

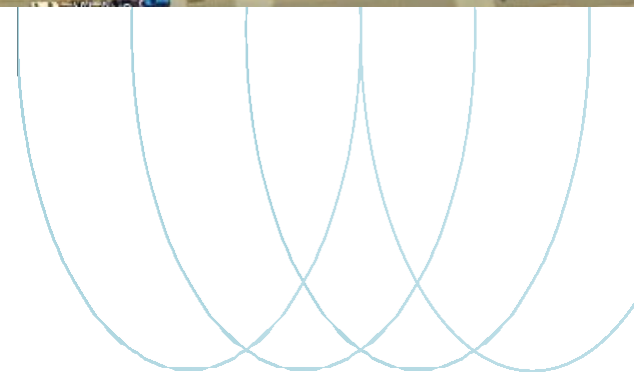


# For Lease

213,008 RSF Available

Industrial Outdoor Storage with Shop Facilities

 **JLL** SEE A BRIGHTER WAY



# Executive Summary

Nestled within the bustling market of Lancaster, CA, the property at 660 W Avenue L is a prime leasing opportunity in a rapidly evolving landscape. Like the vibrant Inland Empire, the area is experiencing a surge in the development of larger buildings, such as Trader Joe's, Amazon, and state-of-the-art 1 million square foot facilities. Positioned advantageously with excellent transportation links, including the CA-14 freeway and CA-138 highway, this property offers convenient accessibility for businesses. Boasting a diverse range of industries, including aerospace, manufacturing, renewable energy, and healthcare, Lancaster is witnessing notable growth, ensuring an optimistic economic outlook for potential tenants. Moreover, the region's expanding population, favorable business climate, and diverse array of amenities contribute to a desirable lifestyle for employees. With the Lancaster market thriving, this property holds tremendous potential for businesses seeking to establish a strong presence in this thriving area.



# Property Overview

## Advantages and amenities

- ◆ Asphalt Grindings
- ◆ LRM 1 1/2 / B1
- ◆ Fenced, Secured Yard

## Property specifications

- ◆ 4.89 AC Lot Available
- ◆ 2800 SF Covered Roof with Clarifier
- ◆ 5800 SF Metal Shop Building with Ground Level Loading
- ◆ Newer Office Trailer with (2) Restrooms

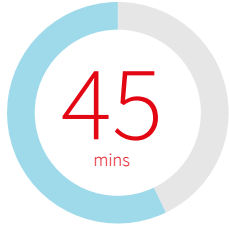


<b>Location</b>	660 W Avenue L Lancaster, CA
<b>Total Size</b>	213,008 SF Land
<b>Total Roofs</b>	8600 SF
<b>Power</b>	400a/120 - 208v 3p 4w

	2 mile	5 miles	10 miles
<b>2023 Population</b>	36,519	185,772	352,232
<b>2023 Households</b>	13,695	59,135	107,268
<b>Est. Average HH income</b>	\$62,867	\$81,068	\$80,759

# Property Location & Drive Times

Santa Clarita



San Fernando Valley



Ontario Airport



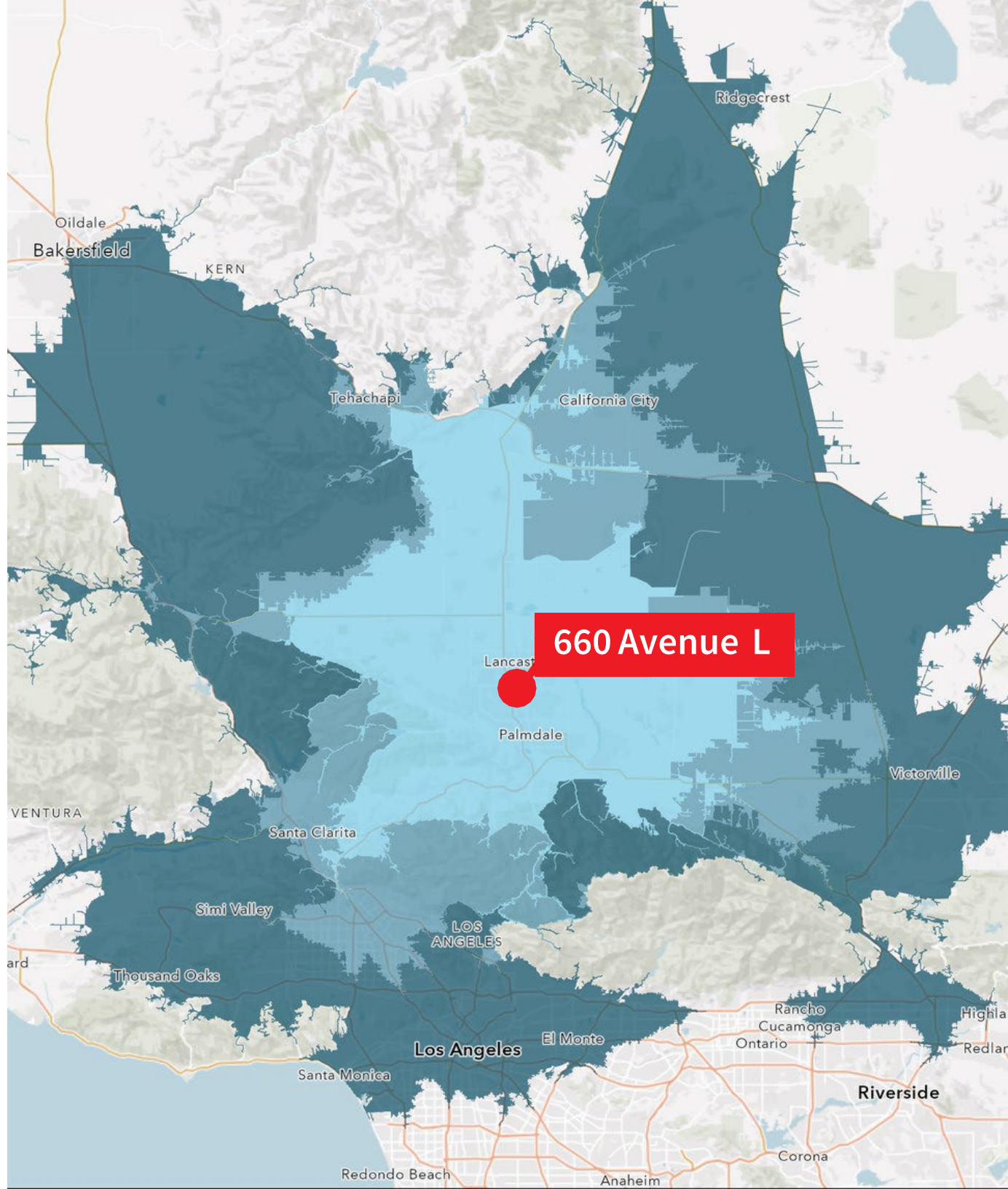
Downtown LA

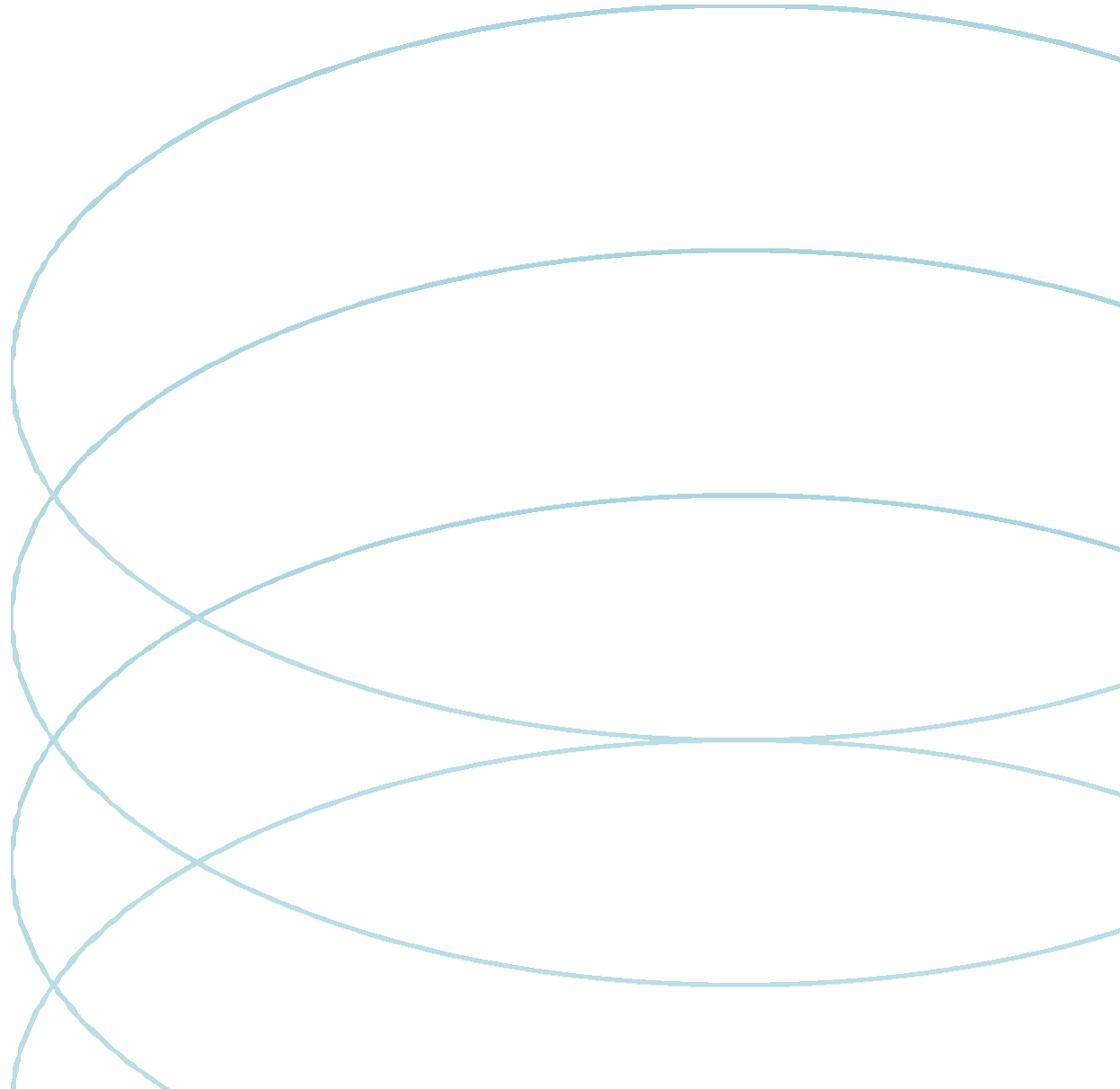


Long Beach Harbor



LAX





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