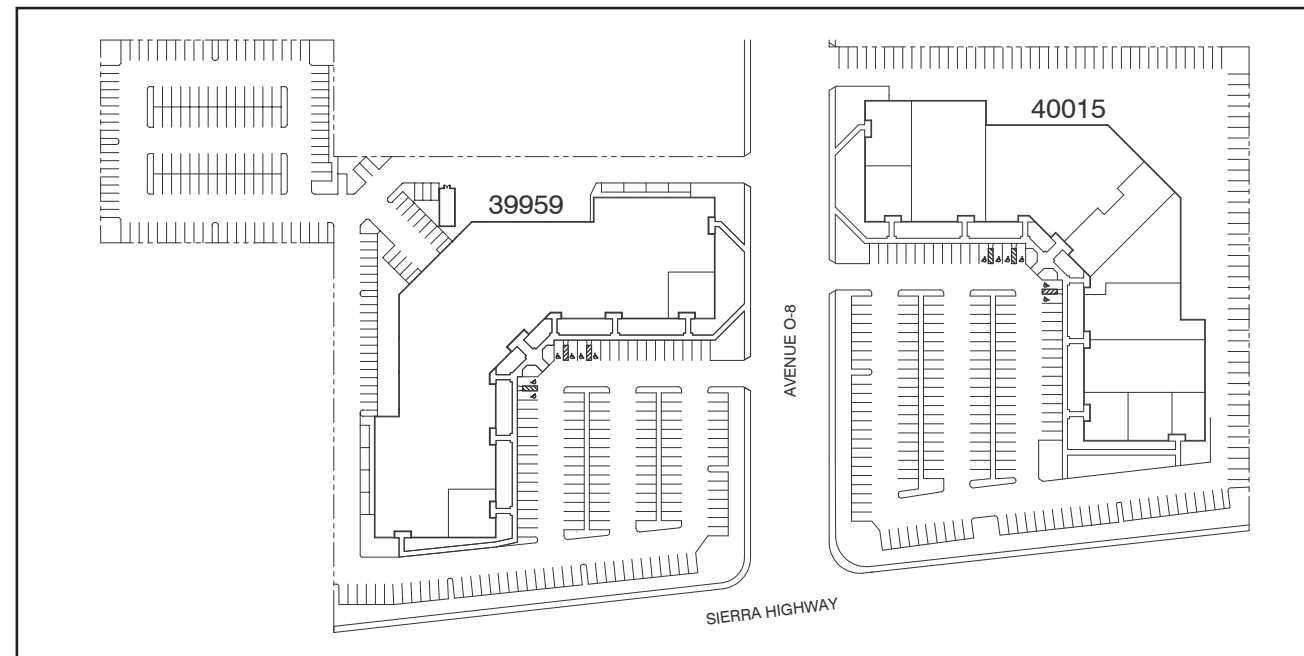


SITE PLAN



LOCAL LEASING OFFICE

2231 E. Palmdale Blvd., Suite P
 Palmdale, CA 93350
 661.274.4408

CORPORATE OFFICE

12447 Lewis Street, Suite 203
 Garden Grove, CA 92840
 562.435.2100 Main
 562.435.2109 Fax

www.TheAbbeyCo.com



MAP



SIERRA GATEWAY

39959 & 40015 SIERRA HIGHWAY, PALMDALE, CA 93550

TENANT IMPROVEMENTS AVAILABLE

NEW SUITES MOVE-IN READY

The information contained within has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

PROPERTY HIGHLIGHTS

The Sierra Gateway project features an institutional-quality, two building, two story, multi-tenant office complex with vibrant architecture. In the heart of the Antelope Valley, it is a landmark property along the busy Sierra Highway, across the street from the Palmdale Regional Airport and just over a mile from the Antelope Valley Mall and the Rancho Vista retail corridor.

- Finished office suites available for immediate occupancy
- Professional tenant mix including Embry Riddle, Aveanna Healthcare and Lockheed Martin
- Centrally located between Palmdale and Lancaster
- Office / Flex units available with 24 ft. clear height & grade level roll up doors
- Easy access from Palmdale and Lancaster
- Convenient to the 14 Fwy
- Abundant surface lot parking
- Excellent visibility along Sierra Highway
- Beautiful landscaping
- Separate exterior suite access
- Energy Star certified
- Local professional and responsive property management and leasing team



LOCATION SUMMARY

This high profile complex is a premier property in the growing High Desert area of Los Angeles County. Palmdale is home to many aerospace giants including Lockheed Martin, Northrup Grumman, Boeing, and NASA. Corporations, manufacturers, educators, national retailers, service providers, and restaurant chains all have a robust presence in Palmdale. The city offers a vast array of housing, acclaimed schools, and regional hospital care.

PROPERTY INFORMATION

ADDRESS 39959 and 40015 Sierra Highway Palmdale, CA 93550	TOTAL SF 135,398 SF	PROPERTY TYPE Multi-Tenant Office Building	PARKING 566 Spaces
CONSTRUCTION Concrete tilt-up	LAND AREA 9.52 Acres	FLOORS 2-Stories	YEAR BUILT 1991, Renovated 2017
BUILDINGS 2	OFFICE PERCENTAGE 100%	ZONING M-4 (Planned Industrial)	

AREA OVERVIEW

Situated in the northern portion of Los Angeles County, Palmdale is also part of the geographic region known as the Antelope Valley, between the San Gabriel and Tehachapi mountain ranges. In total, the Antelope Valley encompasses 475,000 people, with its two largest cities being Palmdale and Lancaster. Palmdale is a city that has enjoyed tremendous growth and prosperity over the last two decades. More than 169,000 residents who call Palmdale home enjoy a pleasant quality of life in this family-oriented, bedroom community to the Greater Los Angeles area. The average household income is \$65,000. Over the last 25 years, Palmdale has consistently been ranked in the top 25 fastest growing cities in the U.S. and the fastest growing city in Los Angeles County. By land area, Palmdale is the second largest city in Los Angeles County, sixth largest in California and one of the top 100 largest cities in the U.S.

