

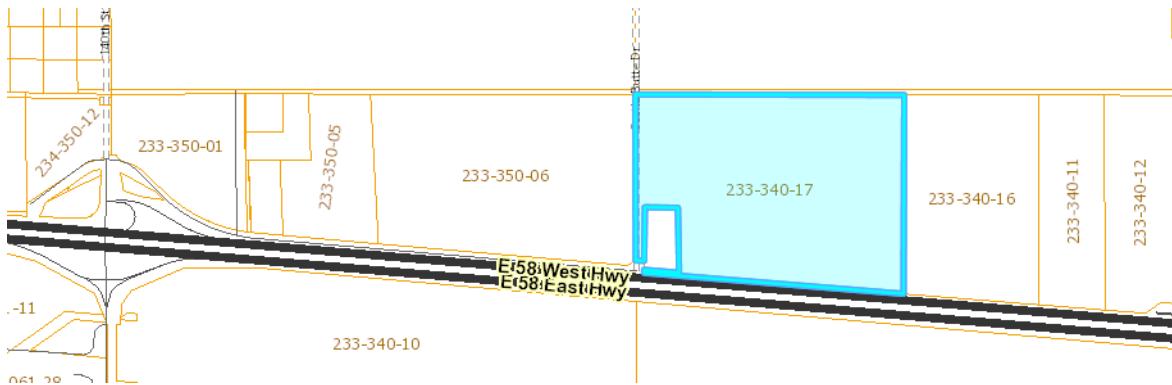
LAND FOR SALE
ANTELOPE VALLEY / SOUTH EAST KERN COUNTY
ADJACENT TO
CALIFORNIA STATE HIGHWAY 58
NEAR THE INTERCHANGE OF THE
NORTH GATE of EDWARDS AIR FORCE BASE

112 Acres – APN 233-340-17

M-1 PD – Light Industrial Precise Development Combining

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



The property is one mile **EAST** of the Highway 58 off-ramp's intersection of
140th 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.

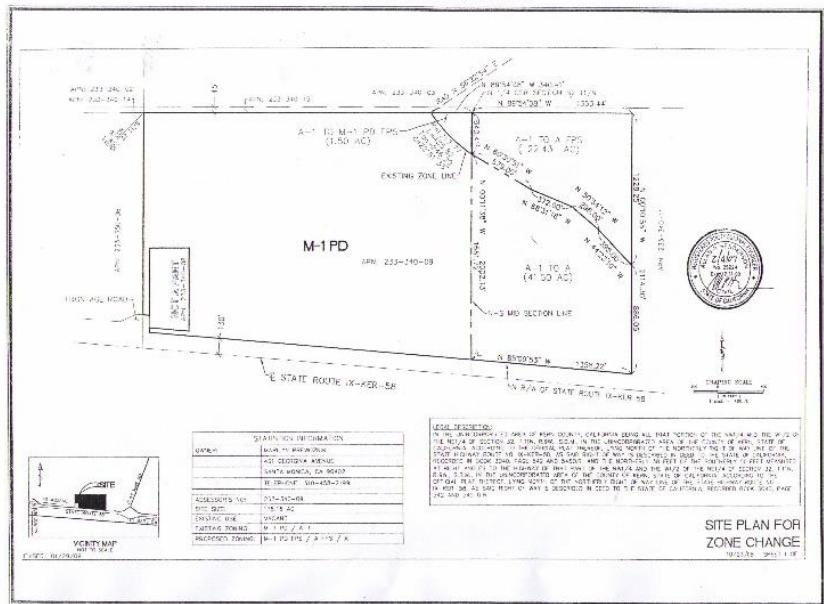
An easement from the paved Frontage Road's cul-de-sac extends east along the parcel's
south boundary, about one-half mile, to parcel 233-340-16.



The *Real Estate* PLACE
Maxi Case & Company
Warren Gatling, Broker Associate
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realtorwarren10@gmail.com

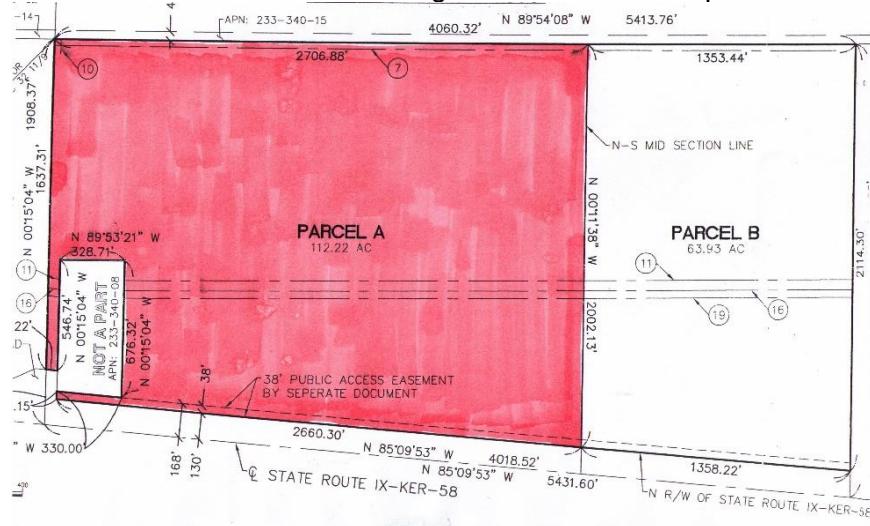
Marilyn Johnson Prewoznik
(Seller is a Realtor and a California Licensed
Real Estate Broker – DRE # 00707863)

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 |