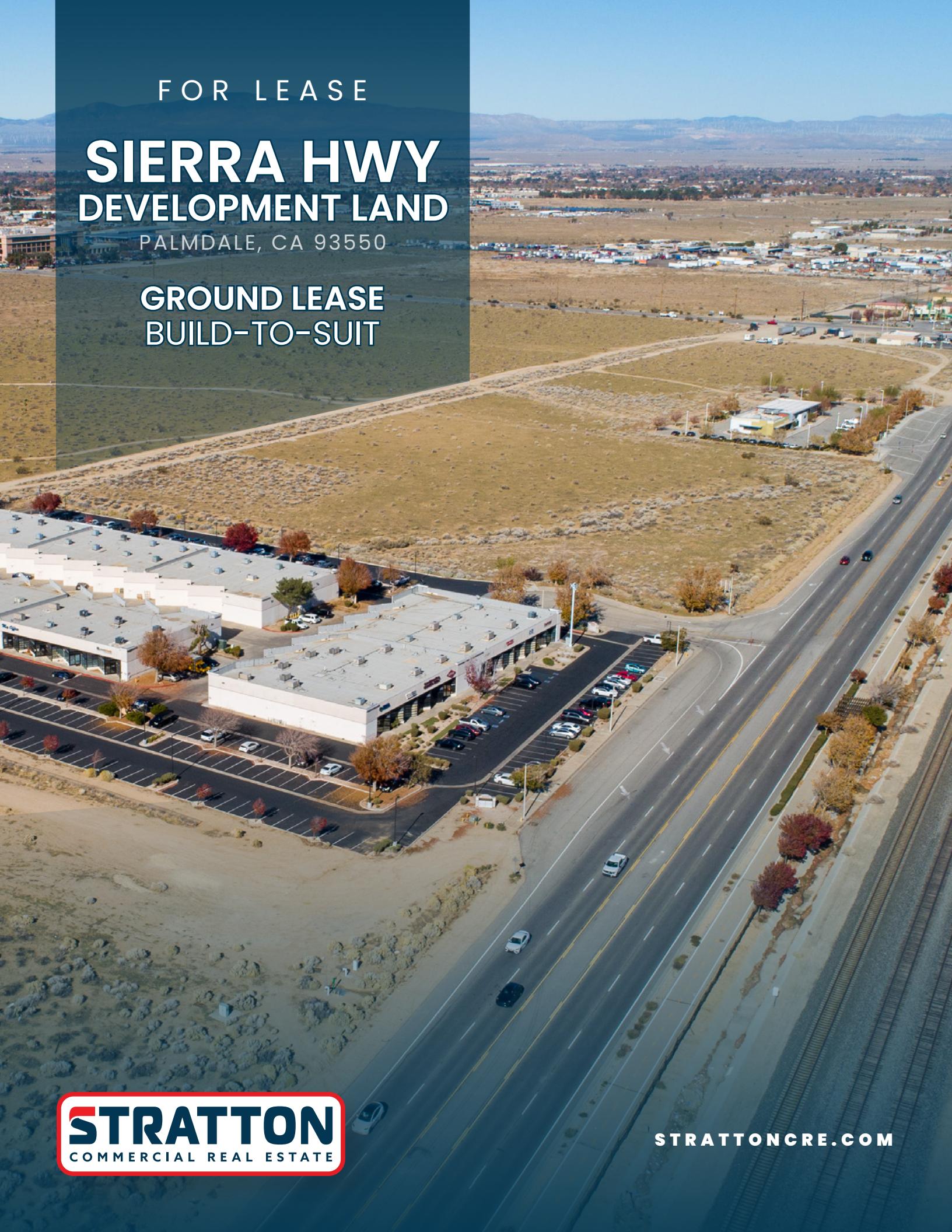


FOR LEASE

SIERRA HWY DEVELOPMENT LAND

PALMDALE, CA 93550

GROUND LEASE
BUILD-TO-SUIT





SIERRA HWY DEVELOPMENT LAND

PALMDALE, CA 93550

GROUND LEASE



David Stratton

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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

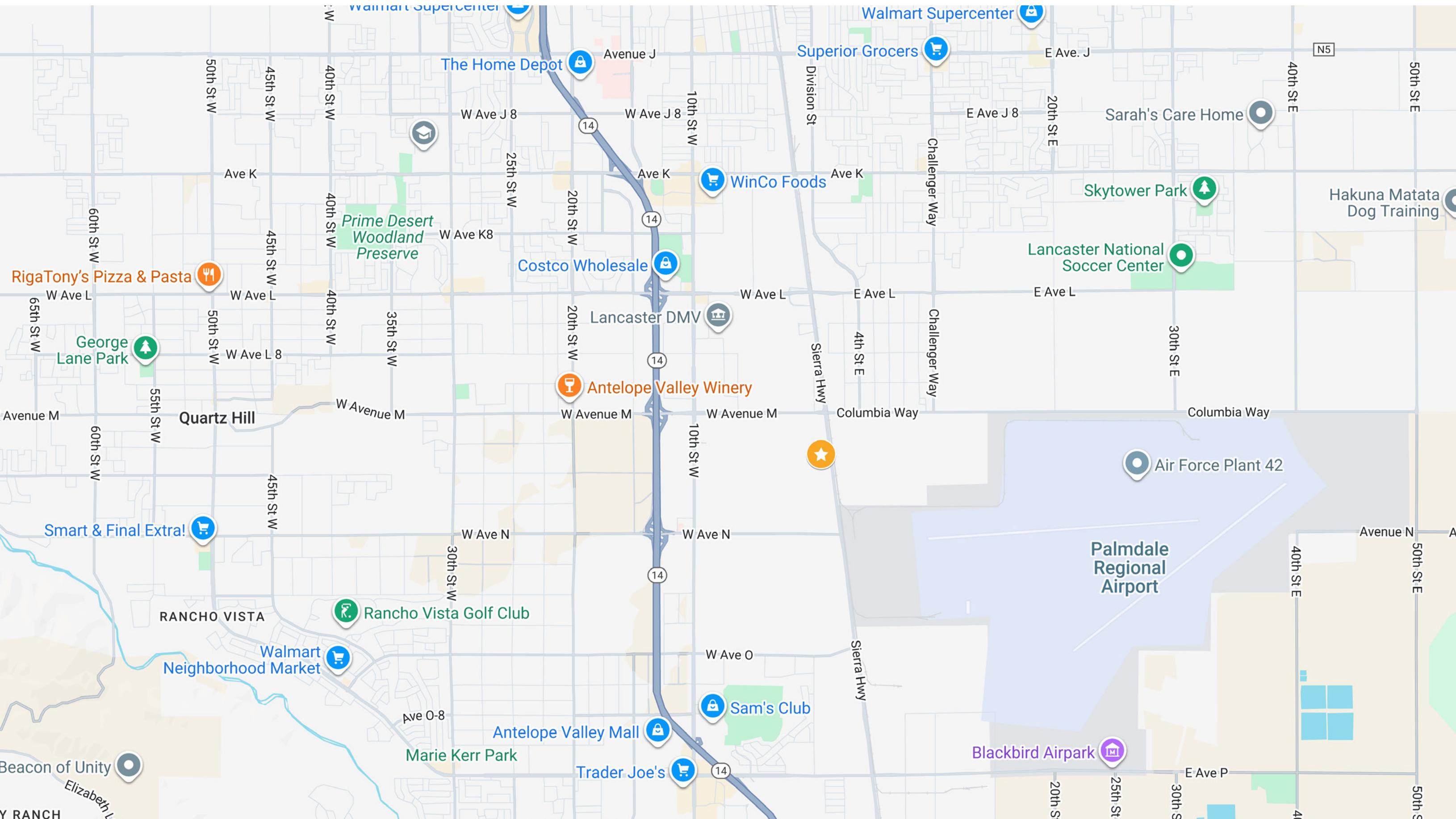
89,880± SQUARE FEET

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



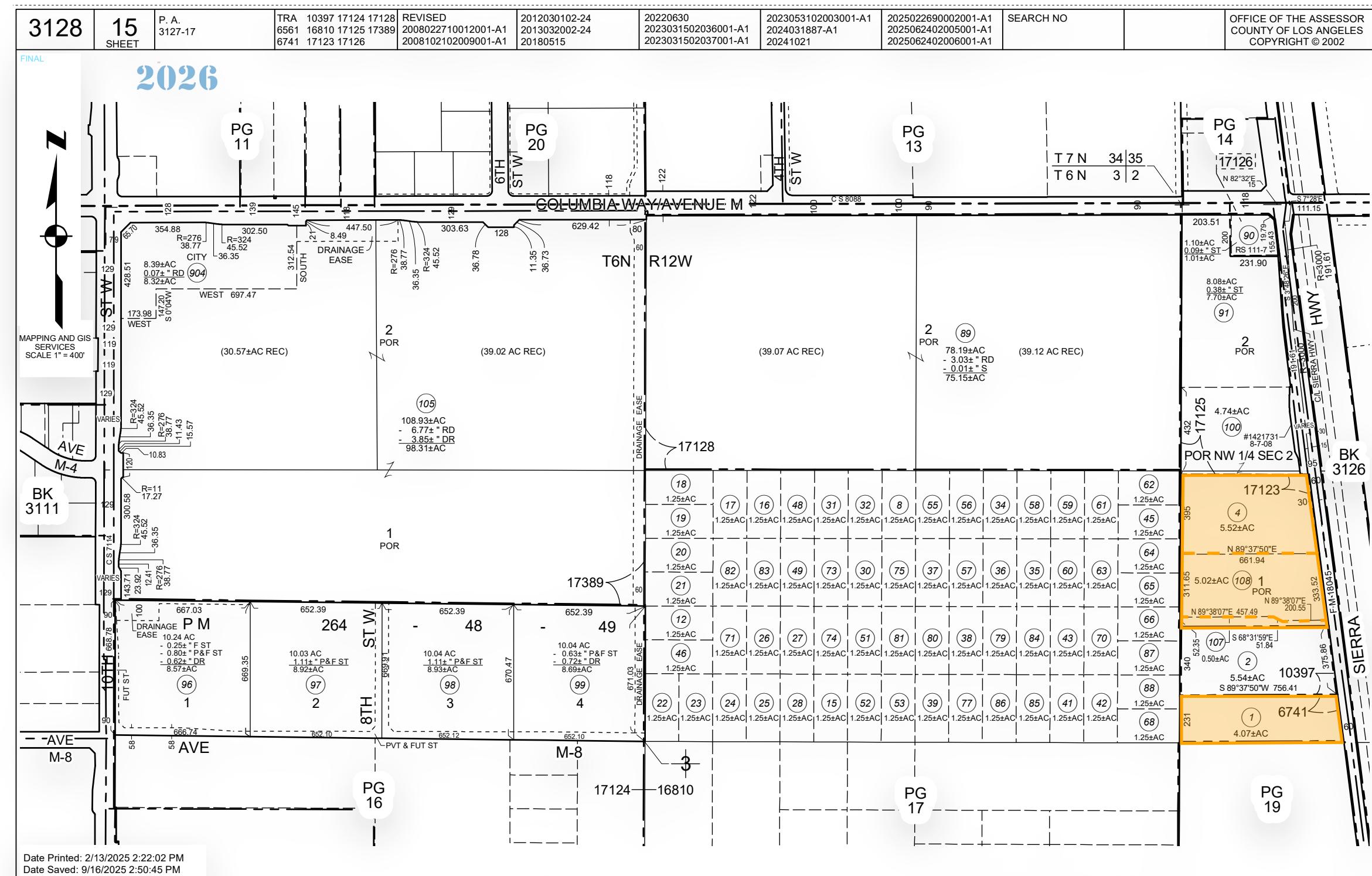
SIERRA HWY DEVELOPMENT LAND

PALMDALE, CA 93550

PACEL MAP & APN NUMBERS

DEVELOPMENT LAND

3128-015-001 — 4.07 ACRES
3128-015-004
3128-015-107 — 11.04 ACRES
3128-015-108



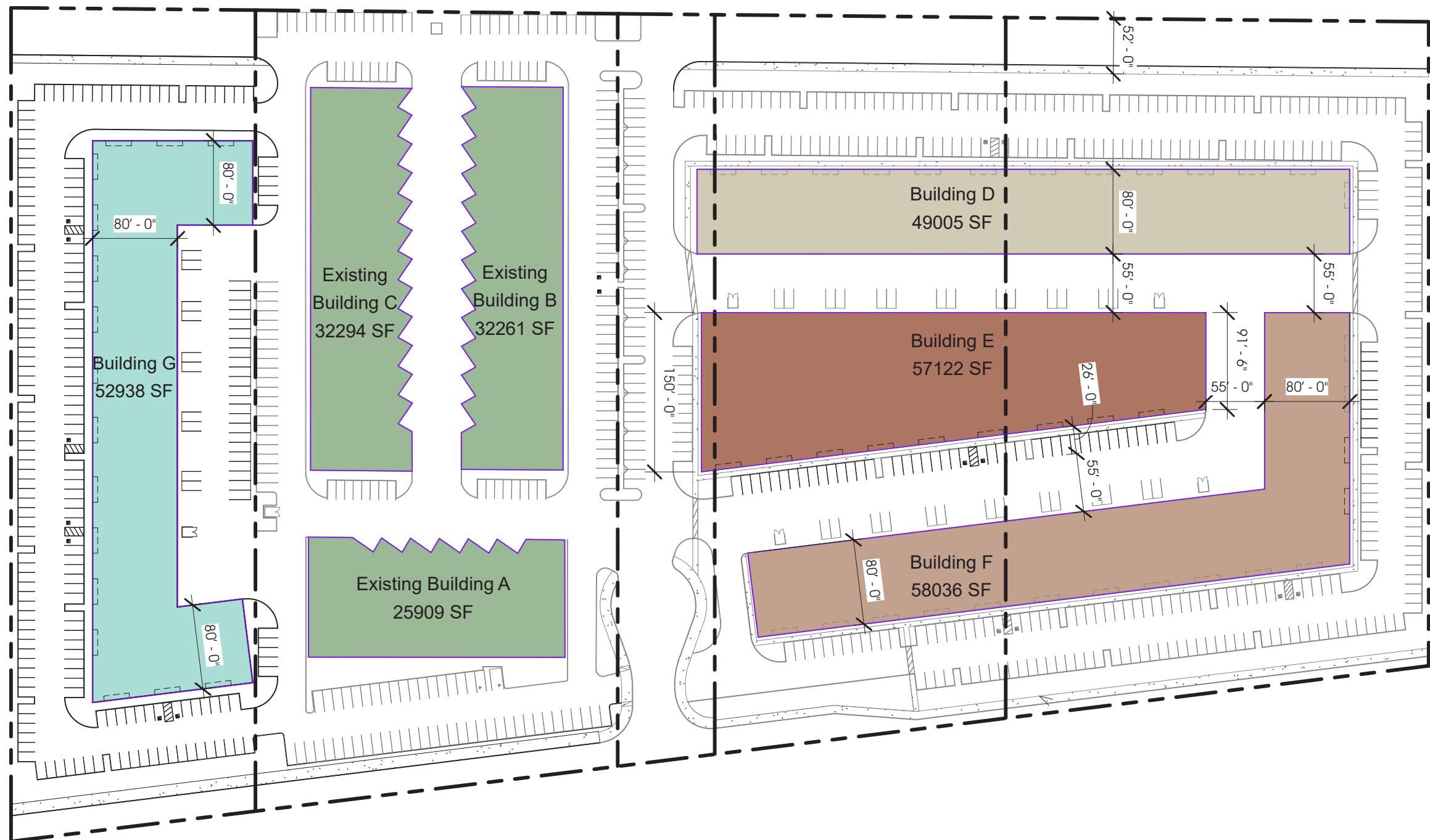
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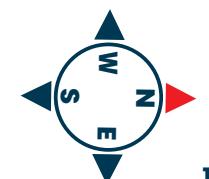
SIERRA HWY DEVELOPMENT LAND

PALMDALE, CA 93550

HYPOTENTICAL SITE PLAN **OPTION A**



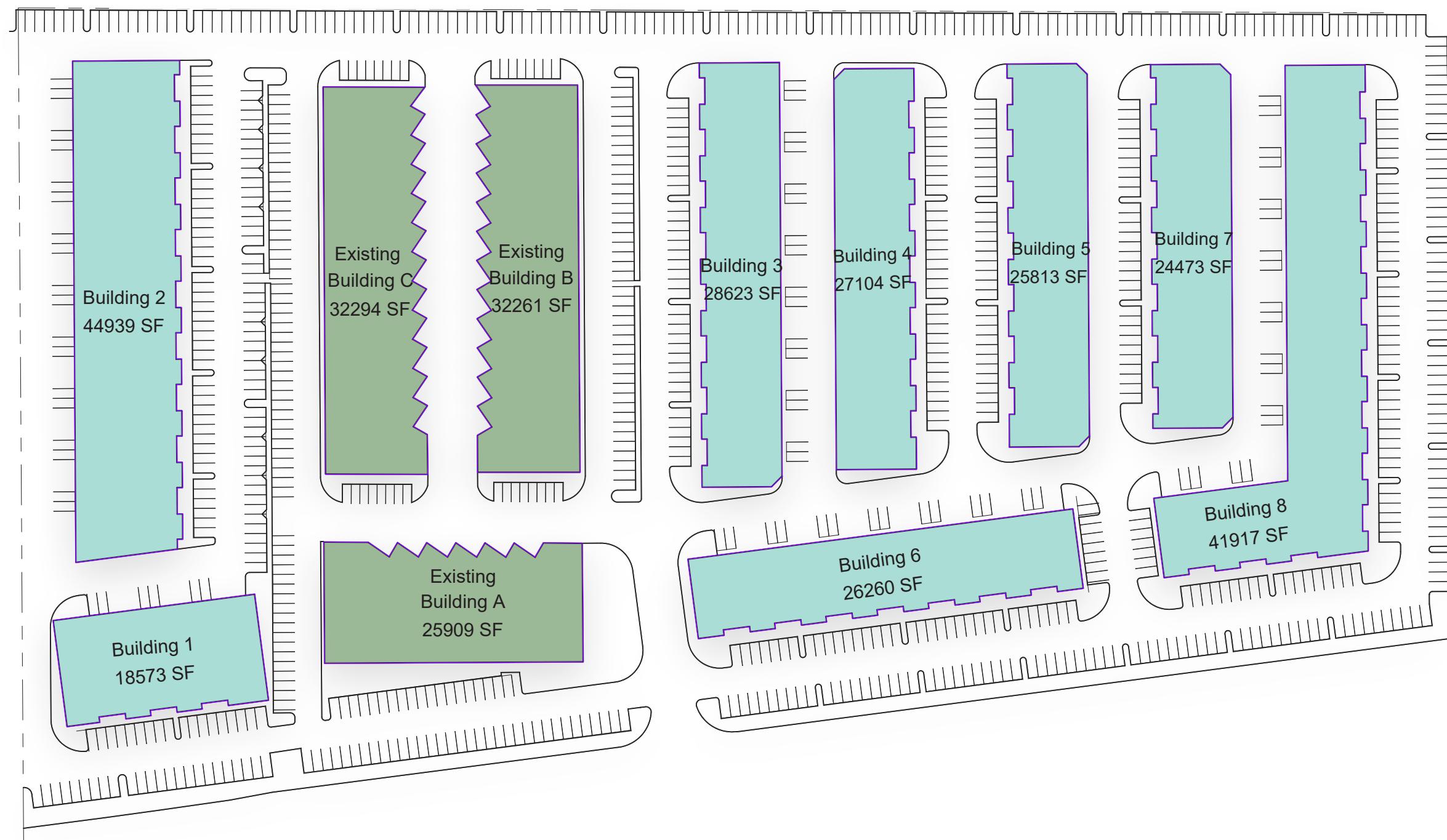
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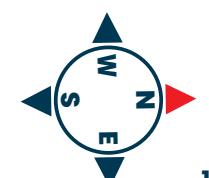
SIERRA HWY DEVELOPMENT LAND

PALMDALE, CA 93550

HYPOTENTICAL SITE PLAN **OPTION B**



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GROUND LEASE - BUILT TO SUIT

FOR MORE INFORMATION:



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