



FOX FIELD

COMMERCE CENTER

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

BUILDING 1

BUILD-TO-SUIT OR
COLD STORAGE

FULLY ENTITLED 574,188 SF COLD STORAGE OR 556,000 BTS WAREHOUSE & DISTRIBUTION
OPPORTUNITY ON 32 ACRES
CONVENIENT ACCESS TO HIGHWAY 14, 138 & I-5

VISIT FOXFIELDCENTER.COM



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PROPERTY ADVANTAGES

- » Located within **100 miles** of the Ports of Long Beach and Los Angeles
- » **Low-cost** alternative to Greater LA/Inland Empire
- » **Competitive** dray rates to the Inland Empire
- » **Attractive** labor metrics (net outbound commuters)
- » **Strong** jurisdictional support



FREeway INTERCHANGE APPROXIMATELY 2 MILES

*Cold Storage Rendering



SITE SPECIFICATIONS

COLD STORAGE

32

Acreage

40,000 SF

(Entitled) Office to Suit

630' x 898'

Building Dimensions

242

Car Parking

110

Trailer Parking

2

Drive-In Doors

210'

Truck Court Depth

Cross-Dock

Loading

50'x56'

Bay Spacing

60'

Cold Dock Speed Bay

152 Spec Docks

Fully Equipped Dock Doors

Additional **56** Future Knockouts (208 Total)

Tri-temp Building

(Freezer, Cooler, Ambient)

42' Clear Height

Entitled for Ammonia Cooling

Solar

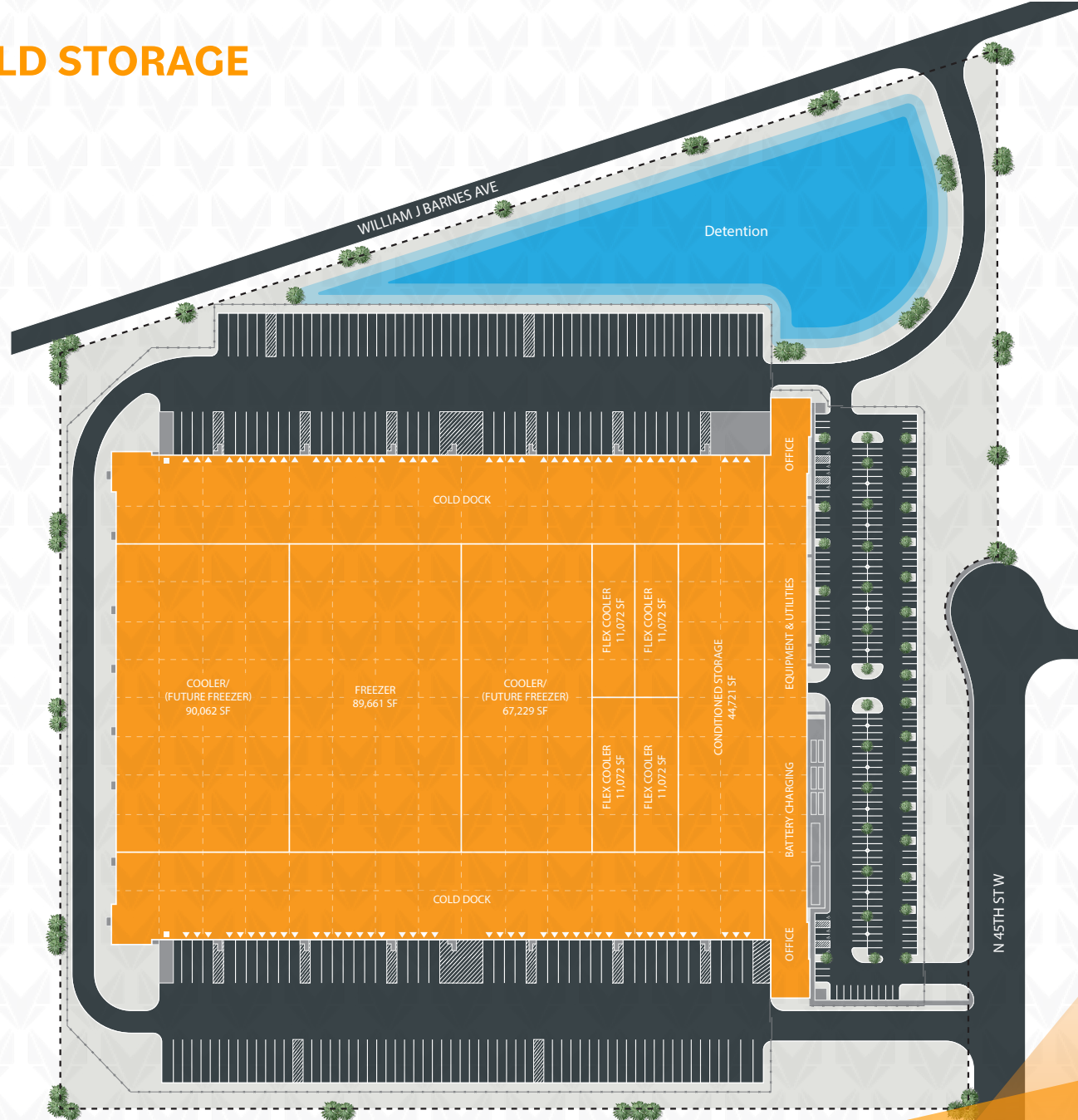
Ready

Interior Steel Frame

Tilt-Up Concrete IMP Walls

Up to 3 x 4,000 Amps

Expandable if Required





SITE SPECIFICATIONS

BUILDING 1 BTS

32

Acreage

40,000 SF

(Entitled) Office to Suit

620' x 896'

Building Dimensions

304

Car Parking

231

Trailer Parking

Cross-Dock

Loading

4

Drive-In Doors

185'

Truck Court Depth

50' x 56'

Bay Spacing

50 Spec Docks

Fully Equipped Dock Doors

Additional 50 Future Knockouts

45 Mil Single Ply TPO

On Panelized Roofing with
R-30 Rigid Insulation

Up to 42' Clear Height

ESFR

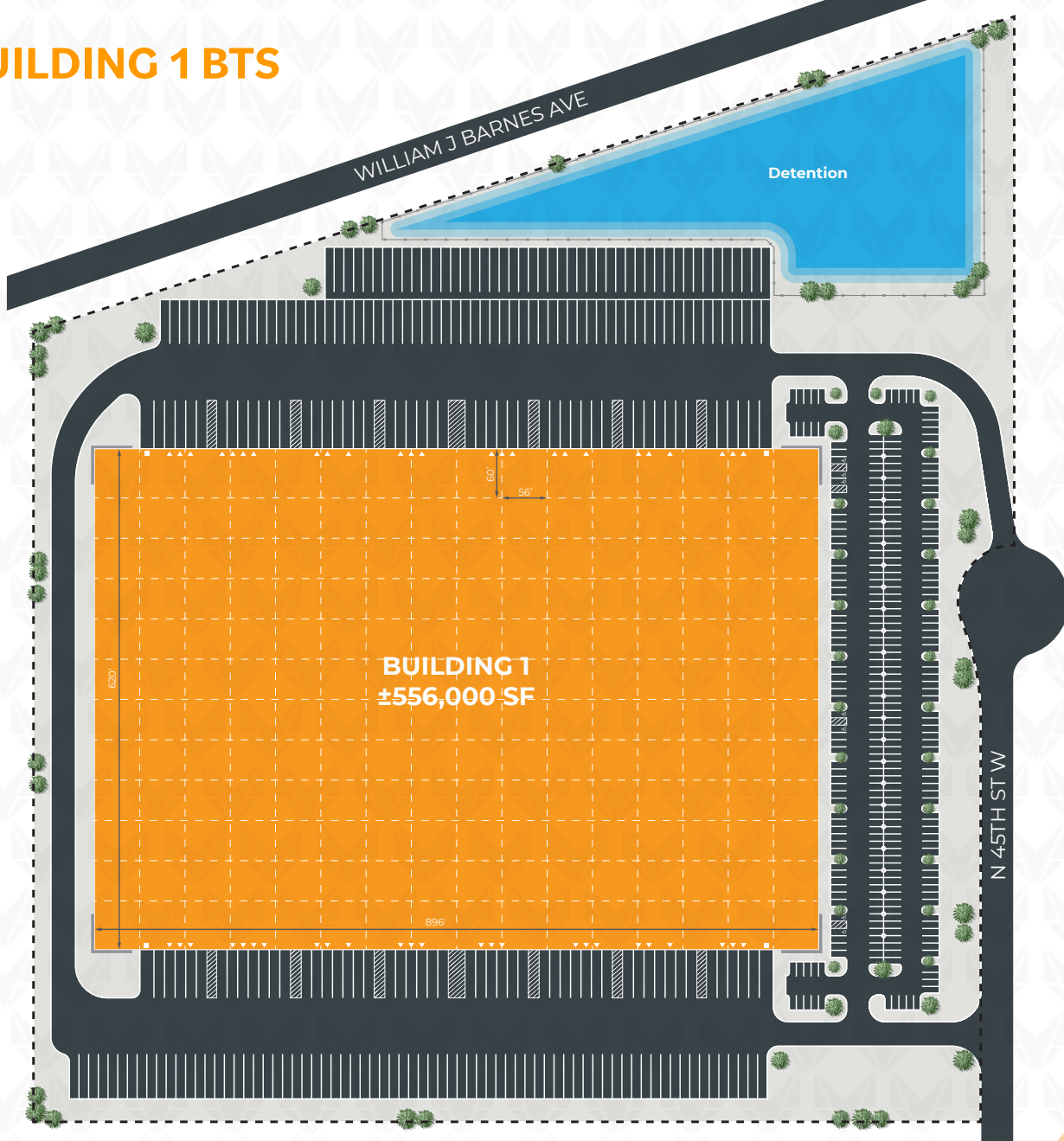
Sprinkler

Interior Steel Frame

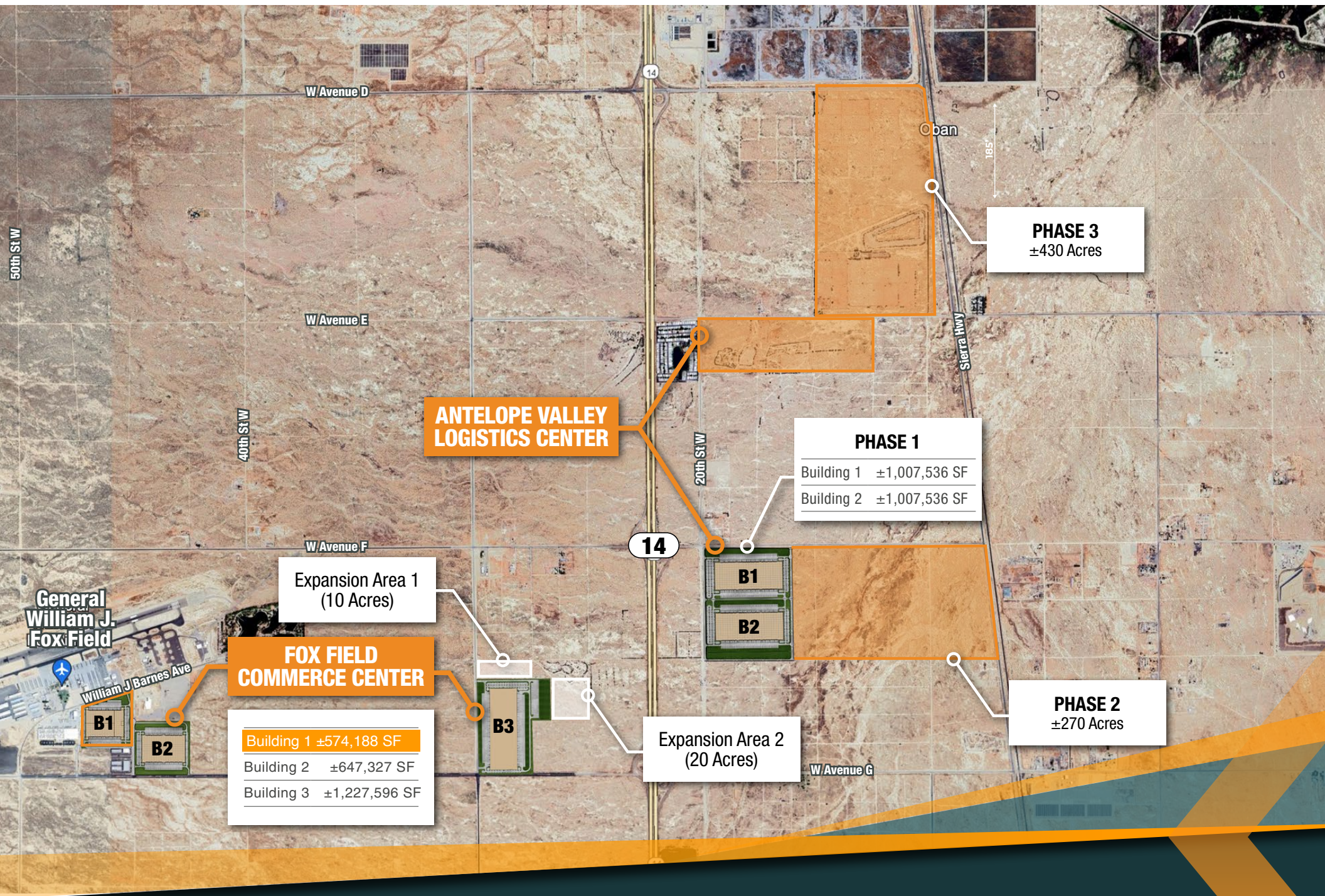
Tilt-Up Concrete Construction

(4) 1,200 A, 480v

Distribution Panels (*Expandable if Required*)







Lebe
5
NEIGHBORING TENANTS



FOX FIELD
COMMERCE CENTER

LANCASTER

PALMDALE

SANTA CLARITA



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.

HIGH

DEGREE TYPE OF WORKERS

70%

LARGER CONCENTRATION
OF WAREHOUSE WORKER
LABOR THAN NATIONAL AVERAGE

4,200 NET

SUPPLY/DEMAND SURPLUS
WAREHOUSE WORKER
LABOR POOL



\$23.75

FORKLIFT OPERATOR
MEDIAN HOURLY WAGE



\$21.36

FULFILLMENT SPECIALIST
MEDIAN HOURLY WAGE

WAREHOUSE WORKER LABOR DENSITY

35 MINUTE DRIVE TIME



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 PART-TIME COLLEGE
UNDEREMPLOYED 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 PART-TIME COLLEGE
UNDEREMPLOYED STUDENT ENROLLMENT

BAKERSFIELD**2 HOURS****2 HOUR DRIVE TIME****14,246,893** 2023 Total Population**4,718,365** 2023 Total Households**7,052,197** 2023 Labor ForceMOJAVE 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** **FOX FIELD**
COMMERCE CENTER**LOS ANGELES**
LONG BEACH
ONTARIO



LANCASTER/PALMDALE OVERVIEW



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.*



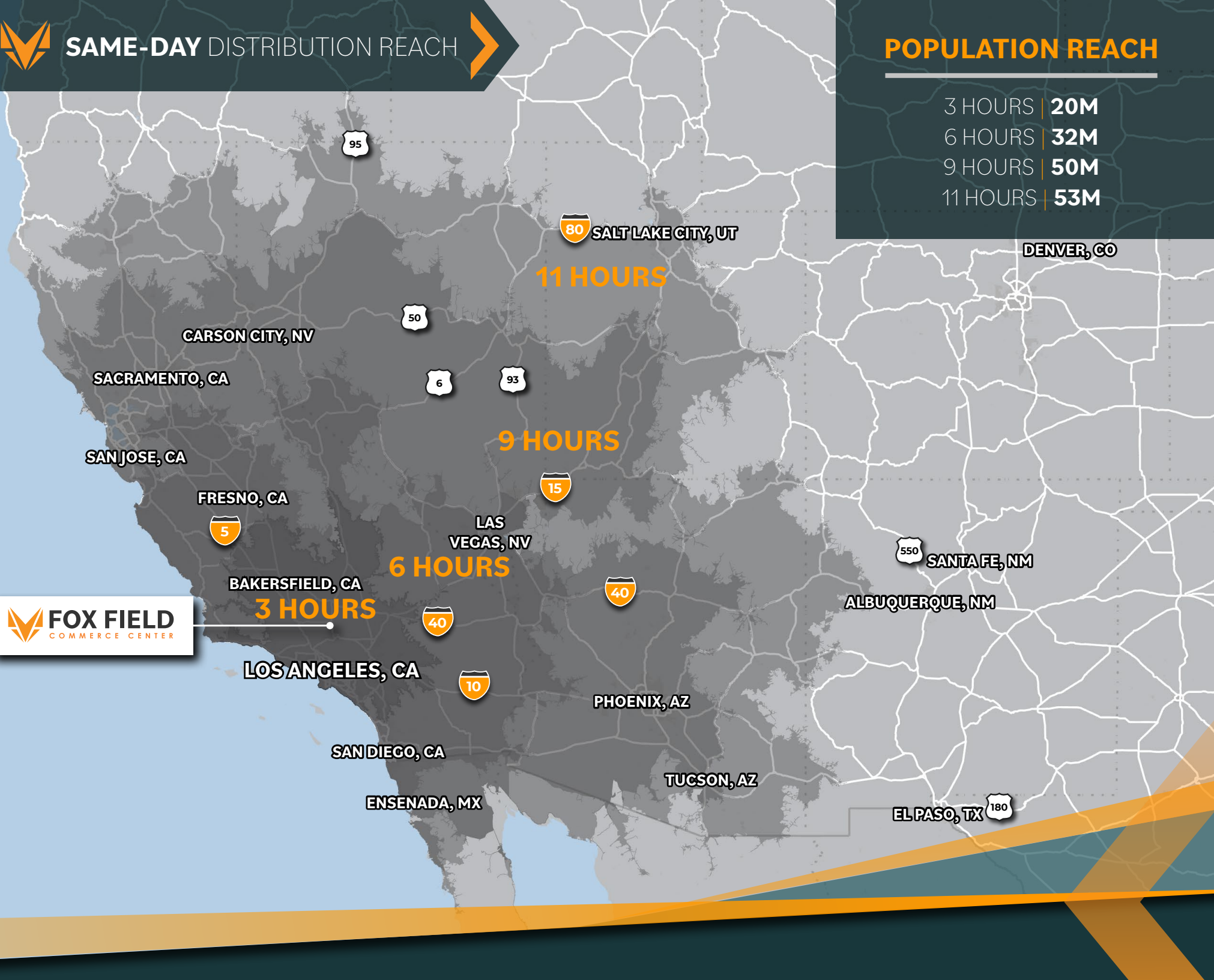


SAME-DAY DISTRIBUTION REACH



POPULATION REACH

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





THREE-DAY DISTRIBUTION REACH

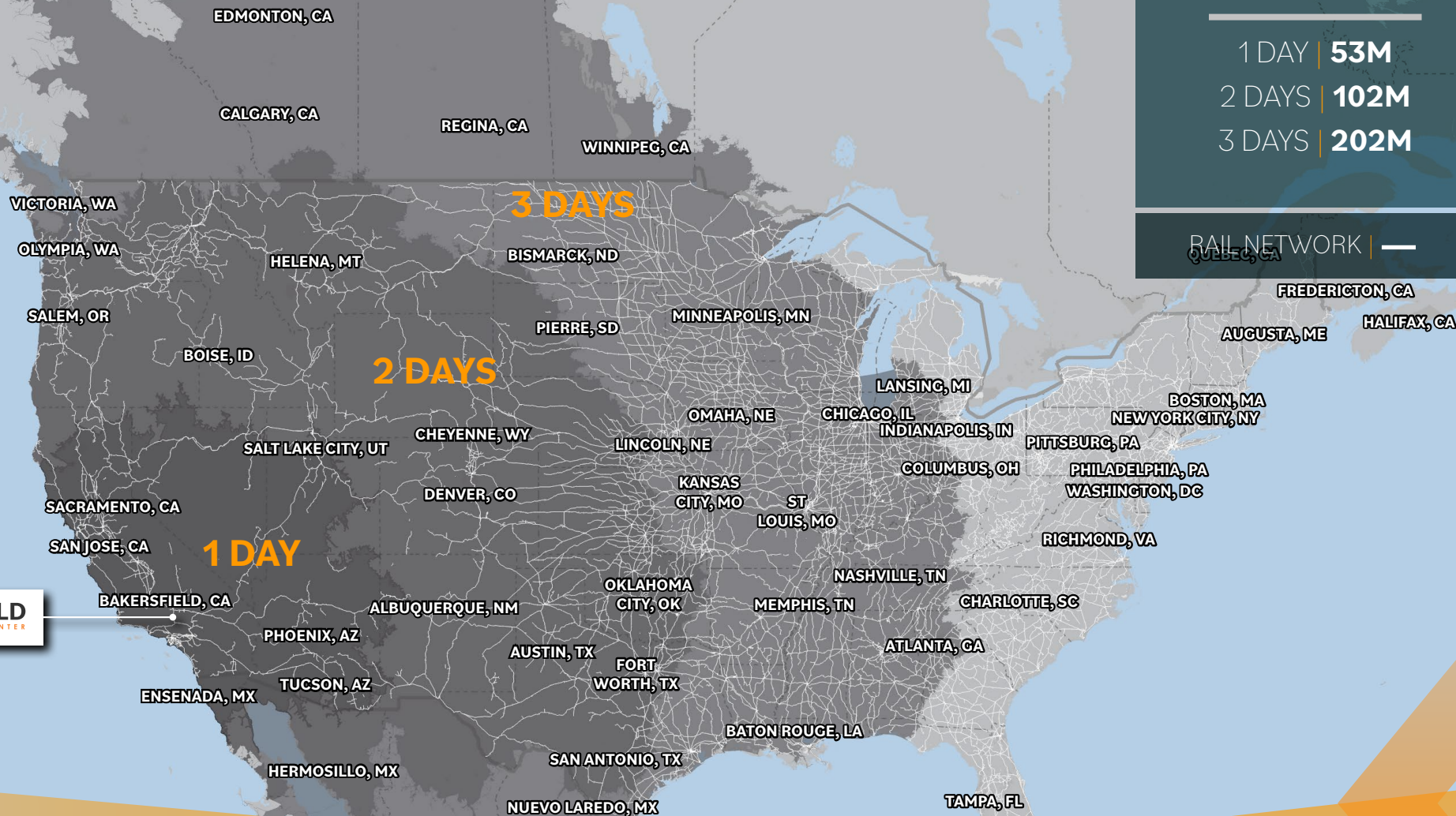
POPULATION REACH

1 DAY | **53M**

2 DAYS | **102M**

3 DAYS | **202M**

RAIL NETWORK | —



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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, Lowes, UPS, Chewy, Adidas, Dollar General, Ford and General Motors.

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