

# **dp** COMMERCIAL BROKERAGE, INC.

OKA: The Dirt Peddler, Est: 1979

39531 15th Street East, Palmdale CA 93550  
South West corner of Rancho Vista Boulevard and 15<sup>th</sup> Street East

19,350 Square feet GROSS BUILDING Area (see below)  
362,500 Square feet Net Site Area 8.32 ACRES

Description:

Built in 1972, Remodeled 1982, and the Pole Barn built in 1995. The Property has historically served as the leading lumber yard in Palmdale known as Terry Lumber then Chandler Lumber and Stock Lumber. The property consists of an approximately 5,080+- square foot Store and Office; attached 4,200+- sq ft Warehouse; a 1,430+- sq ft Garage; 8,640+- sq ft Pole Barn along with two sheds of 2,352+- sq ft and 6,400+- sq ft. A 279 foot Rail Spur services the property. An 8' Chain Link w/barbed wire fence surrounds the property with 2 Entrance Gates. Store/Office and yard is serviced with security system. Zoning is M-2 General Industrial.

Lease Term: 3 year minimum  
Rental Rate: \$10,000.00 per month on a graduated scale  
Lease Type: NN  
Real Estate Taxes: \$21,593.28 2009-2010  
Real Estate Insurance: estimated at \$7,500.00 per year

Parking provided: 23  
Fire Sprinkled: No  
Assessor Parcel Number: 3022-004-035 (formerly 3022-004-033)  
Asphalt and Concrete Paving: 259,869 square feet  
Unimproved land: 120' x 610' corner of Rancho Vista Blvd and 25<sup>th</sup> St East

See Building Sketch/Site Plan

Pictures of project forthcoming

CALL TO PREVIEW  
661-273-2664  
web site: [dpcommercial.com](http://dpcommercial.com)

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