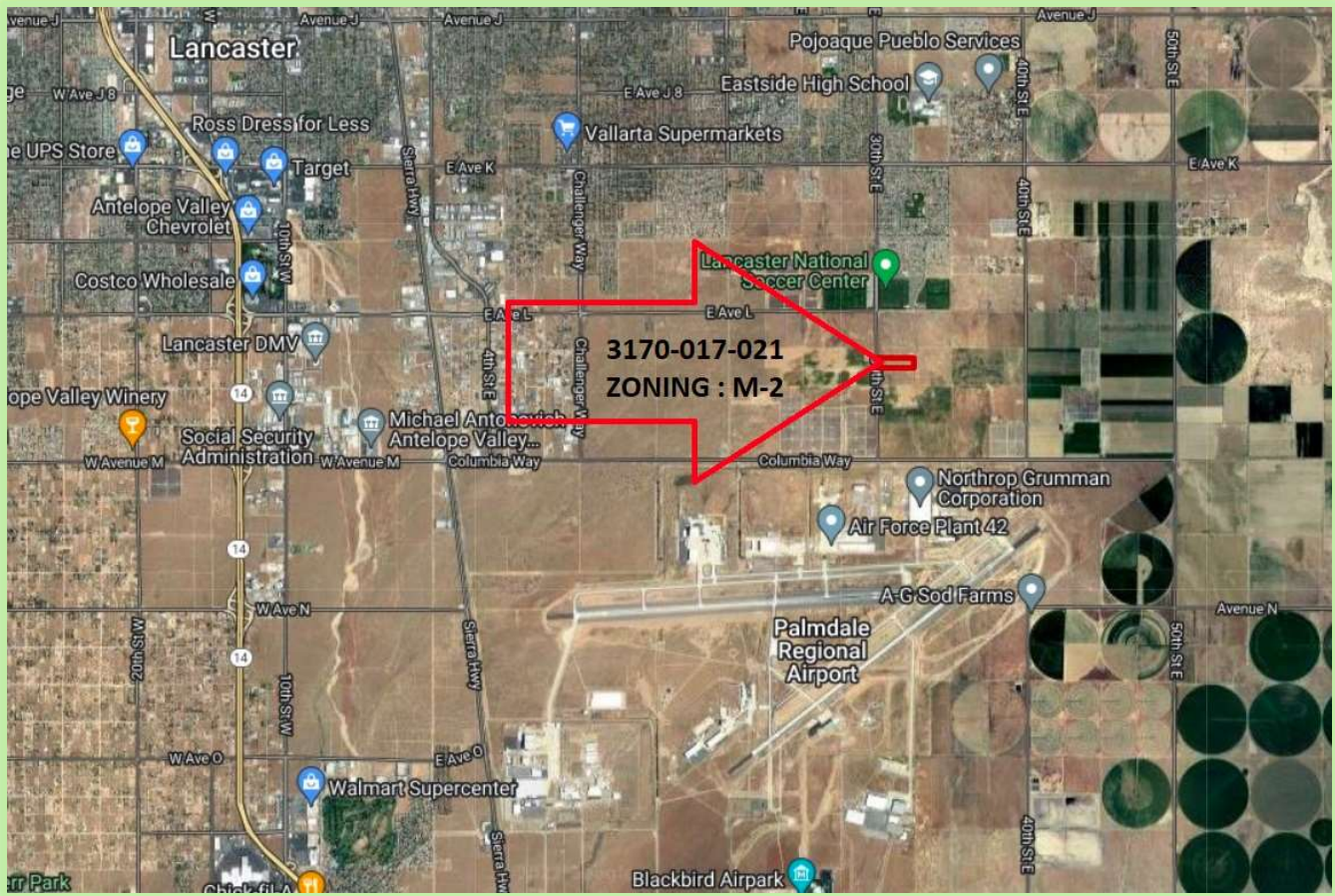


# Light Industrial Land for Sale

Asking Price : \$875,000.00



APN : 3170-017-021 30<sup>th</sup> Street East L-6, Palmdale CA 93350

## Investment Highlights:

Prime 9.96+/- Acres Flat land Located on Paved 30th Street East. Zoned M-2 (Heavy Industrial) per the City of Palmdale. Electricity is on the Street. Just north of Palmdale Regional Airport. Close to Hwy. 14. Palmdale carries the nickname of "aerospace capital of the United States", which has been the home for research, development, and testing of several important aircraft. Palmdale is home to Lockheed Martin, Boeing, NASA, Northrup Grumman, and Air Force Plant 42. Several other manufacturing users have relocated to Palmdale seeking cheaper land alternatives to Los Angeles as well as taking advantage of various tax incentives. This movement, along with the continued growth of the residential population solidifies Palmdale as an attractive long-term investment. You may google the following GPS coordinates to locate the property: 34.655617 - 118.076125.

*Endrico M Patolot* BRE # 01838217

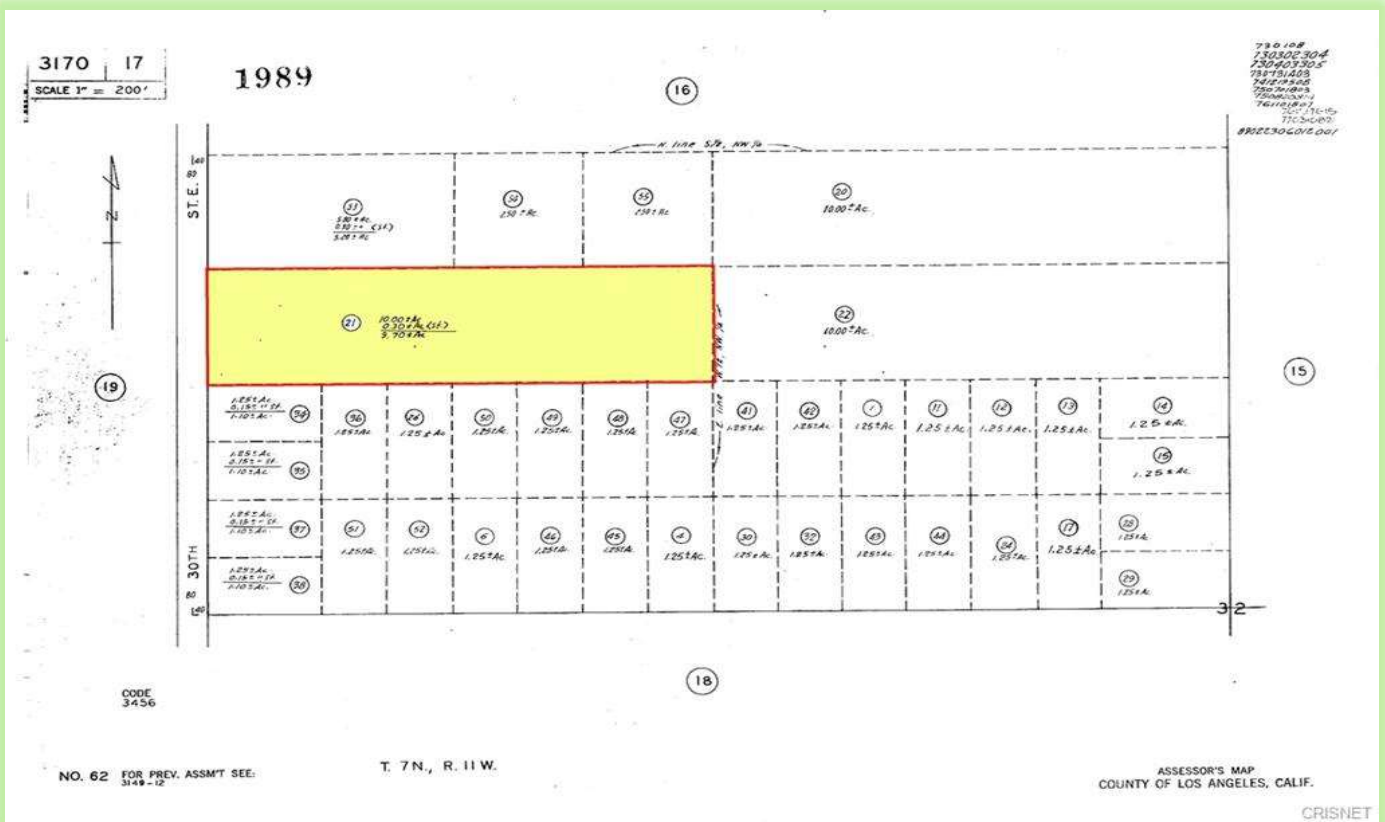
Majestic Realty & Investment Co.

Cell No. 323-747-3489 Office : 888-860-4331 Fax No. 888-871-7149

Website : [www.socalrealestates.net](http://www.socalrealestates.net)















**Aerial View**



# Most Recent Comparable Sale

1. North East Corner of Columbia Way & 30<sup>th</sup> St E, Palmdale, CA 93550, Parcel No. 3170-018-081 with total land area of 158.45 acres, Zone M-2, sold on 03/02/2022 for \$15,486,000.00 or \$97,734.30 per acre.

Google Coordinates : [34.649296, -118.072449](#) Parcel Map : [Smart Map](#)

