

FOR LEASE

300-304

E AVENUE K6

LANCASTER, CA 93535

INDUSTRIAL / FLEX



STRATTONCRE.COM



300-304
E AVENUE K6
LANCASTER, CA 93535

FOR LEASE



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STRATTON COMMERCIAL REAL ESTATE, INC.



300-304 E AVENUE K6, LANCASTER, CA 93535

STRATTONCRE.COM | SINCE 1994



OFFERING SUMMARY

300-404 E AVENUE K6 INDUSTRIAL / FLEX BUILDING

Stratton Commercial Real Estate, Inc. is pleased to present 300-304 E Avenue K6, Lancaster, CA, a ±27,134 square foot industrial building located within the desirable Lancaster Business Park. The property is situated on a ±58,333 square foot lot and is zoned Specific Plan 80-02, allowing for a wide range of industrial and commercial uses.

The building offers a professional exterior and a flexible interior layout with open industrial areas complemented by finished office space, providing an efficient balance between operations and administrative functions. The configuration allows users to adapt the space to their specific business needs.

The expansive lot provides ample on-site parking and circulation, supporting employee access and daily operations. Located in one of Lancaster's premier industrial parks, the property benefits from convenient access to major arterials and surrounding business amenities.

This is an excellent opportunity for businesses seeking quality industrial space in a well-established Lancaster location.

For more information or to schedule a private tour, please contact Daniel or Robert Stratton.

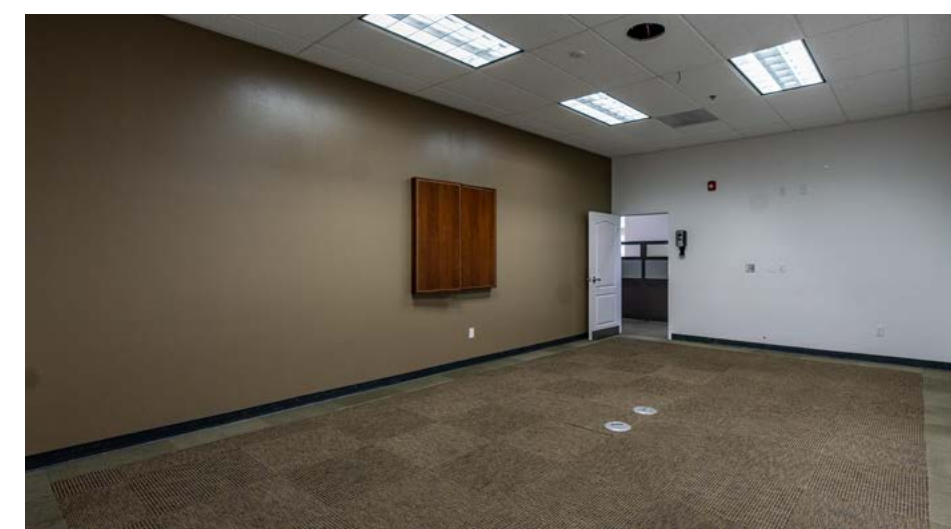
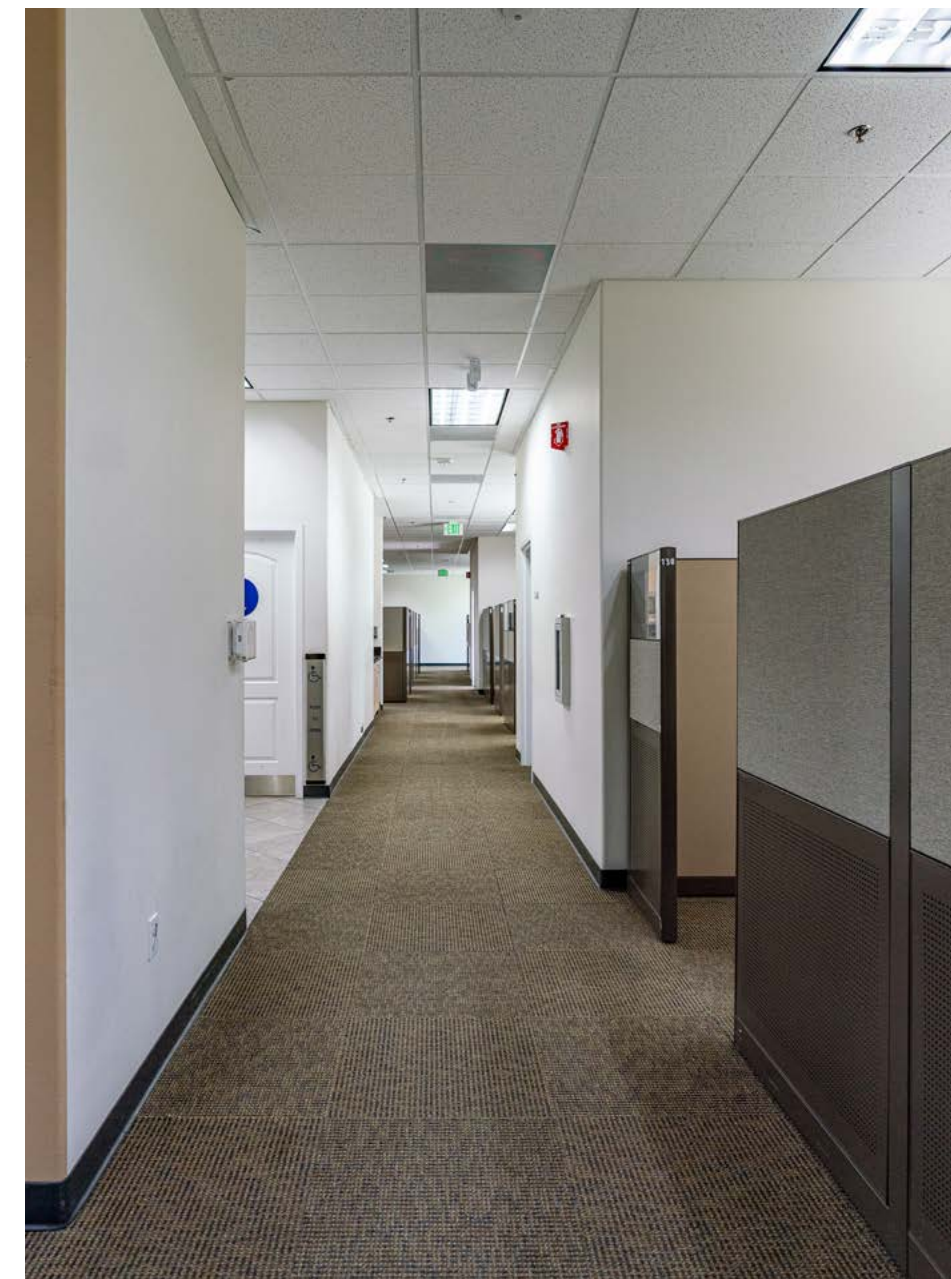
BUILDING SQ.FT	27,134±
LOT SIZE SQ.FT	58,333±
YEAR BUILT	2008
FLOORS	1
APN(S)	3126-032-070
ZONING	SP BP 80-02









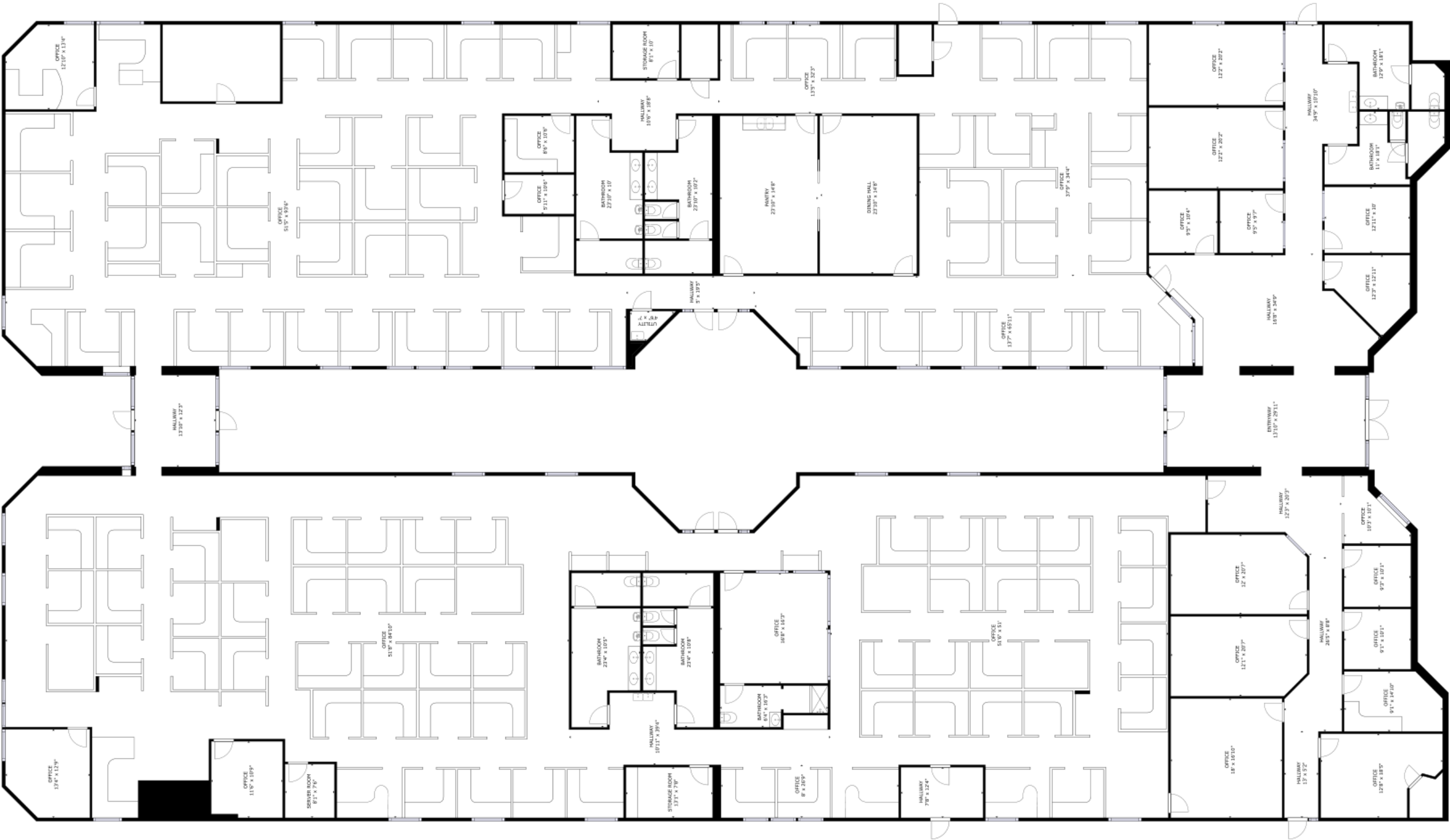




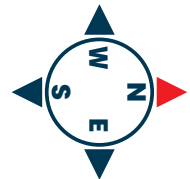
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FLOOR PLAN



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