASSUMABLE AT 1 PT) 1ST 5,150,531. AT 6.33 AND 2ND 658,300. AT 6.61 ALL DUE 10 YRS. 39,000. PAYS 12,000 ON PRINCIPAL. YIELD MAINTENANCE PAYOFF. WILL CONSIDER PAYOFF AND PORTION TO CARRY.

LOCATED ON RANCHO VISTA BLVD (AVENUE P), A REGIONAL ARTERY ACROSS THE STREET FROM AIR FORCE PLANT 42 AND LAX/PALMDALE REGIONAL AIRPORT. LOCATED WITHIN THE ENTERPRISE AND FOREIGN TRADE ZONES. POTENTIAL RR EXTENTION TO AIRPORT.

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