

38559 6TH STREET EAST

PROPERTY POINTS

4000 SF BUILDING/ SPLIT FACE CMU CONSTRUCTION

.22 ACRE

INDUSTRIAL PROPERTY

APN: 3008-012-007 is zoned Urban Core within the Palmdale Transit Area Specific Plan (T6)

APPROVED CURRENTLY FOR WOOD FIXTURES FABRICATION AND ASSEMBLY

ELECTRICAL SERVICE: 240 DELTA 3PH 400 AMP/ 300 AMP 240-480 DELTA 3PH

NEW ROOF 2018/ RESEALED 1/ 2025

ENCLOSED PARKING FRONT AND REAR

**SECURITY AUTOMATIC GATES FRONT AND REAR/ LIFTMASTER AUTOMATION FOR GATES/
OVERHEAD DOOR**

12' X 10' ACCESS DOOR

REAR ALLEY DELIVERY ACCESS

2 BATHROOMS

2 CAR SHADE PORT @ REAR PARKING

8' WALL @ REAR PARKING/ BLOCK/ STEEL FENCING/ 20' GATE OPENING

APPROX 80% WHEREHOUSE/ 20% OFFICE

WHEREHOUSE LED LIGHTS

MEZZANINE STORAGE ABOVE OFFICES

SECURITY CAMERAS FRONT AND REAR