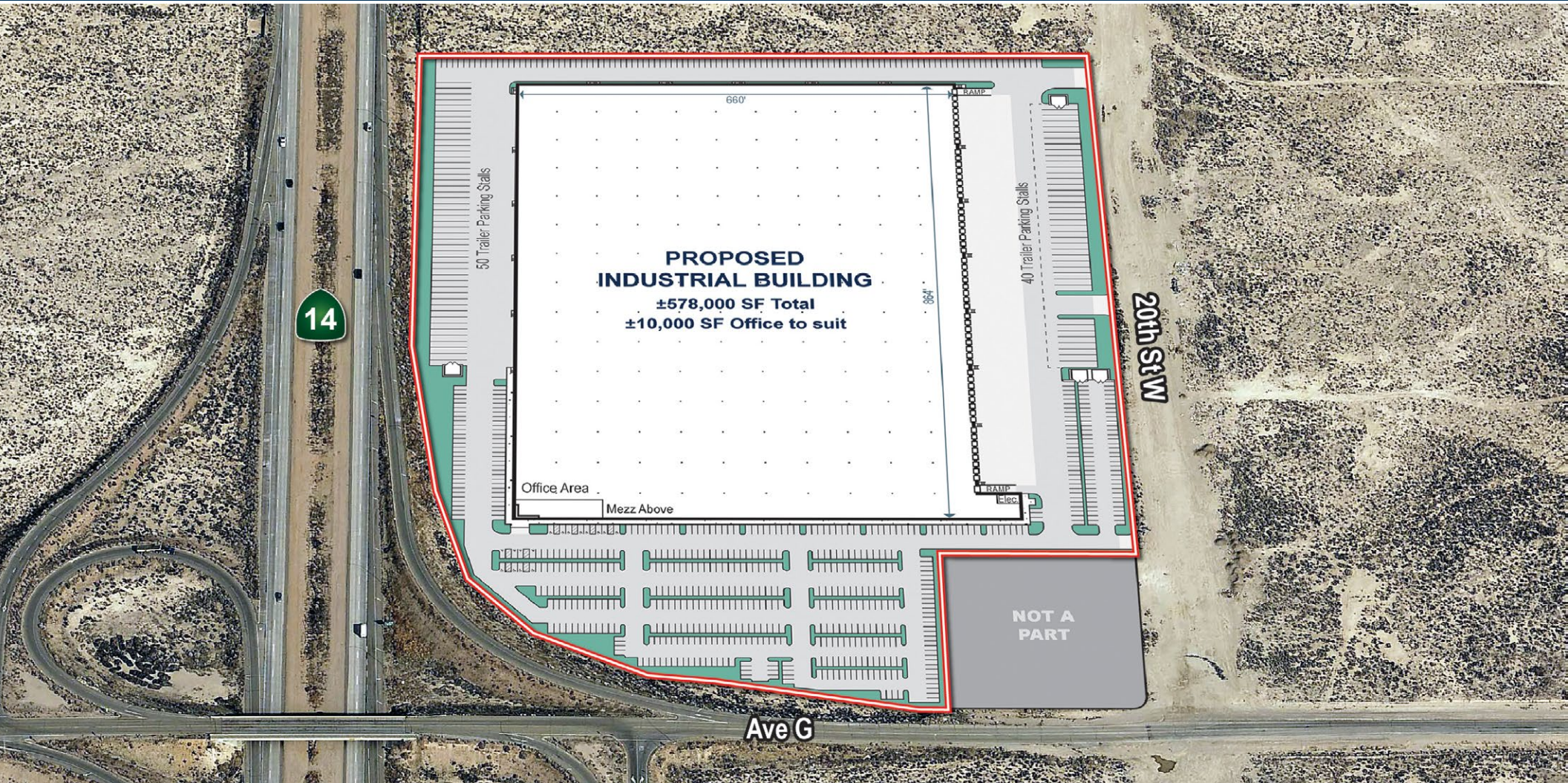


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PROPERTY FEATURES OF ENTITLED BUILDING

- 26.2 Acre Land Parcel
- 10,000 SF Office To Suit
- Antelope Valley AQMD (No ISR Fees - Verify)
- Entitlements Received April 2023
- New ± 578,000 SF Freestanding Distribution Facility
- Turnkey Building to be Delivered
- Lowest Priced Building Over 500k in Southern California
- SR-14 Freeway Frontage
- Fully Fenced Lot and Truck Court

PROPERTY INFORMATION

Site Plan

- Entitled for Rear Loading Building
 - Entitlements approved through 4/12/26
- Possible to Change Site Plan to Cross Dock (Verify)

Utilities

- Power: Southern California Edison
- Water: Los Angeles Department of Public Works
- Sewer: Los Angeles County Sanitation District

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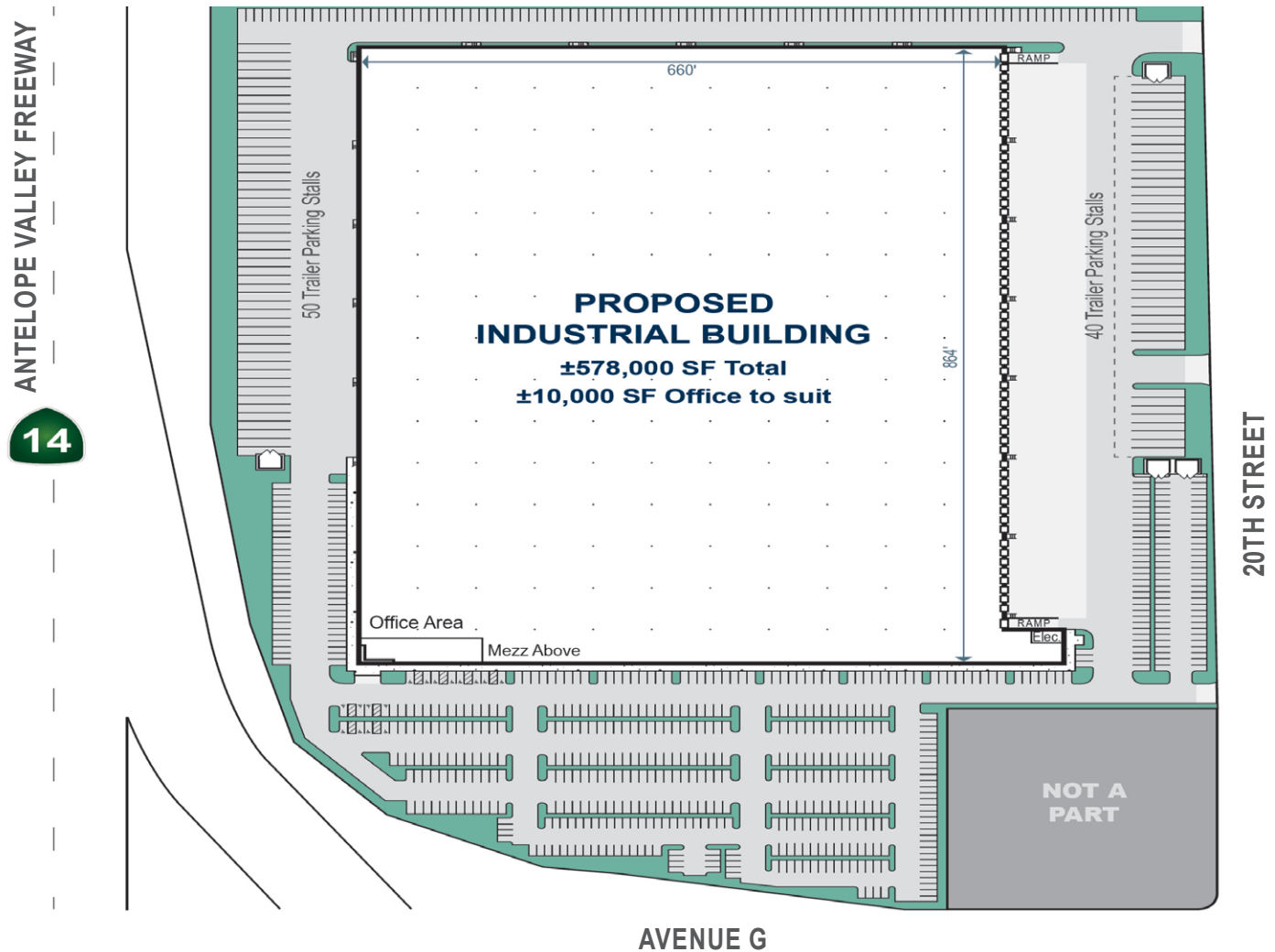
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APPROVED SITE PLAN



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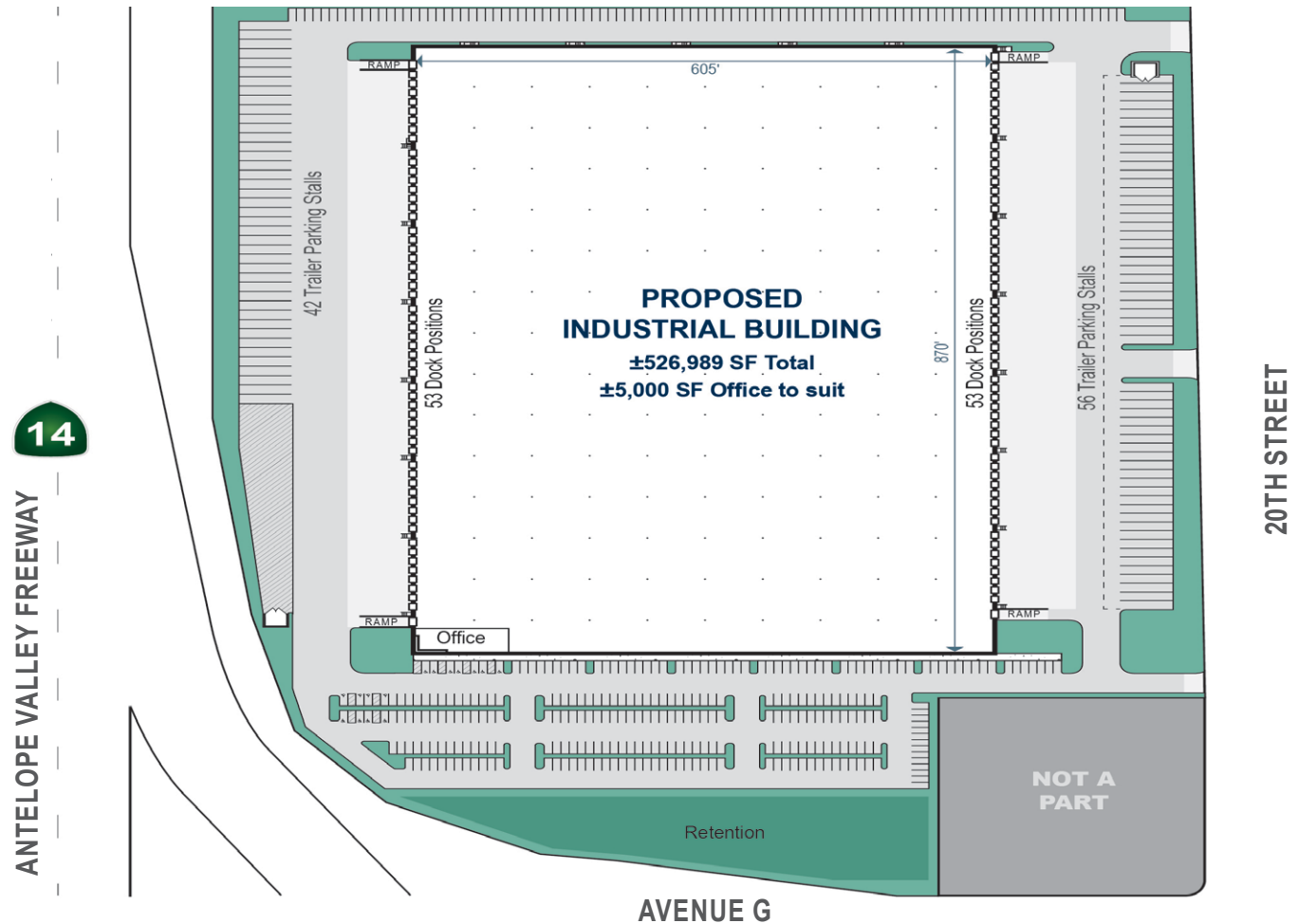
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POSSIBLE CROSSDOCK PLAN (VERIFY)



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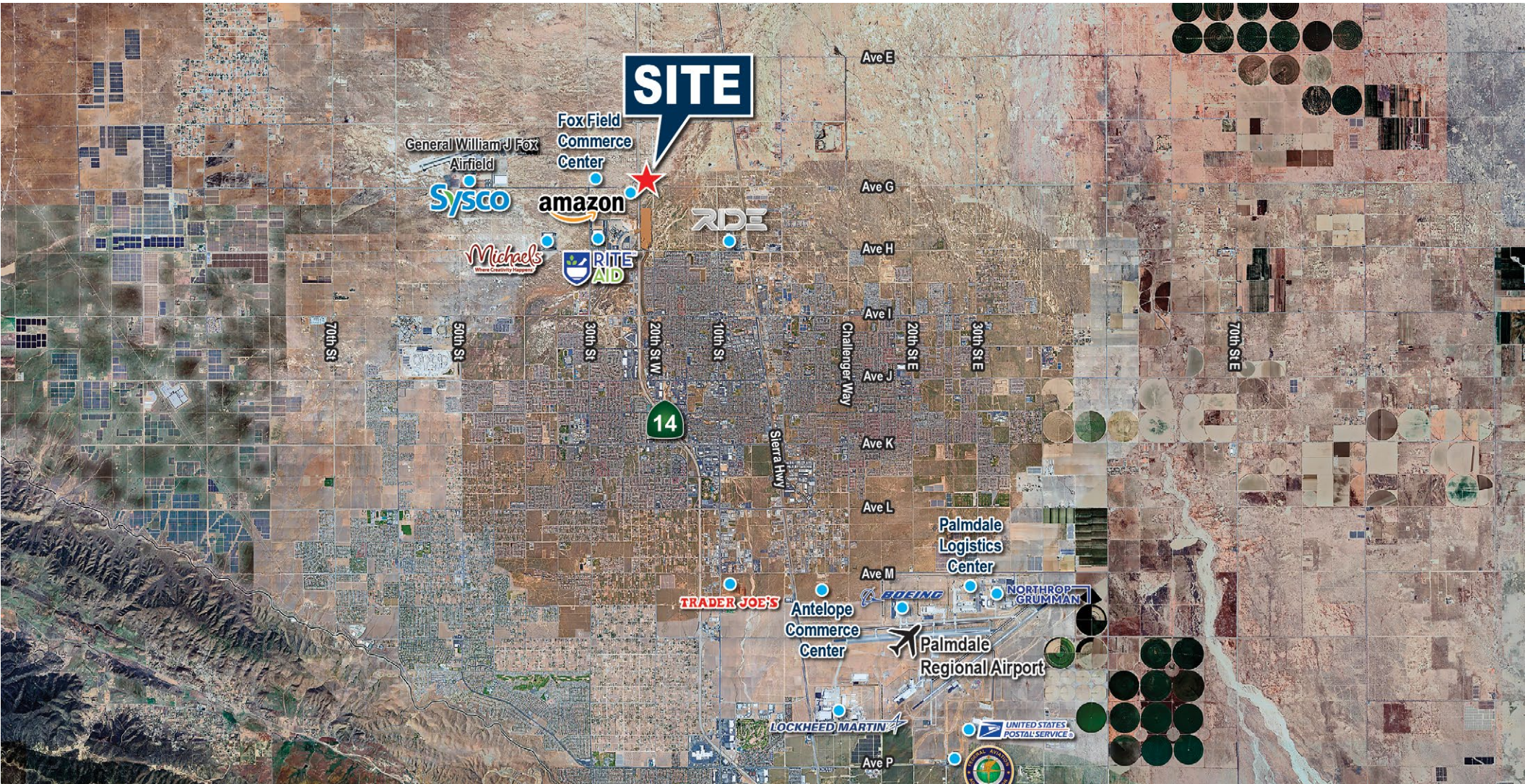
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Driving Distance

1	Palmdale Regional Airport	14 Miles
2	Port of LA	97 Miles
3	Port of Long Beach	98 Miles
4	LAX Airport	78 Miles
5	Ontario Airport	85 Miles
6	Long Beach Airport	97 Miles
7	BNSF - Barstow	88 Miles
8	BNSF - LA (Hobart)	80 Miles
9	BNSF - San Bernardino	80 Miles
10	Union Pacific - City of Industry	93 Miles
11	Union Pacific - LA	79 Miles



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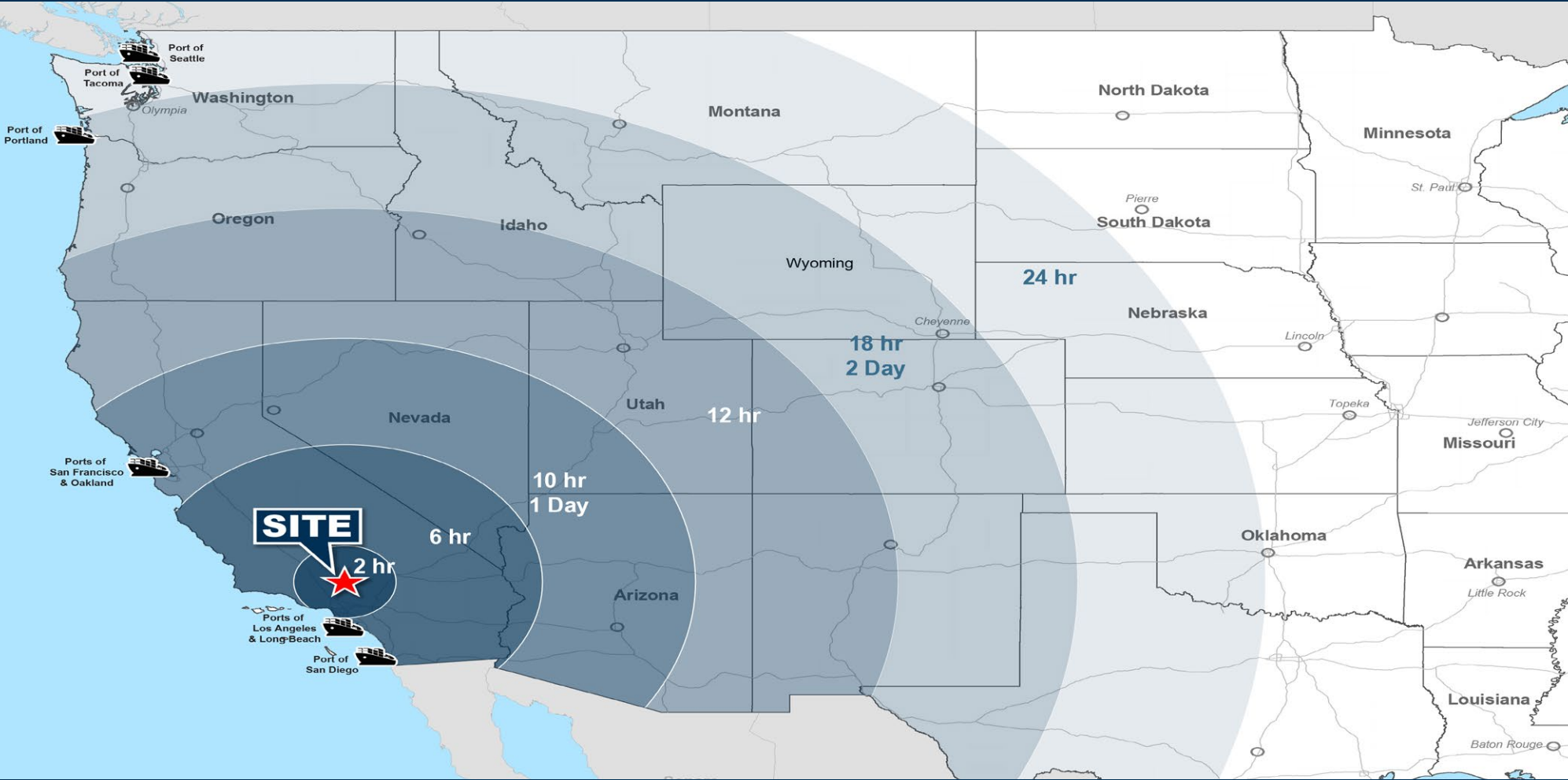
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ESTIMATE DRIVING DISTANCE MAP

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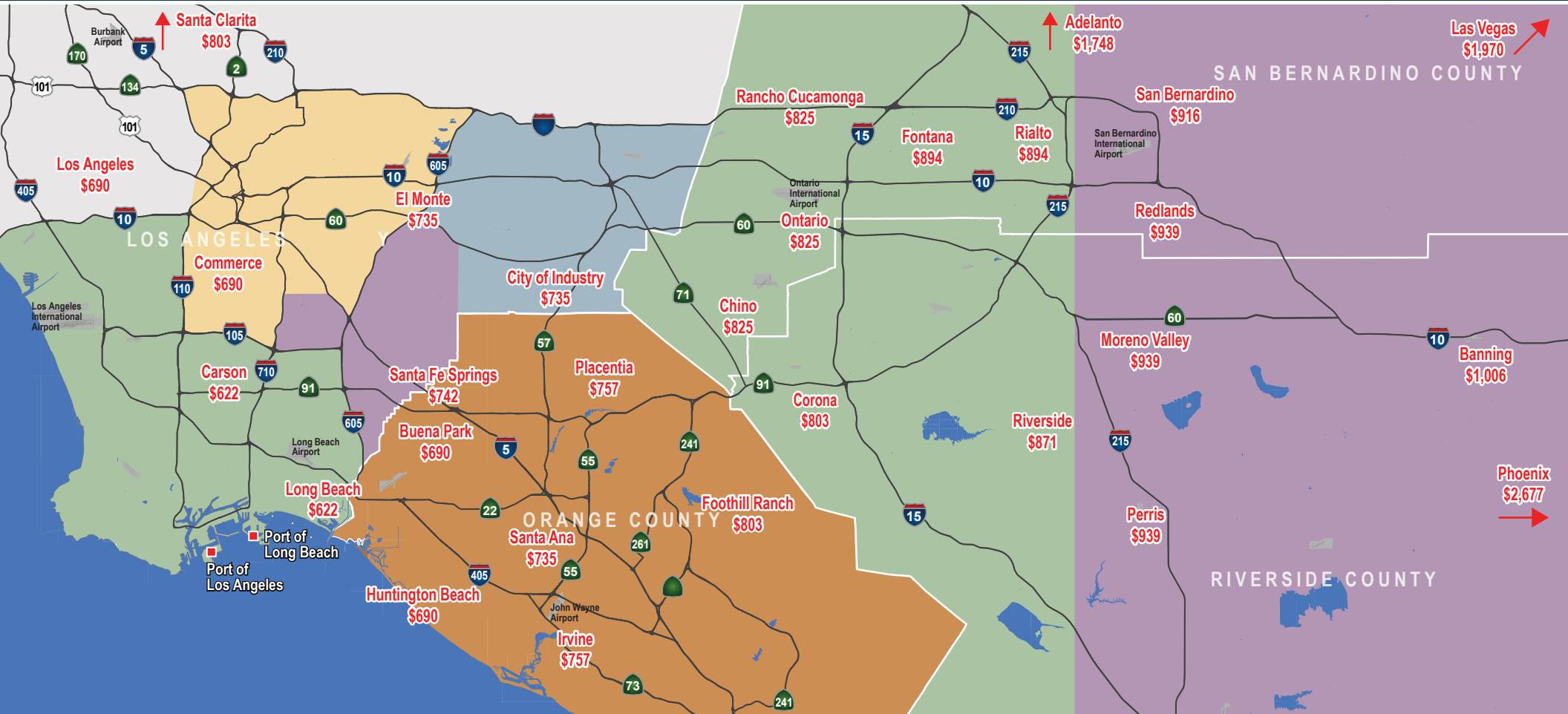
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ESTIMATED DRAYAGE COST - 2025



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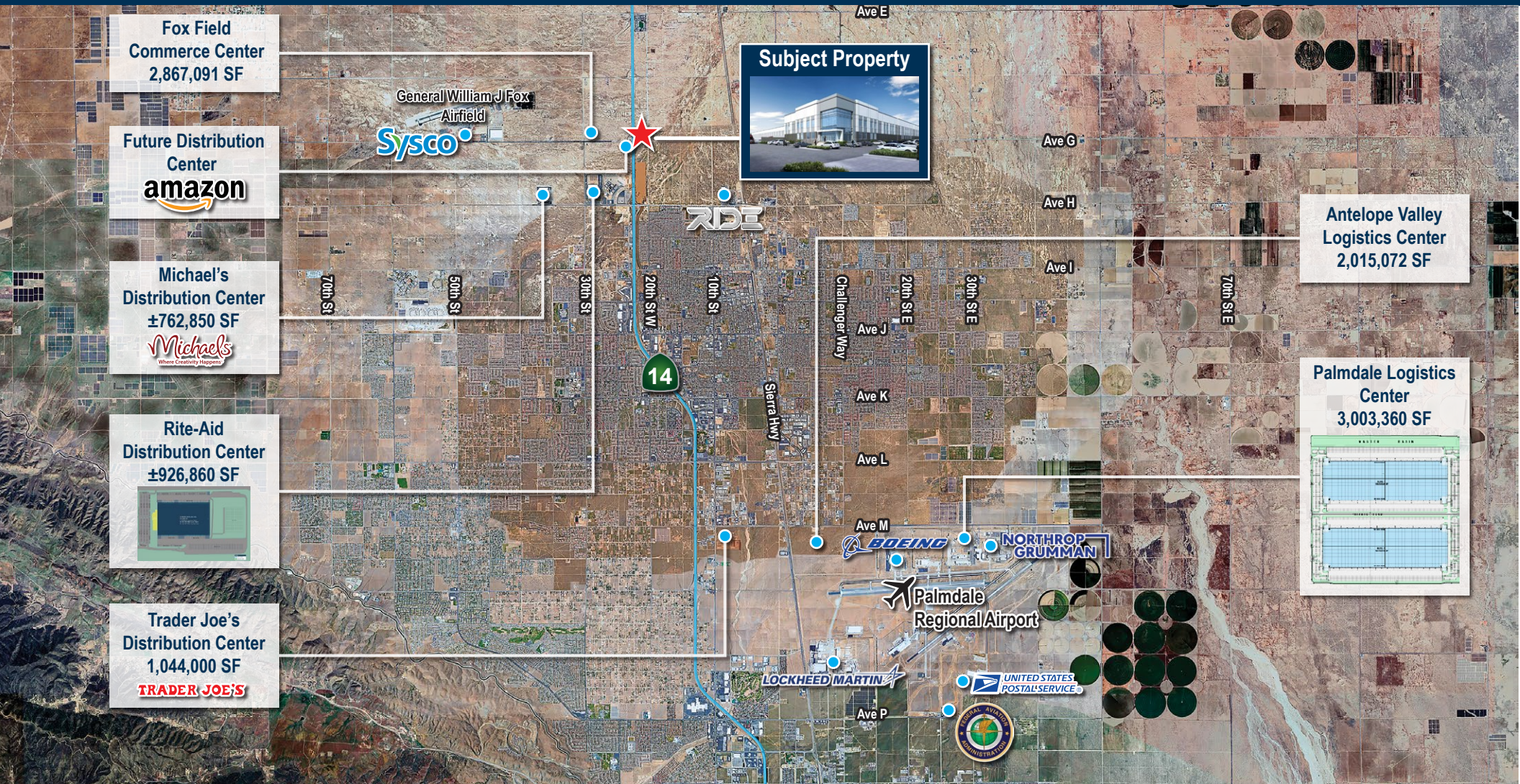


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ANTELOPE VALLEY REGIONAL ADVANTAGES

Substantial Overhead Savings

The subject property provides substantial cost savings when compared to other regions in Southern California. There are currently no buildings for sale over 500,000 square feet in Orange County and the Los Angeles Basin, and minimal opportunities in the Inland Empire with estimated prices ranging from \$200 per square foot to \$350 per square foot and higher, the subject property provides the buyer with the highest value per square foot compared to all other buildings listed on the market for sale in this size range today. – AIR Catalyst Data

Outstanding Labor Pool

Fed by innovative programs such as the highly acclaimed SOAR High School, Lancaster has placed renewed emphasis on putting relevant science, technology, engineering, and math skills into the hands of the talent it develops.

The City's University Center has brought California State University engineering and science programs to the community while Antelope Valley College, home to more than 15,000 students, continues to expand its 135 acres with new health and science facilities designed to educate a new generation of highly skilled workers. Nearly 60% of Lancaster's workforce has solid college experience. The City's median age is just 32.4 years, giving our workforce great vitality. – Lancaster Economic Development

No Indirect Source Rule Fees (Verify)

Located outside of the South Coast Air Quality Management District (South Coast AQMD), the Antelope Valley region is currently exempt from any fees attributed to the Indirect Source Rule. The Indirect Source Rule, as proposed by the South Coast AQMD, "Would require warehouse operators with more than 100,000 square feet of indoor space to reduce emissions by limiting the number of trucks that can come to their building and pay a "mitigation fee." Initially, this rule will cost warehouse operators nearly a dollar per square foot, every single year, with NO SUNSET DATE. Annual increases are expected thereafter with no limit on this new endless tax. Warehouse operators would be required to track and report all truck trips and the rule imposes costly, duplicative requirements on top of California Air Resources Board's already stringent rules." – NAIOP SoCal

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