

# Land Property For Sale

**1** 8th Street West and Avenue L-6, Lancaster, CA 93534



## Property Details

Sale Price	\$2,000,000
Price PSF	\$10.60
Lot Size	4 Acres
Zoning	M1

## Broker Information

Tyler Portman  
562-762-3152

Matt Wagner, CCIM  
562-762-3140

## Property Description

Fully entitled industrial land opportunity in Lancaster, CA. The offering consists of 4.33 acres with approved entitlements for a ±92,528 SF Class A industrial building, providing a clear, shovel-ready path to development. Entitlements were received January 2025, allowing a buyer to avoid the time and risk associated with the entitlement process. The approved plan supports a modern industrial facility with 32' clear height, ESFR sprinklers, dock-high and grade-level loading, gated yard, and generous truck court, suitable for distribution, logistics, or manufacturing users. The site is well positioned with immediate access to SR-14, offering efficient connectivity to Los Angeles, the Antelope Valley, and regional logistics corridors. The property is being offered for sale as entitled land, with flexibility for an owner-user, developer, or investor seeking a ready-to-build industrial project in a growing, business-friendly market.

