



# FOX FIELD

COMMERCE CENTER

46950 N 45TH ST W, LANCASTER, CA

**UNDER CONSTRUCTION**  
**Q3 2025 DELIVERY**  
**BUILDING 2**



**647,757 SF WAREHOUSE & DISTRIBUTION OPPORTUNITY ON 38 ACRES**  
**EXPANSION LAND FOR ADDITIONAL PARKING**  
CONVENIENT ACCESS TO HIGHWAY 14, 138 & I-5

VISIT [FOXFIELDCENTER.COM](https://FOXFIELDCENTER.COM)



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## PROPERTY ADVANTAGES

- » 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

**FREEWAY INTERCHANGE APPROXIMATELY 2 MILES**







# SITE SPECIFICATIONS

**38.7**

Acreage

**5,105 SF Spec Office**

(Entitled) Up to 40,000 SF

**1,008' x 640'**

Building Dimensions

**441**

Car Parking

**143**

Trailer Parking

**Cross-Dock**

Loading

**4**

Drive-In Doors

**185'**

Truck Court Depth

**56' x 52'**

Bay Spacing

**74 Spec Docks**

Fully Equipped Dock Doors

Additional **28 Future Knockouts**

**45 Mil Single Ply TPO**

On Panelized Roofing with  
R-30 Rigid Insulation

**40' Clear Height**

**8,000 AMP Service**

(Expandable)

**ESFR**

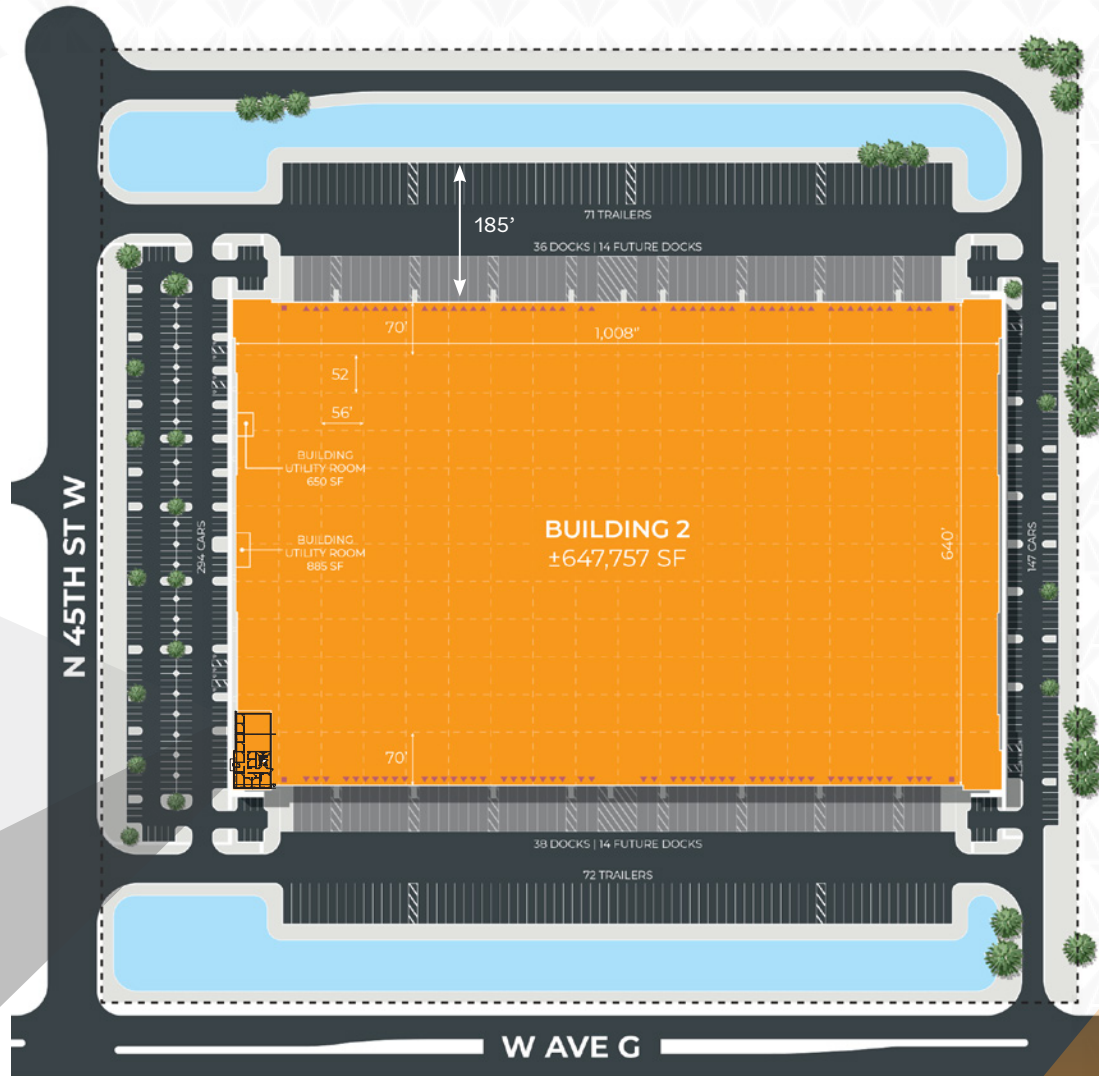
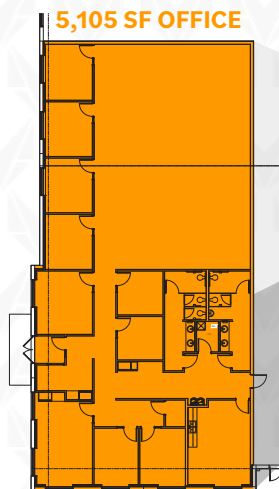
Sprinkler

**Interior Steel Frame**

Tilt-Up Concrete Construction

**Solar Spec**

Up to 500 KW

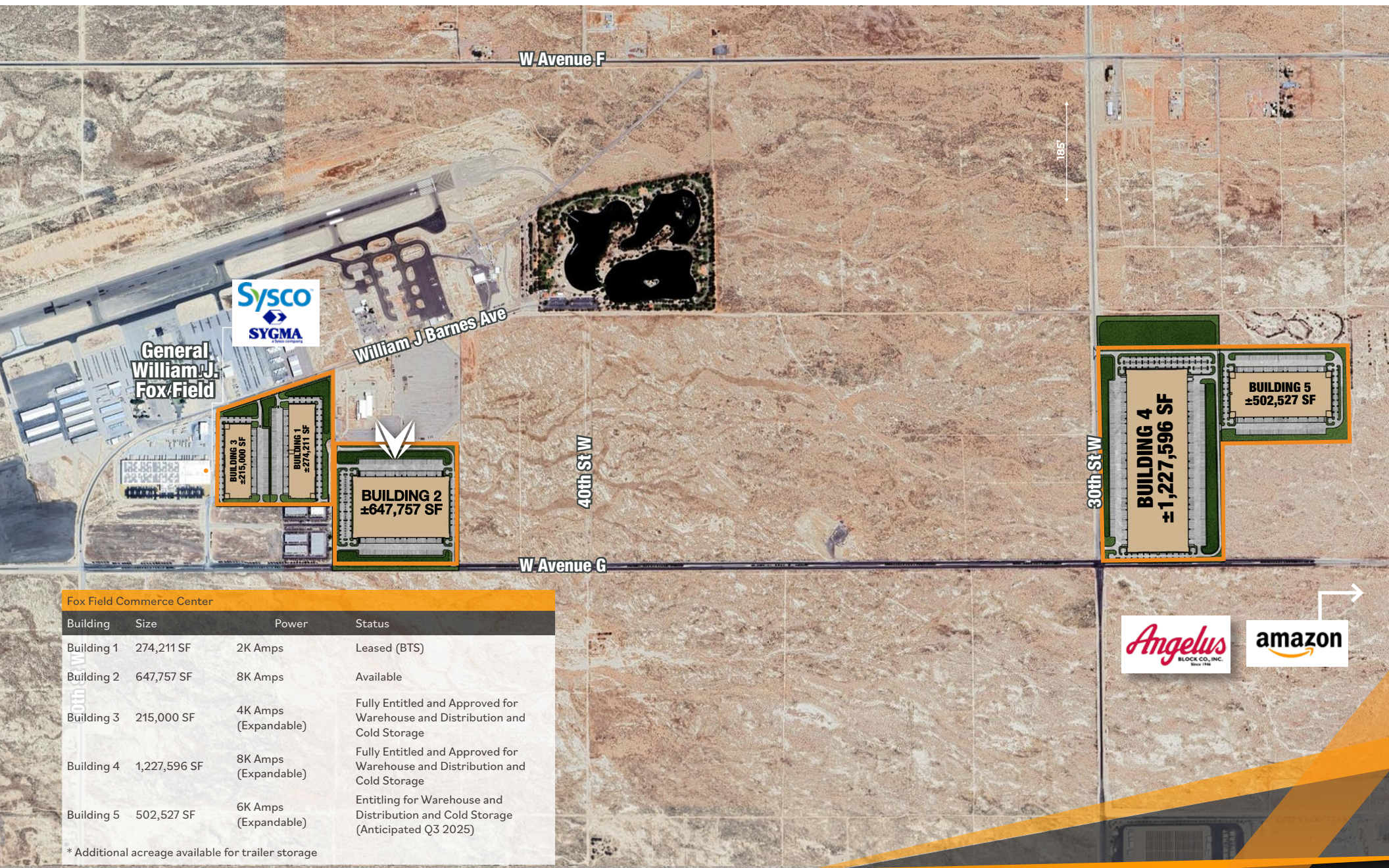






NORTH LA COUNTY

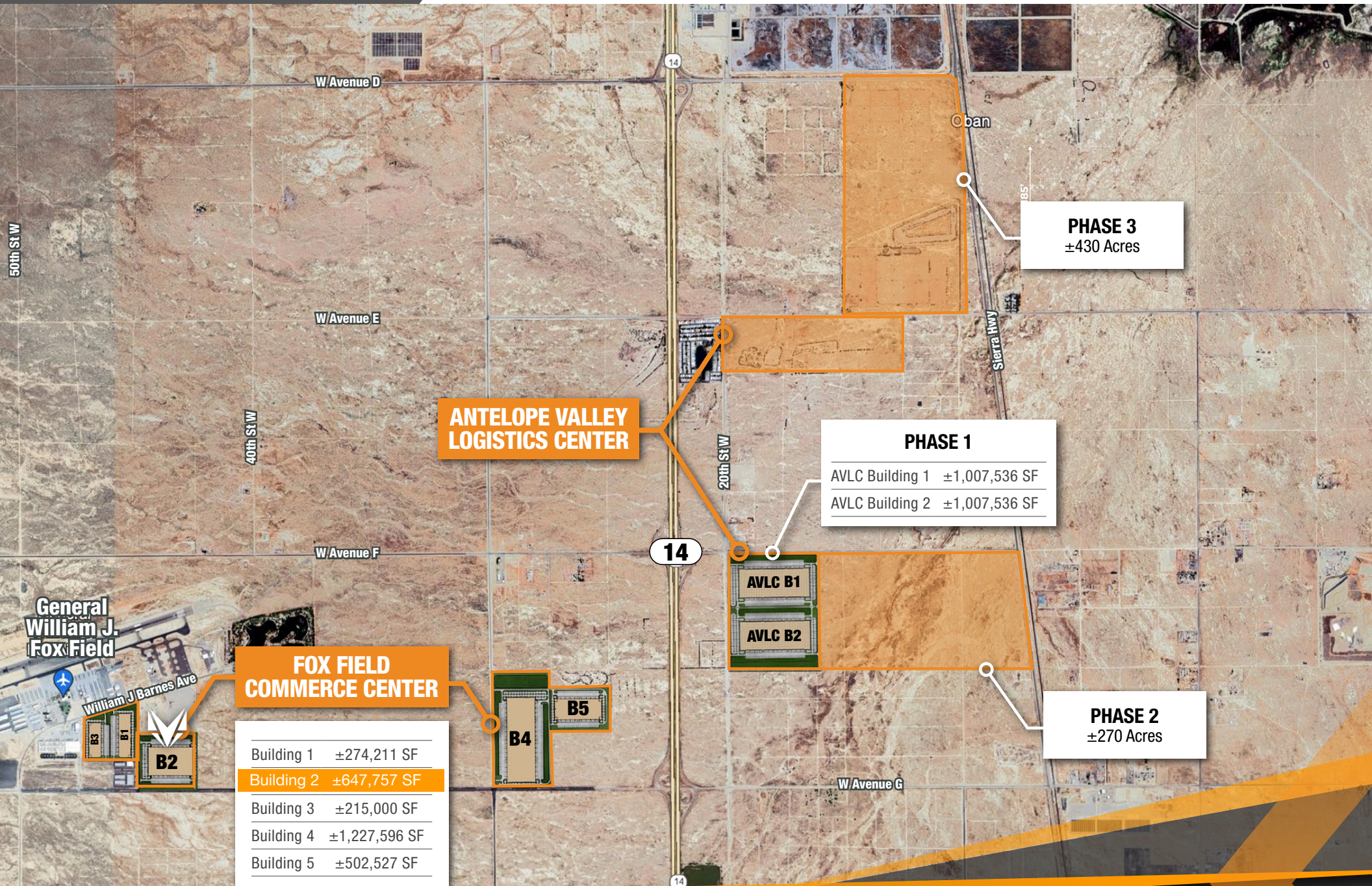
# FOX FIELD COMMERCE CENTER NORTH LA COUNTY





 **NORTH LA COUNTY**

# FOX FIELD COMMERCE CENTER & ANTELOPE VALLEY LOGISTICS CENTER





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# NEIGHBORING TENANTS



A map of the Lancaster, California area, showing major highways (5, 138, 14, 210) and surrounding terrain. Three circular callouts highlight specific areas: one near Lancaster, one near Palmdale, and one near Santa Clarita. Each callout contains a grid of logos for neighboring tenants.

 AIRO INDUSTRIAL COMPANY	FAA	 SUN VALLEY LIGHTING	 U.S. ARCHITECTURAL LIGHTING
 amazon	 LOCKHEED MARTIN	 SYGMA	
 Angelus BLOCK CO., INC.	Michaels	 TARGET	
 BOEING	NASA	 THE HOME DEPOT	
 GoPart	NORTHROP GRUMMAN	TRADER JOE'S	
 COSTCO WHOLESALE	 RITE AID	 ups	
 DELTA AIRLINES	sam's club	Walmart	

## FOX FIELD COMMERCE CENTER

LANCASTER

PALMDALE

SANTA CLARITA

 ADVANCED BIONICS	 CC	 BEMO
amazon	 DRINKPAK	
 AMERICAN REGENT	 HONDA	 SCS Santa Clarita Studios
 ams	 ILLUMINATION DYNAMICS	SONY
 AQMS	 IRON MOUNTAIN	 The Scenic Companies
 Bay Center	 NBCUniversal	 US AutoForce a US Venture company
 CBS TELEVISION STUDIOS		 VISION MEDIA.





Fox Field Commerce Center in the Lancaster, CA labor market offers better labor market conditions for industrial labor than Ontario, CA given lower competition, fewer union elections, higher unemployment, lower market affluence and a warehouse worker net supply/demand surplus of 26,000 individuals.

## NET

SUPPLY/DEMAND SURPLUS OF  
WAREHOUSE WORKER LABOR

## 76%

OF RESIDENTS OUTBOUND  
COMMUTE 25+ MILES

## LOWER

LABOR COMPETITION

## LOWER

INCOME

## HIGHER

UNEMPLOYMENT

## NO

UNION ELECTIONS

### LANCASTER



## \$19.24

FORKLIFT OPERATOR  
MEDIAN HOURLY WAGE



## \$19.16

MATERIALS HANDLER  
MEDIAN HOURLY WAGE

### ONTARIO



## \$23.01

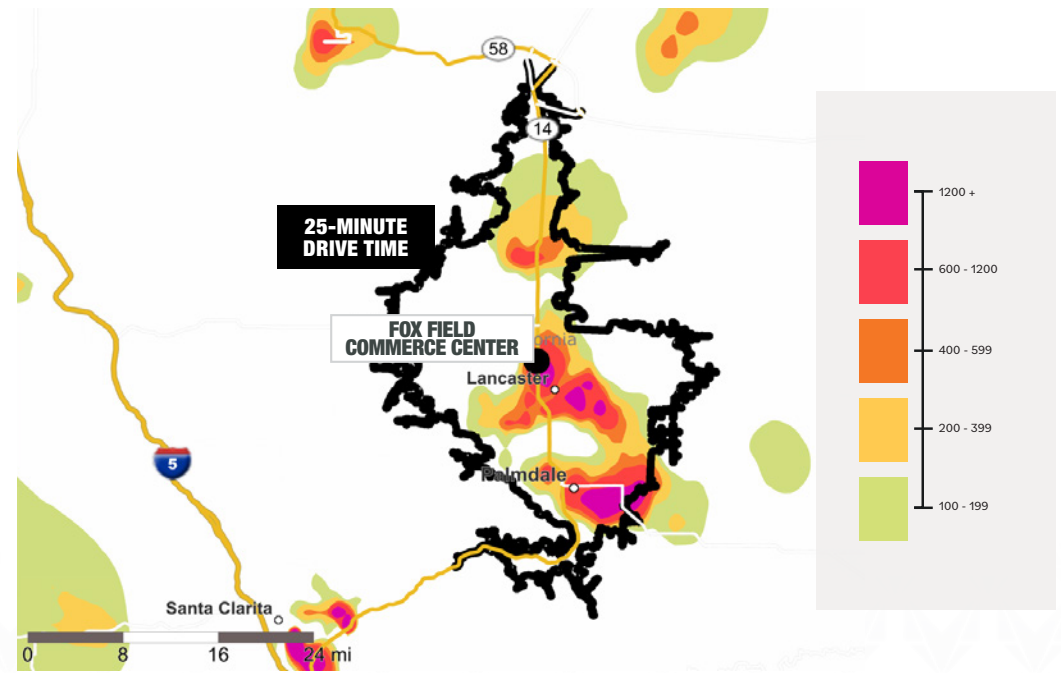
FORKLIFT OPERATOR  
MEDIAN HOURLY WAGE



## \$19.99

MATERIALS HANDLER  
MEDIAN HOURLY WAGE

## WAREHOUSE WORKER LABOR DENSITY



### LANCASTER

387,692	58,612	1.9
POPULATION TOTAL	PRODUCTION TOTAL	CONCENTRATION VS US = 10

26,174 SURPLUS  
NET SUPPLY/DEMAND BALANCE (5 MI)

#### DECEMBER 2024 UNEMPLOYMENT

4.1%	9,454
RATE	TOTAL

AREA AFFLUENCE MEDIAN HOUSEHOLD INCOME	
\$80,773	22.6%
TOTAL	LESS THAN \$35K

11,331  
BLUE COLLAR TOTAL  
UNDEREMPLOYED

### ONTARIO

2,608,052	380,707	1.4
POPULATION TOTAL	PRODUCTION TOTAL	CONCENTRATION VS US = 10

-42,453 (DEFICIT)  
NET SUPPLY/DEMAND BALANCE (5 MI)

#### DECEMBER 2024 UNEMPLOYMENT

4.8%	62,077
RATE	TOTAL

AREA AFFLUENCE MEDIAN HOUSEHOLD INCOME	
\$94,163	17.9%
TOTAL	LESS THAN \$35K

99,132  
BLUE COLLAR TOTAL  
UNDEREMPLOYED



**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.*





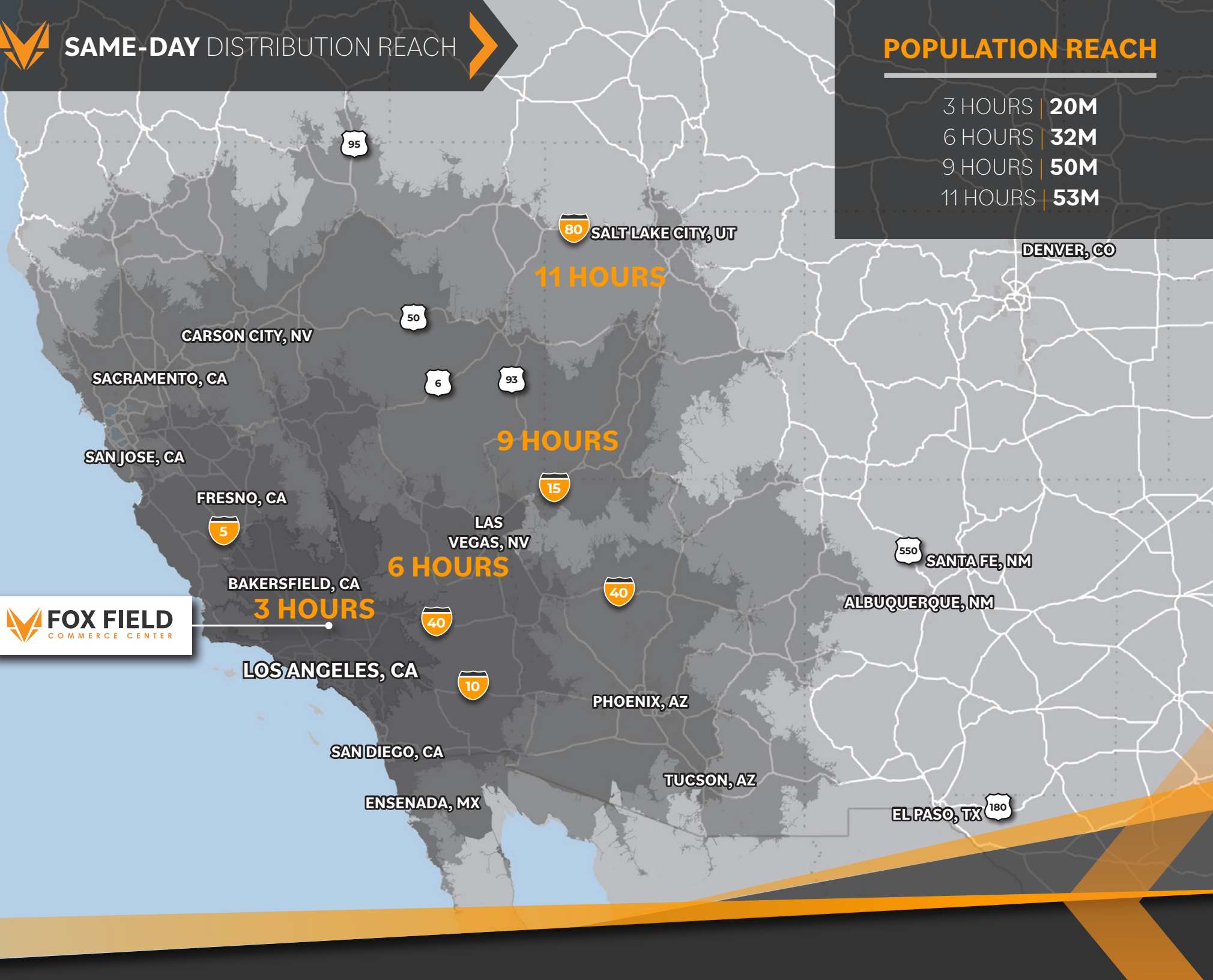


**SAME-DAY** DISTRIBUTION REACH



## POPULATION REACH

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







# THREE-DAY DISTRIBUTION REACH

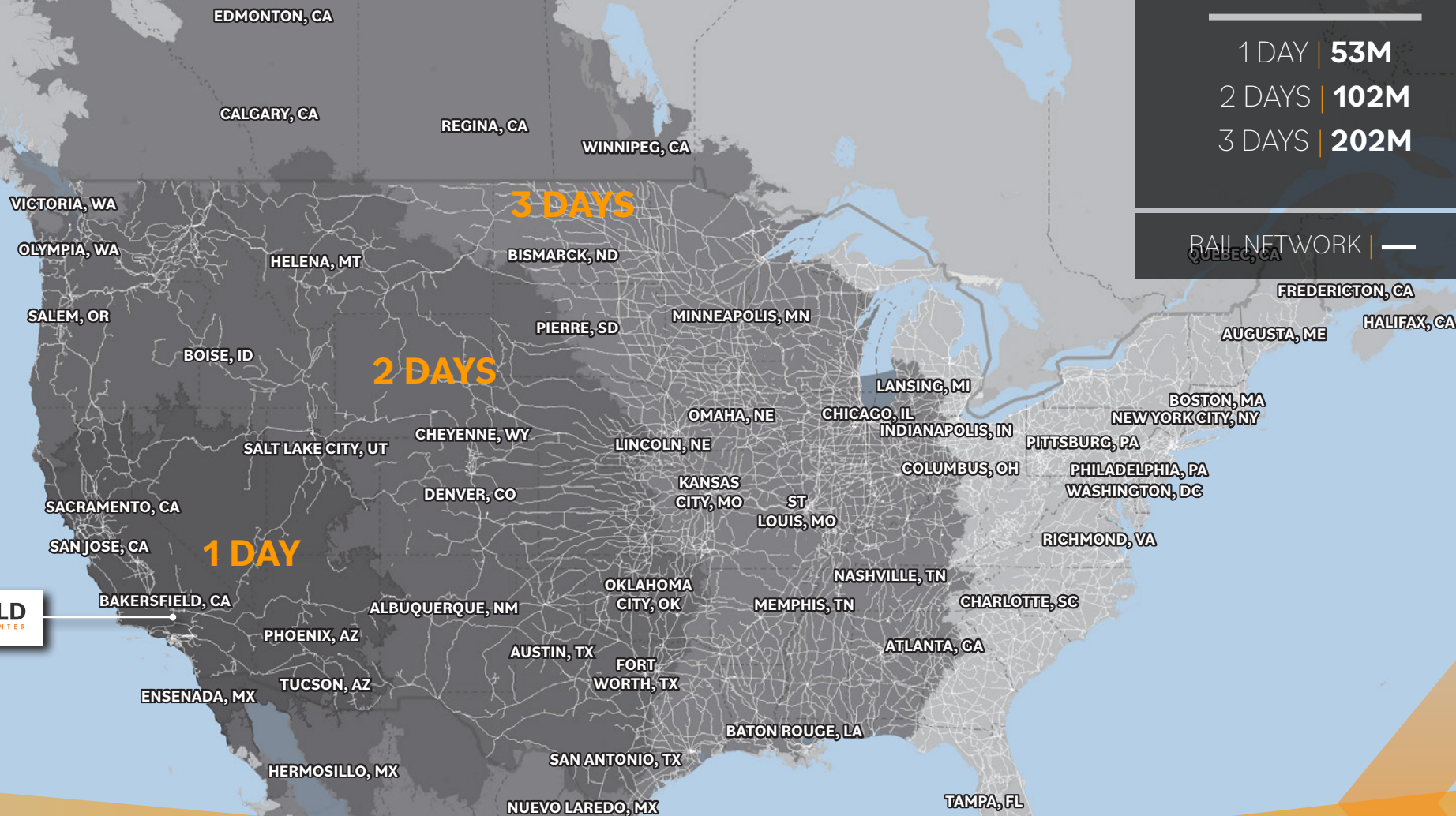
## POPULATION REACH

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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