

**LAND FOR SALE**  
**ANTELOPE VALLEY / SOUTH EAST KERN COUNTY**  
ADJACENT TO  
**CALIFORNIA STATE HIGHWAY 58**  
NEAR THE INTERCHANGE OF THE  
**NORTH GATE of EDWARDS AIR FORCE BASE**

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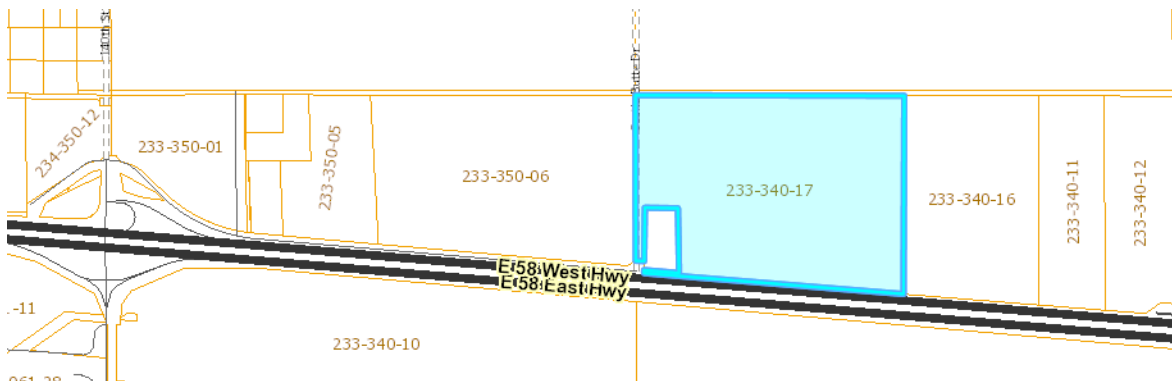
**112 Acres – APN 233-340-17**  
M-1 PD – Light Industrial Precise Development Combining

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**Google Map**

The property is located between Highway 58's off-ramps to the  
North Gate to Edwards Air Force Base and to the community of North Edwards, CA

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The property is one mile **EAST** of the Highway 58 off-ramp's intersection of  
140<sup>th</sup> Street with Desert Sage Avenue, North Edwards, CA.

The **south boundary**, about one-half mile long, lies at the end of Highway 58's Frontage Road

The **north boundary** of the parcel is along Lorraine Avenue.

An easement from the paved Frontage Road's cul-de-sac extends east along the parcel's  
south boundary, about one-half mile, to parcel 233-340-16.

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**Marilyn Johnson Prewoznik**

Realtor® / Broker

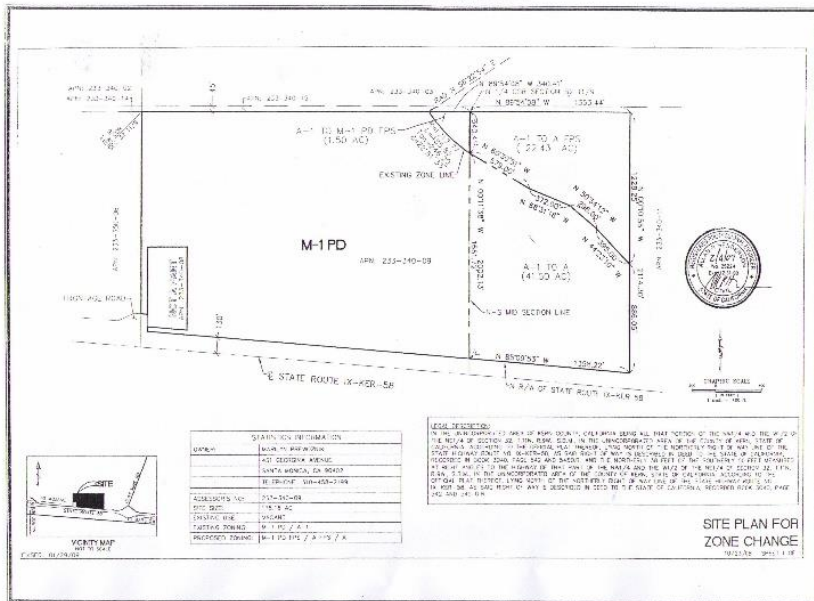
DRE # 00707863

(Seller is a California Licensed Real Estate Broker)

**INFO@NORTHGATECENTER.COM**

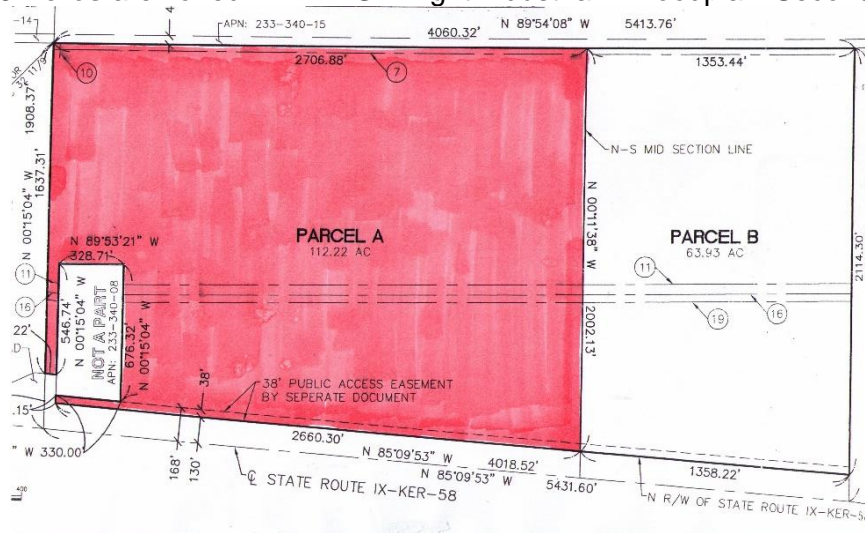
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**ZCC #11, Map #193**  
SECTION 32, T. 11 N., R. 9 W., S.B.B. & M.



**Parcel 233-340-16** is the right side of this Site Plan for Zone Change  
**41 Acres** are zoned **A – Agriculture**.  
**22.43 Acres** are zoned **A-FPS – Agriculture – Floodplain Secondary**.

**Parcel 233-340-17** is the left side of this Site Plan for Zone Change.  
**110 Acres** are zoned **M-1-PD – Light Industrial – Precise Development Combining**.  
**1.5 Acres** are zoned **M-1-FPS – Light Industrial – Floodplain Secondary**.



**| General Information |**  
**| Zoning | Easements |**