

FOR LEASE

# SIERRA HWY DEVELOPMENT LAND

PALMDALE, CA 93550

GROUND LEASE  
BUILD-TO-SUIT



[STRATTONCRE.COM](http://STRATTONCRE.COM)





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PALMDALE, CA 93550

**GROUND LEASE**



**David Stratton**

Vice President of Sales - DRE #02034297

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**David@StrattonCRE.com**

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## OFFERING SUMMARY

# SIERRA HWY DEVELOPMENT GROUND LEASE - BUILT TO SUIT

Stratton Commercial Real Estate is pleased to present a rare, large-scale land opportunity adjacent to the bustling Sierra Hwy Plaza, a collection of commercial vacant parcels totaling 658,191± sq.ft. (15.11 acres). Positioned next to a mostly leased flex/industrial center within an established industrial hub, this site offers massive frontage on Sierra Highway for outstanding visibility, exposure, and access.

The property is being offered as-is with flexibility for a Ground Lease or Build-to-Suit structure, with lease terms available from 3 to 25 years (NNN structure/details available upon request). No option to purchase is being offered. Utilities are to-site, helping streamline the path to development. Environmental and due diligence items are to be confirmed by the tenant. This location benefits from close proximity to the Palmdale Regional Airport, enhancing its appeal for logistics and industrial users. The site is well-suited for industrial and flex development, including multiple drive-through pads—with ownership particularly enthusiastic about a drive-through quick-service restaurant pad.

For more details on this exceptional opportunity, please contact David Stratton.

**LOT SIZE SQ.FT** .....658,191±  
**APN(S)** ..... 3128-015-001, \*-004, \*-107, \*-108  
**ZONING**.....C5





**TRADER JOE'S®  
DISTRIBUTION CENTER**  
1,050,000± SQUARE FEET

**MICHAEL ANTONOVICH  
AV COURTHOUSE**  
FEDERAL/GOVERNMENTAL

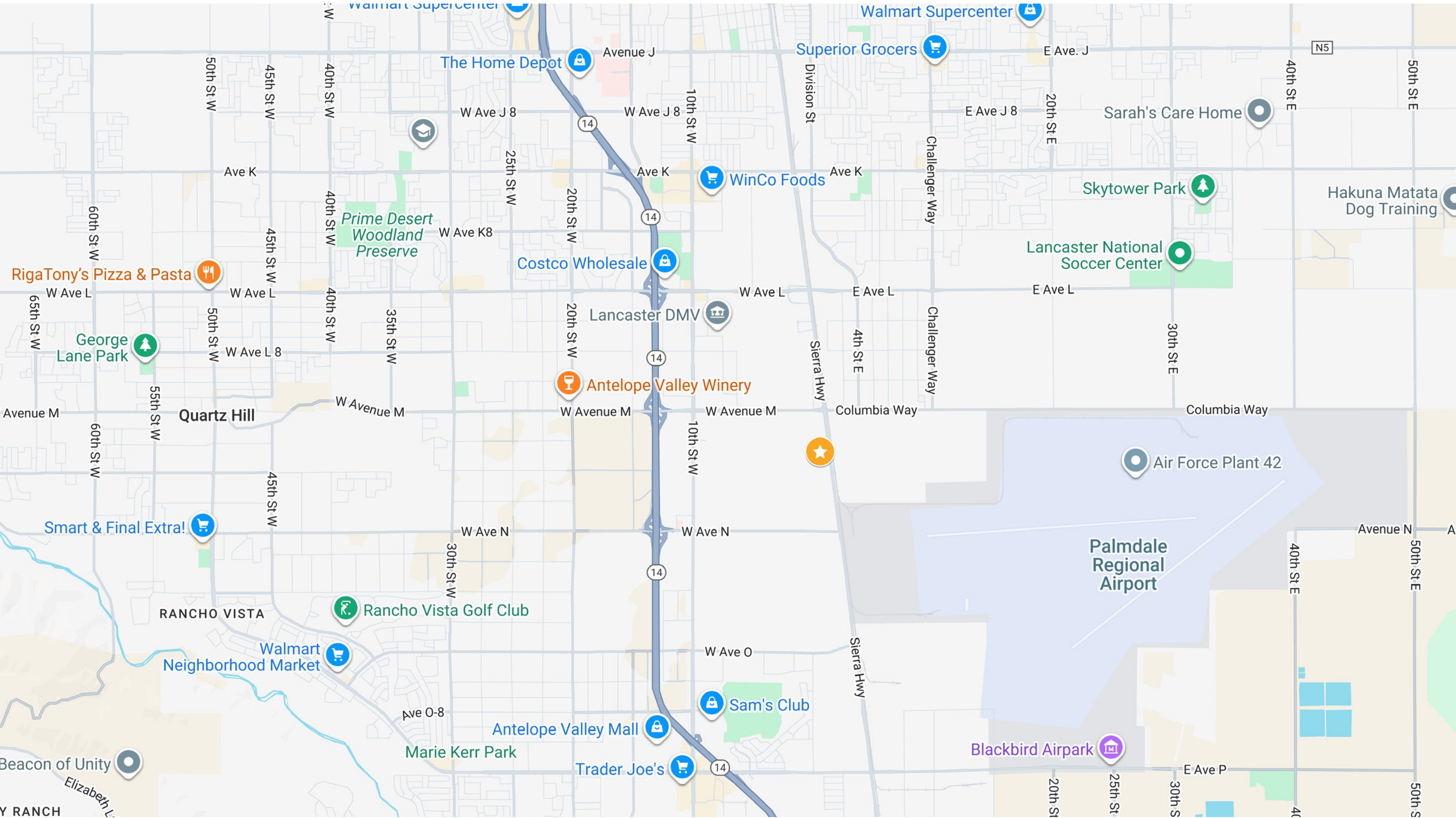
**BUILD-TO-SUIT #A  
DEVELOPMENT LAND**  
4.07 ACRES  
TOTAL  
3128-015-001 - 4.07± ACRES

**SIERRA HIGHWAY PLAZA  
INDUSTRIAL/FLEX CENTER**  
89,880± SQUARE FEET

**NORTHROP GRUMMAN  
FEDERAL CREDIT UNION**

**BUILD-TO-SUIT #B  
DEVELOPMENT LAND**  
11.04 ACRES  
TOTAL  
3128-015-107 - 0.50± ACRES  
3128-015-108 - 5.02± ACRES  
3128-015-004 - 5.52± ACRES







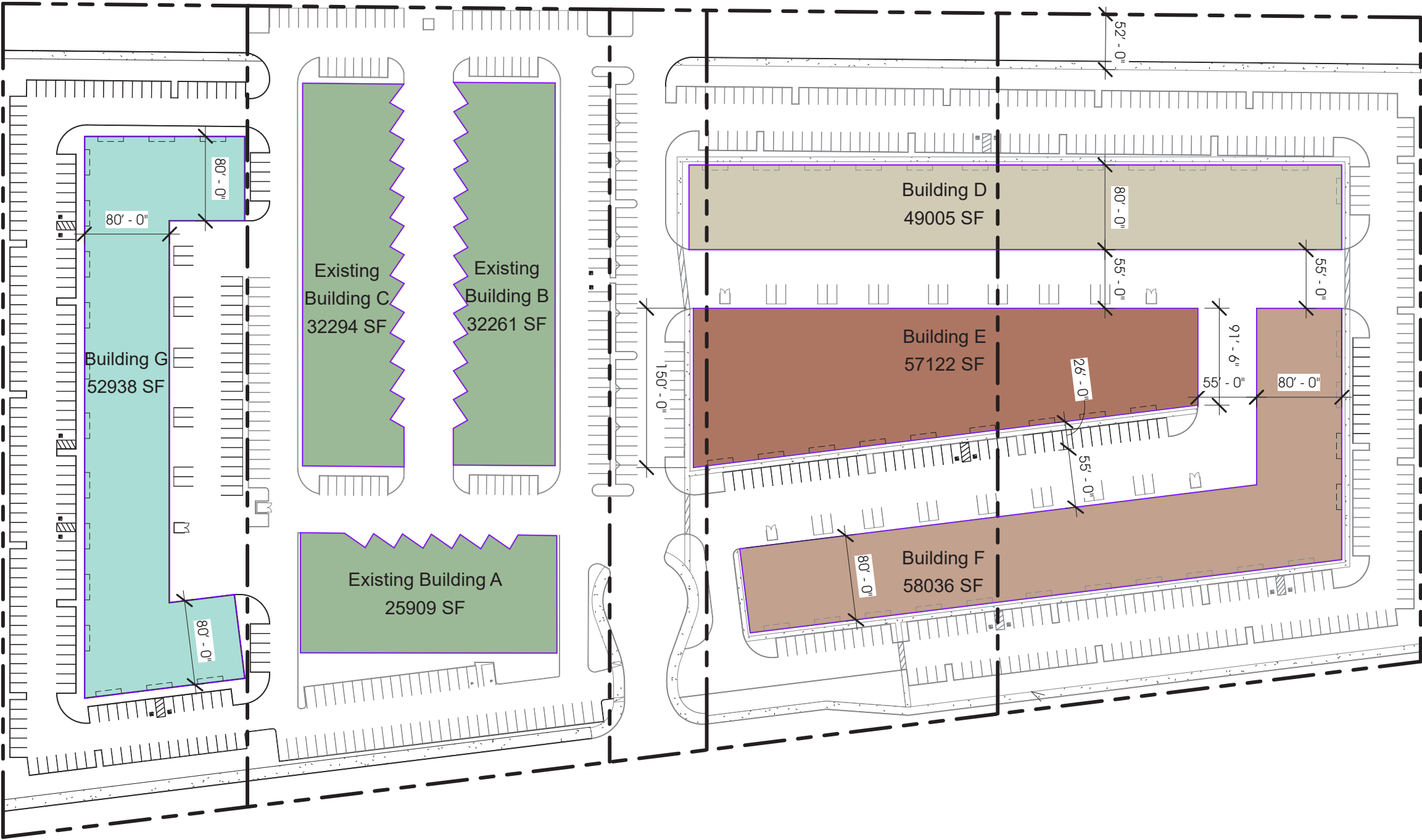




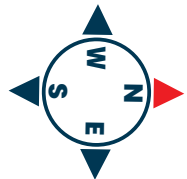
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## HYPOTENTIAL SITE PLAN OPTION A



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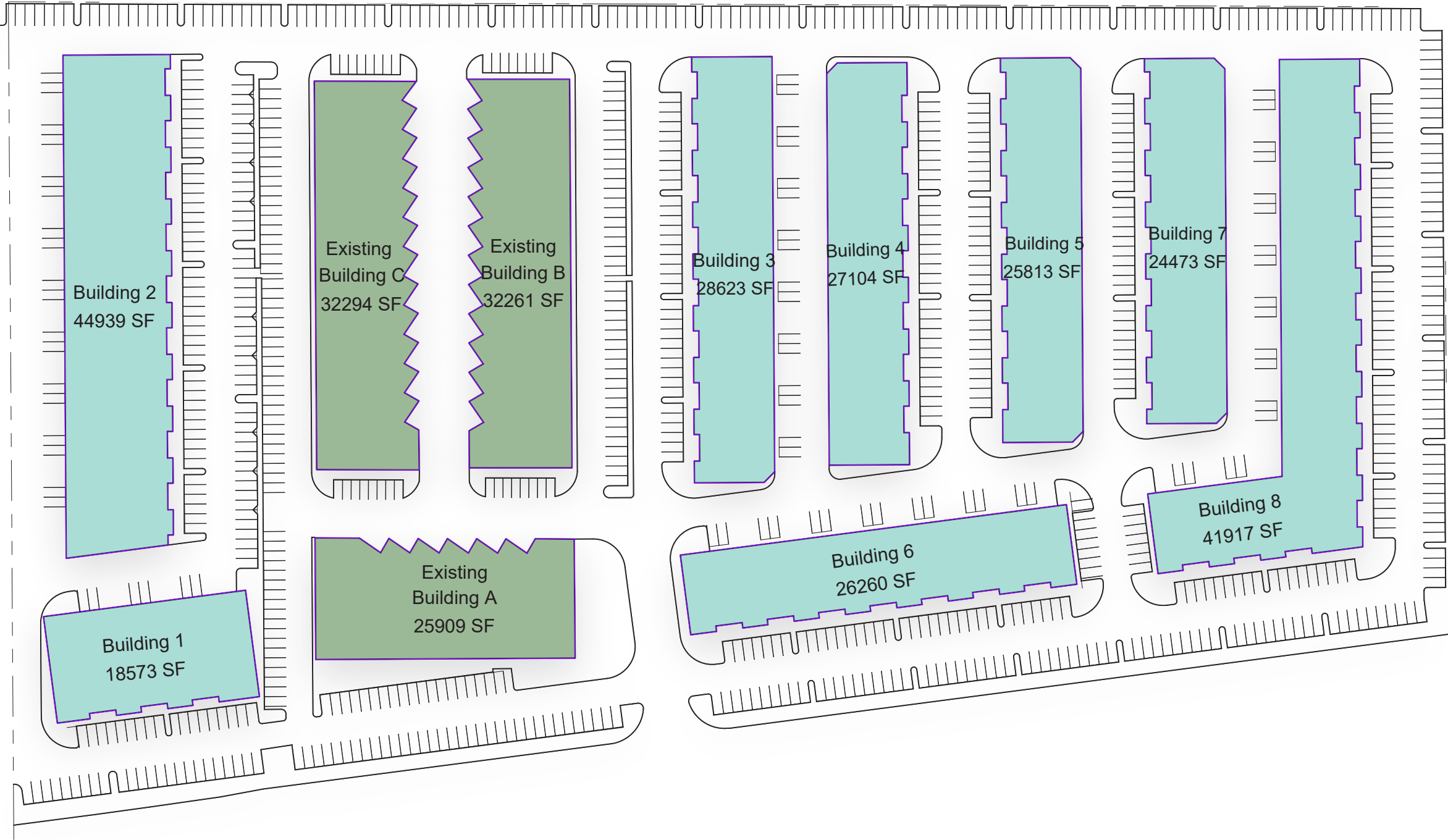




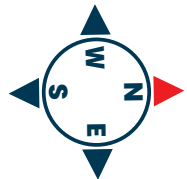
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HYPOTENTIAL SITE PLAN  
**OPTION B**



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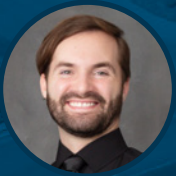


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**FOR MORE INFORMATION:**



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