



FOX FIELD

COMMERCE CENTER

N 45TH ST W & W AVE G, LANCASTER, CA

UNDER CONSTRUCTION
Q2 2025 DELIVERY

BUILDING 2

647,327 SF WAREHOUSE & DISTRIBUTION OPPORTUNITY ON 38 ACRES
CONVENIENT ACCESS TO HIGHWAY 14, 138 & I-5

VISIT FOXFIELDCENTER.COM



COLIN MACMILLAN

+1 626 825 8700
DRE License #02163693
colin.macmillan@kbcadvisors.com

RYAN BOS

+1 310 962 1123
DRE License #01842405
ryan.bos@kbcadvisors.com

ERIC DASCHBACH

+1 562 882 1273
DRE License #01809542
eric.daschbach@kbcadvisors.com

JILLIAN ESCOBAR

+1 424 241 8571
DRE License #01931905
jillian.escobar@kbcadvisors.com



- » Located within **100 miles** of Ports of Los Angeles and Long Beach
- » Opportunity on **38 acres**
- » **Low-cost** alternative to Greater LA/Inland Empire
- » **Competitive** dray rates to the Inland Empire
- » **Attractive** labor metrics (net outbound commuters)
- » **Strong** jurisdictional support
- » **350** additional trailer stalls on **15** adjacent acres





SITE SPECIFICATIONS

38.7

Acreage

438

Car Parking

143

Trailer Parking (*Expandable to 450+*)

4

Drive-In Doors

76

Fully Equipped Dock Doors
Expandable to 104 using knockouts

40'

Clear Height

4,800 AMPS

Expandable to 6,000A of Power

Up to 40,000 SF

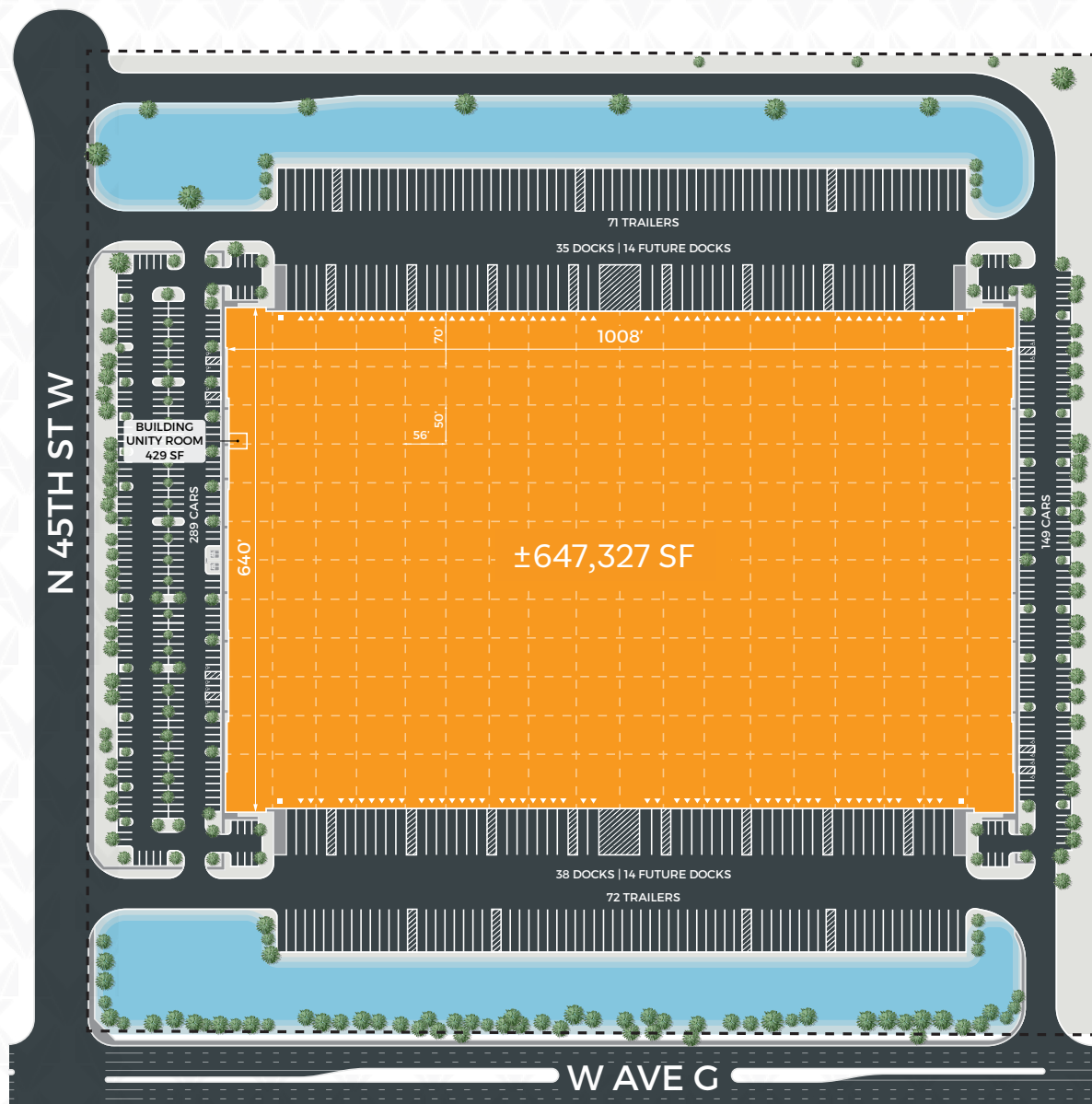
Office to Suit

8"

Floor Slab

Solar Spec

Up to 500 KW



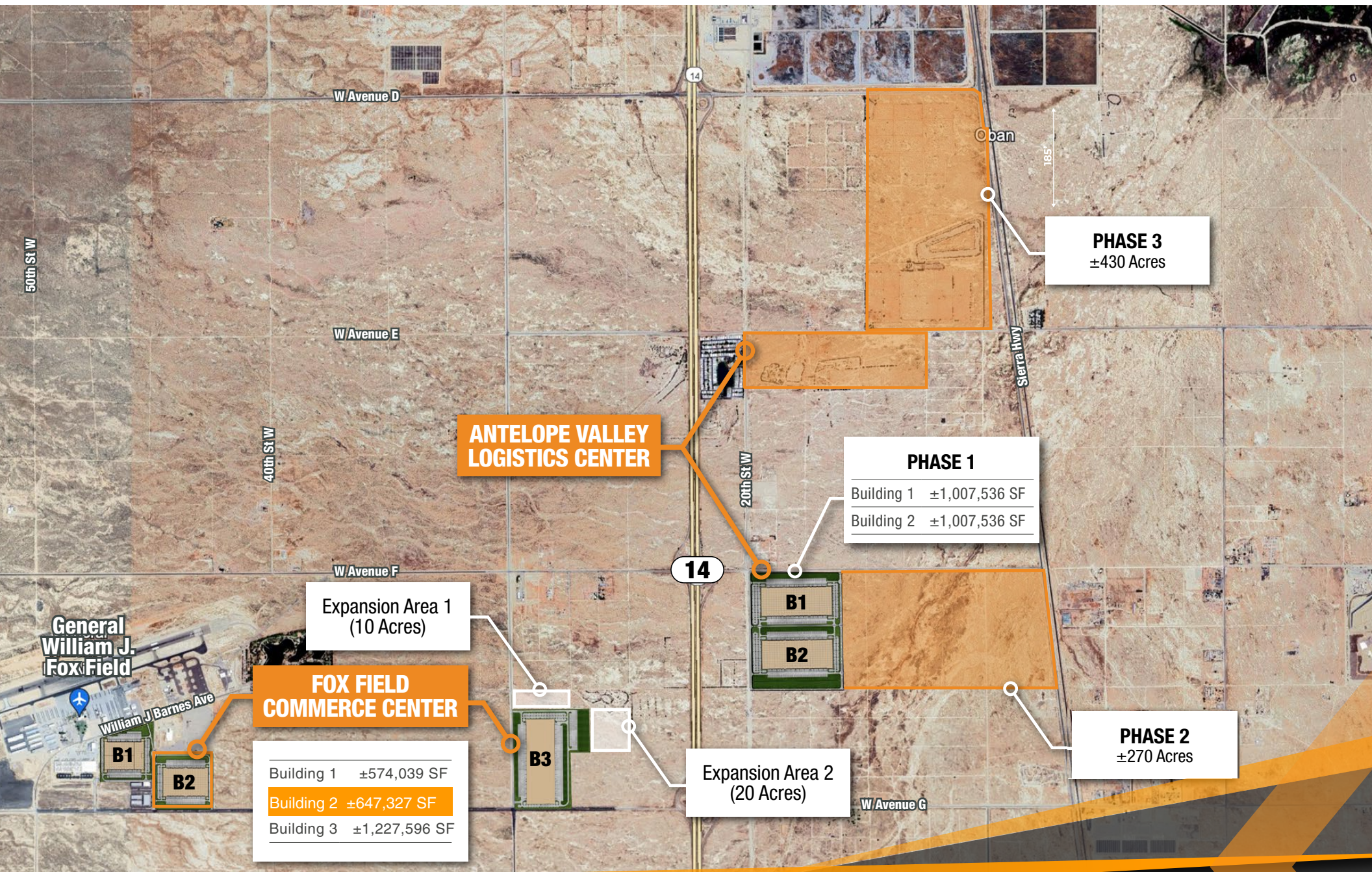


Fox Field Commerce Center - Fully Entitled			
Building	Size	Power	Status
Building 1	574,039 SF	Up to 3 x 4K Amps (Expandable)	Approved for Warehouse Distribution and Cold Storage
Building 2	647,327 SF	4.8K Amps	Under Construction <i>Delivering Q2 2025</i>
Building 3	1,227,596 SF	6K Amps (Expandable)	Approved for Warehouse Distribution and Cold Storage

* Additional acreage available for trailer storage



FOX FIELD COMMERCE CENTER & ANTELOPE VALLEY LOGISTICS CENTER





NEIGHBORING TENANTS



5

138

138

14

14

14

210

	FAA	SUN VALLEY LIGHTING	U.S. ARCHITECTURAL LIGHTING
amazon	LOCKHEED MARTIN	SYGMA	
Angelus	Michaels	TARGET	
BOEING	NASA	THE HOME DEPOT	
Copart	NORTHROP GRUMMAN	TRADER JOE'S	
COSTCO WHOLESALE	RITE AID	ups	
DELTA	sam's club	Walmart	

LANCASTER

PALMDALE

SANTA CLARITA

ADVANCED BIONICS	cc	BEMO
amazon	DRINKPAK	SCS Santa Clarita Studios
AMERICAN REGENT	HONDA	SONY
ams	ILLUMINATION DYNAMICS	The Scenic Companies
AQMS	IRON MOUNTAIN	US AutoForce
Bay Center	NBCUniversal	VISION MEDIA





Fox Field Commerce Center in the Lancaster labor market offers a large and concentrated warehouse worker labor pool of nearly 65,000 people. The region exhibits better labor market conditions than the Inland Empire given the reduced labor competition, lower income, and starting wages that are 4% less than the Inland Empire for Forklift Operators.

WAREHOUSE WORKER LABOR DENSITY

35 MINUTE DRIVE TIME



HIGH

DEGREE TYPE OF WORKERS

4,200 NET

SUPPLY/DEMAND SURPLUS
WAREHOUSE WORKER
LABOR POOL

70%

LARGER CONCENTRATION
OF WAREHOUSE WORKER
LABOR THAN NATIONAL AVERAGE



\$23.75

FORKLIFT OPERATOR
MEDIAN HOURLY WAGE



\$21.36

FULFILLMENT SPECIALIST
MEDIAN HOURLY WAGE

LANCASTER

419,583	63,785	1.7
POPULATION TOTAL	PRODUCTION TOTAL	CONCENTRATION VS US = 10

4,259 SURPLUS	69%
NET SUPPLY/DEMAND BALANCE (5 MI)	WORKING AGE PARTICIPATION RATE

MARCH 2024 UNEMPLOYMENT

5.2%	10,061
RATE	TOTAL

AREA AFFLUENCE MEDIAN HOUSEHOLD INCOME

\$67,773	26.1%
TOTAL	LESS THAN \$35K

11,736	10,391
BLUE COLLAR TOTAL UNDEREMPLOYED	PART-TIME COLLEGE STUDENT ENROLLMENT

ONTARIO

4,790,695	659,638	1.4
POPULATION TOTAL	PRODUCTION TOTAL	CONCENTRATION VS US = 10

27,000 (DEFICIT)	76%
NET SUPPLY/DEMAND BALANCE (5 MI)	WORKING AGE PARTICIPATION RATE

MARCH 2024 UNEMPLOYMENT

5.4%	133,264
RATE	TOTAL

AREA AFFLUENCE MEDIAN HOUSEHOLD INCOME

\$83,571	19.1%
TOTAL	LESS THAN \$35K

159,297	185,123
BLUE COLLAR TOTAL UNDEREMPLOYED	PART-TIME COLLEGE STUDENT ENROLLMENT

BAKERSFIELD

2 HOURS

FOX FIELD
COMMERCE CENTER

2 HOUR DRIVE TIME

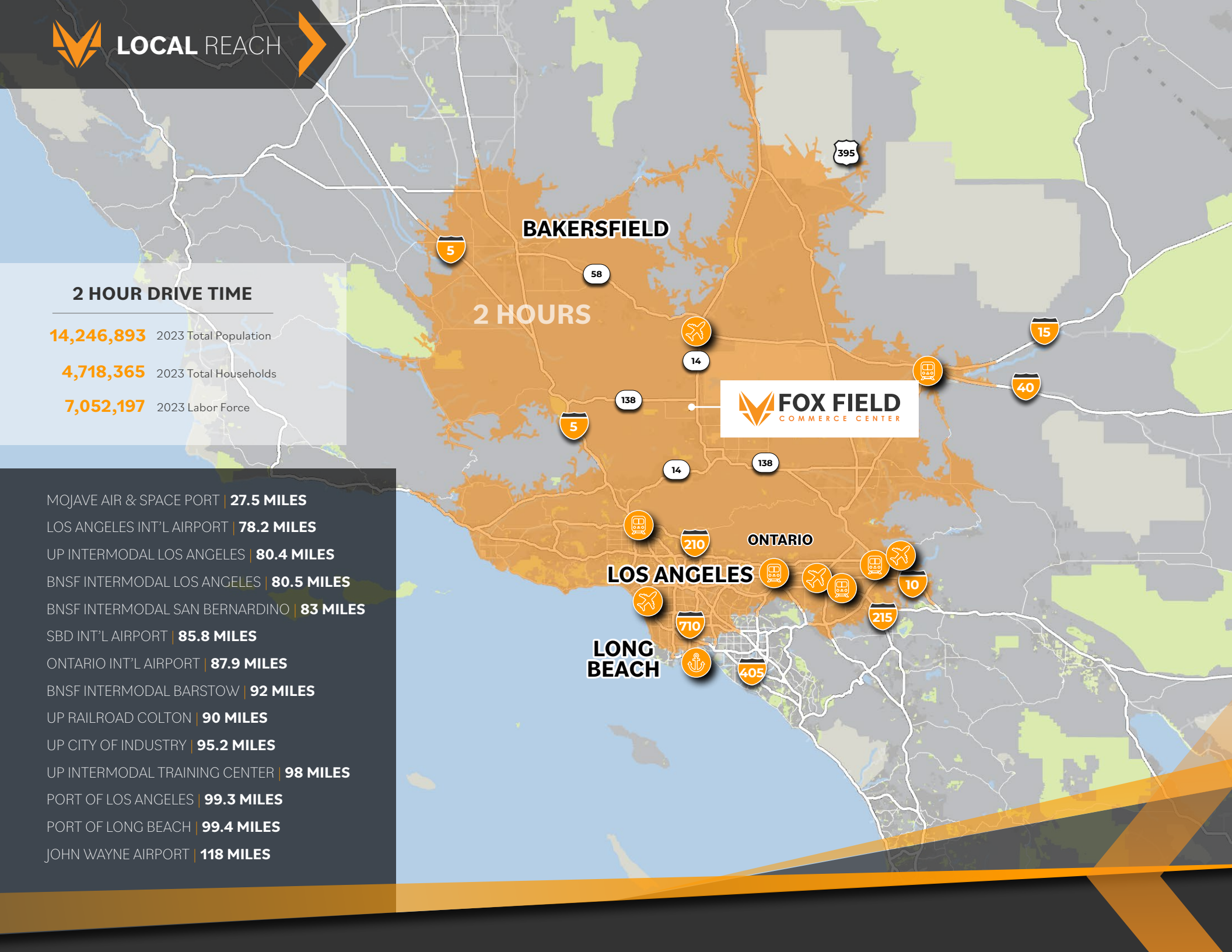
- 14,246,893** 2023 Total Population
- 4,718,365** 2023 Total Households
- 7,052,197** 2023 Labor Force

- MOJAVE AIR & SPACE PORT | **27.5 MILES**
- LOS ANGELES INT'L AIRPORT | **78.2 MILES**
- UP INTERMODAL LOS ANGELES | **80.4 MILES**
- BNSF INTERMODAL LOS ANGELES | **80.5 MILES**
- BNSF INTERMODAL SAN BERNARDINO | **83 MILES**
- SBD INT'L AIRPORT | **85.8 MILES**
- ONTARIO INT'L AIRPORT | **87.9 MILES**
- BNSF INTERMODAL BARSTOW | **92 MILES**
- UP RAILROAD COLTON | **90 MILES**
- UP CITY OF INDUSTRY | **95.2 MILES**
- UP INTERMODAL TRAINING CENTER | **98 MILES**
- PORT OF LOS ANGELES | **99.3 MILES**
- PORT OF LONG BEACH | **99.4 MILES**
- JOHN WAYNE AIRPORT | **118 MILES**

LOS ANGELES

LONG BEACH

ONTARIO





NORTH LOS ANGELES COUNTY LOCATION

Located within North Los Angeles County, the City of Lancaster is an attractive distribution location that is well positioned to serve not only the state's largest county (9.7 million people) but all of Southern California in addition to the greater Southwestern United States, via the I-5 and I-15 freeways. Drayage rates in the North LA area are comparable to industrial markets in the Inland Empire East and Hesperia/Victorville, with Lancaster industrial rents at a fraction of the cost as compared to the Inland Empire and infill Los Angeles County markets.

The cities of Lancaster and Palmdale boast a population of over 420,000 people within a 35-minute drive time, and when combined Lancaster/Palmdale ranks as the 3rd largest city in Los Angeles County and one of the top 10 largest in the state. The City of Lancaster was selected as the "Most Business-Friendly City" in LA County by the Los Angeles County Economic Development Corporation in 2007, 2013 and 2019 – the first city to be selected three times.

LIFESTYLE

The City of Lancaster and the surrounding areas have experienced significant growth in recent years attracting name brand tenants such as Costco, Home Depot, Sprouts Farmers Market, Target, Walmart, Smart & Final, and Lowe's.

An increasingly desirable, yet affordable destination with world-class amenities, numerous economic development projects are underway, including:

- » *Downtown Lancaster/the BLVD: a destination project with a mix of commercial, retail, dining, entertainment, residential, and transit uses.*
- » *Lancaster Health District: medical office, hospitality, retail and residential development project anchored by the Antelope Valley Medical Center.*
- » *Front Row Center: leisure-time oriented shopping and entertainment complex that includes Lancaster Municipal Stadium, Cinemark Theatres, two Hilton branded hotels, and a planned 140K SF event center located at the AV Fairgrounds.*
- » *Parkway Village Specific Plan: high-density, mixed-use community with all the amenities sought after by young professionals.*

WORKFORCE AND HIGHER EDUCATION

With a large, concentrated, and educated labor pool, a lower cost of living, and a captive workforce, the Antelope Valley boasts ideal conditions for a warehouse tenant to not only hire but also sustain a generational workforce. Antelope Valley College and Cal State University Bakersfield – Antelope Valley have an enrollment of over 20,000 students and produce a steady supply of locally educated graduates annually. Antelope Valley College can also develop specialized training programs to suit the needs of local employers.

NO WAIRE OR ISR

Located in the Antelope Valley Air Quality Management District, Lancaster is exempt from the Warehouse Actions and Investments to Reduce Emissions (WAIRE) and Indirect Source Rule (ISR) regulations recently imposed by the South Coast Air Quality Management District (which covers large areas of Los Angeles, Orange County, Riverside and San Bernardino counties, including the Coachella Valley). These regulations are expected to impose a nearly \$1 billion tax on over 3,000 warehouse distribution centers in Southern California. Regulations are expected to impose a nearly \$1 billion tax on over 3,000 warehouse distribution centers in Southern California. *Please independently verify this information.*



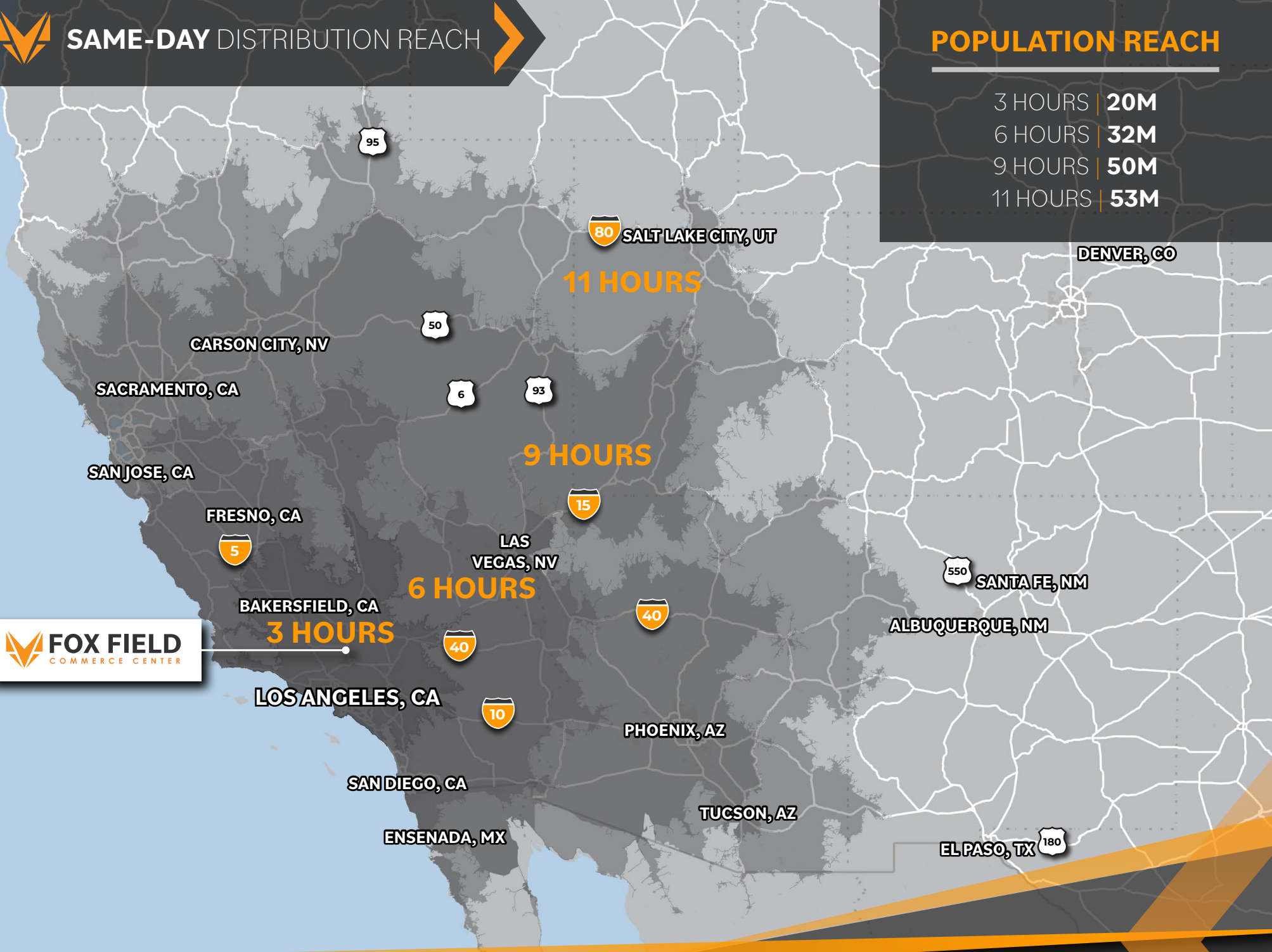


SAME-DAY DISTRIBUTION REACH



POPULATION REACH

3 HOURS		20M
6 HOURS		32M
9 HOURS		50M
11 HOURS		53M



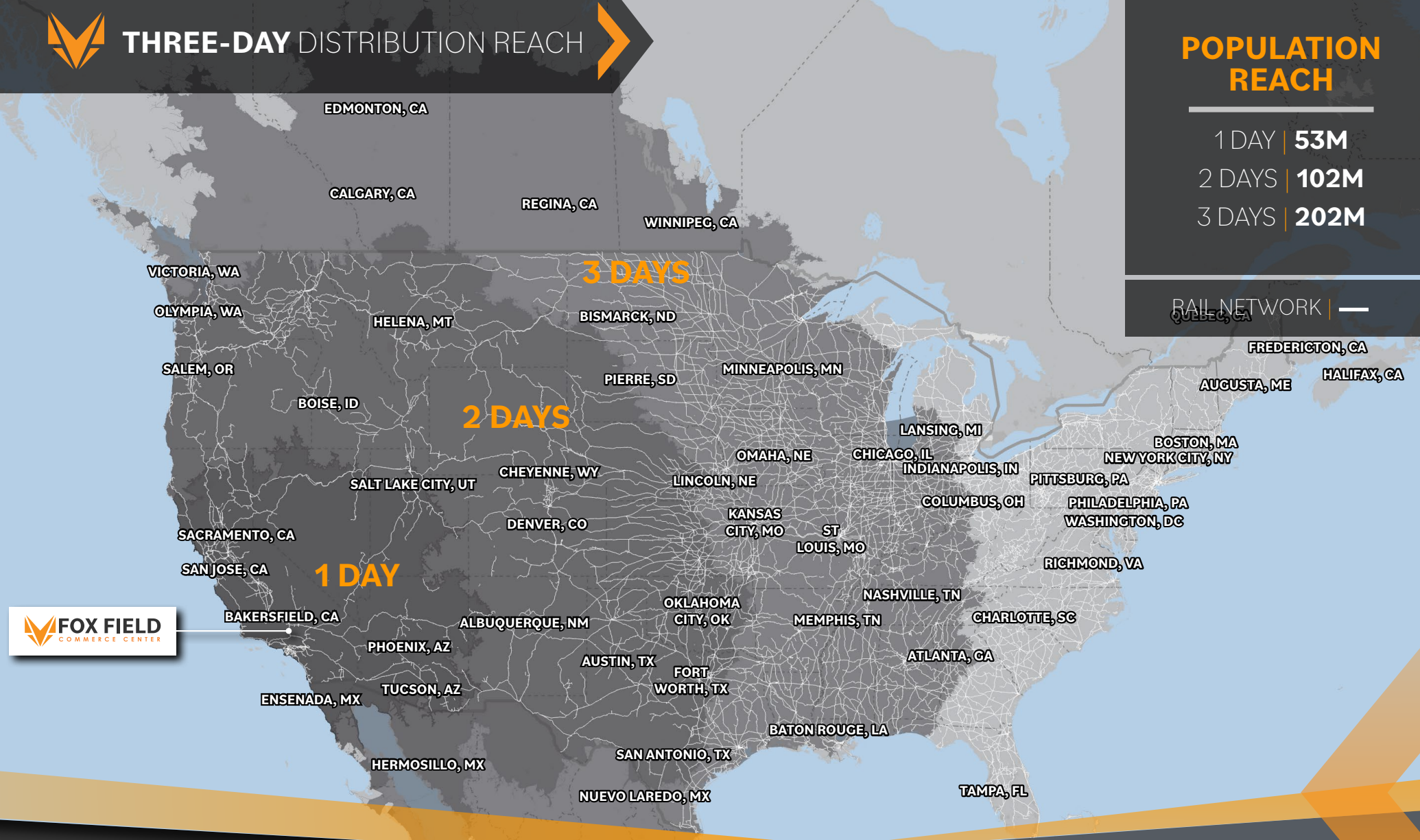


THREE-DAY DISTRIBUTION REACH

POPULATION REACH

1 DAY | **53M**
 2 DAYS | **102M**
 3 DAYS | **202M**

RAIL NETWORK | —



COLIN MACMILLAN

+1 626 825 8700
 DRE License #02163693
 colin.macmillan@kbcadvisors.com

RYAN BOS

+1 310 962 1123
 DRE License #01842405
 ryan.bos@kbcadvisors.com

ERIC DASCHBACH

+1 562 882 1273
 DRE License #01809542
 eric.daschbach@kbcadvisors.com

JILLIAN ESCOBAR

+1 424 241 8571
 DRE License #01931905
 jillian.escobar@kbcadvisors.com



HIGHLY EXPERIENCED Established in 2012, Northpoint Development has grown to a family of companies with an emphasis on a factory-to-front door model. Our firm differentiates itself through a strong engineering and technical focus. We employ numerous civil, geotech, electrical, and industrial engineers, as well as logistics, labor, and incentives professionals. Northpoint has developed 1499 Million SF for tenants such as Home Depot, Amazon, GE, Lowe's, UPS, Chevy, Adidas, Dollar General, Ford and General Motors.

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