



**2801**  
**W AVENUE H**  
LANCASTER, CA 93536

**926,860 SF Cross-Dock Distribution  
Facility for Lease**



**ANTELOPE VALLEY  
DISTRIBUTION CENTER (AVDC)**

**CBRE**

# PROPERTY INFORMATION



**926,860 SF**

Available For Lease



**Fenced/Paved**

With Guard Shack



**32'-36'**

Clear Height



**2**

Grade Level Doors



**131**

Dock Doors



**91.6 Gross/84.5 Net**

Acres



**2000**

Year Built



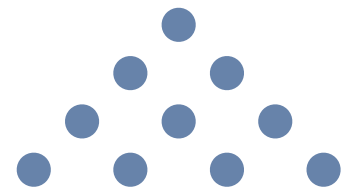
**837 Auto Parking**

**472 Trailer Stalls**



**24,000 Amps Total**

(Six (6) 4,000 Amp Transformers)





# PROPERTY HIGHLIGHTS



**FREESTANDING INDUSTRIAL / DISTRIBUTION BUILDING**



**CROSS-DOCK LOADING AND 32'-36' CLEAR**



**ABUNDANT CAR & TRAILER PARKING**



**LARGE AVAILABLE EXISTING BUILDING IN LA COUNTY**



**GATED & SECURED YARD WITH A GUARD SHACK**



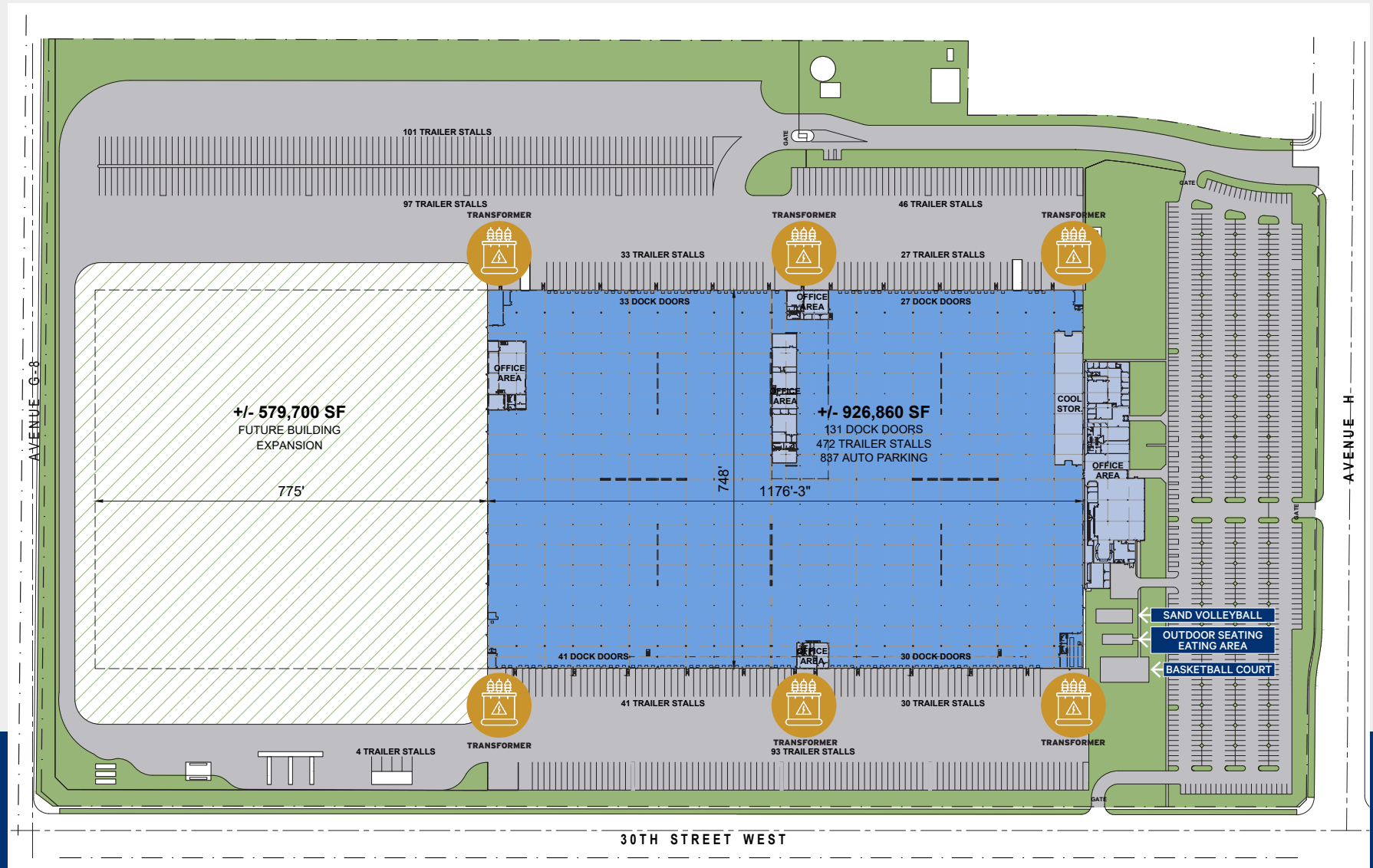
**EFFICIENT OFFICE BUILD OUT INCLUDING EMPLOYEE  
CAFETERIA / BREAK AREA, FITNESS CENTER AND LOCKER ROOM**



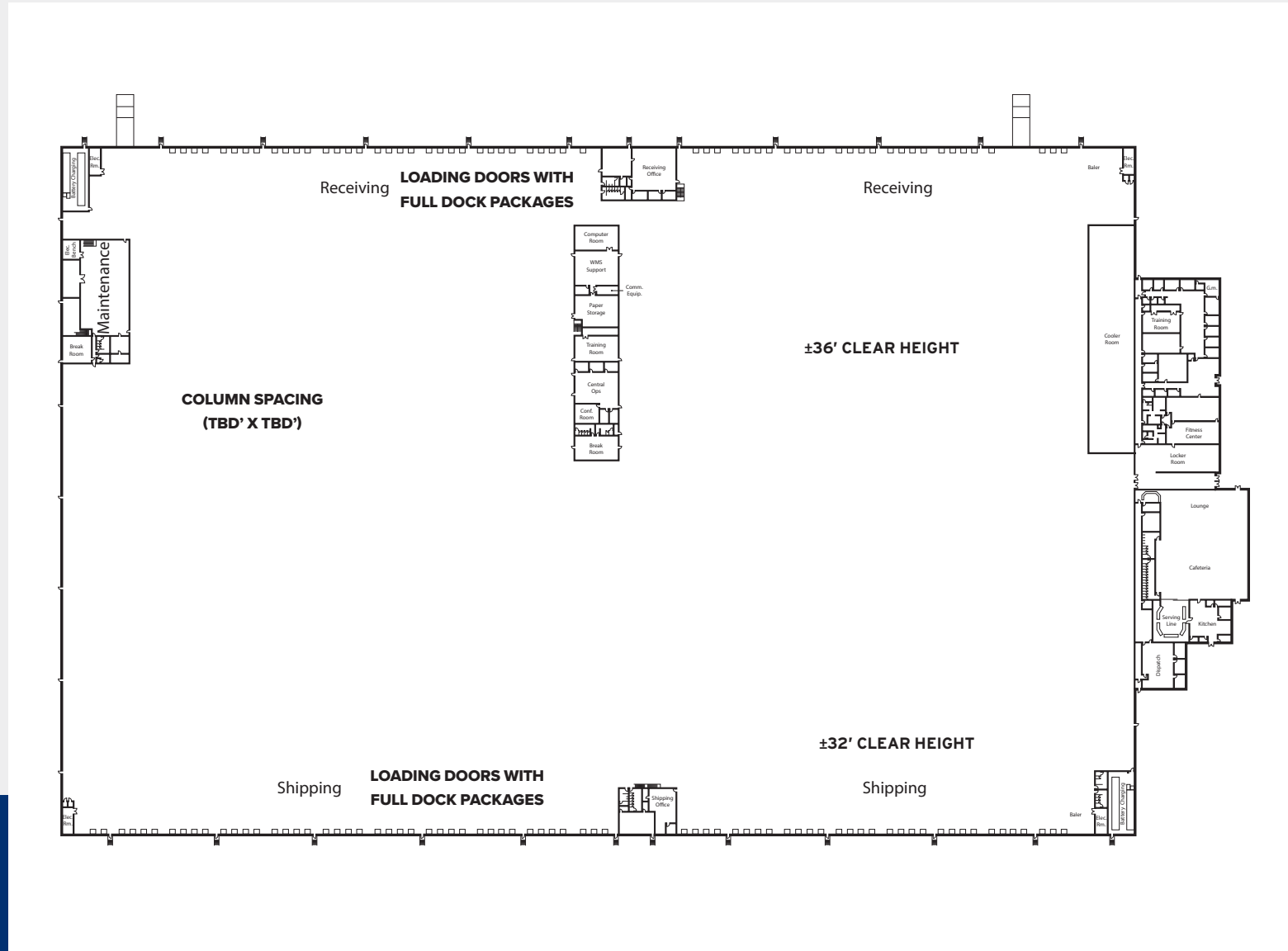
**±14,309 SF COLD STORAGE IMPROVEMENTS**



# SITE PLAN



# FLOOR PLAN (Option A)





**±12,485 SF**

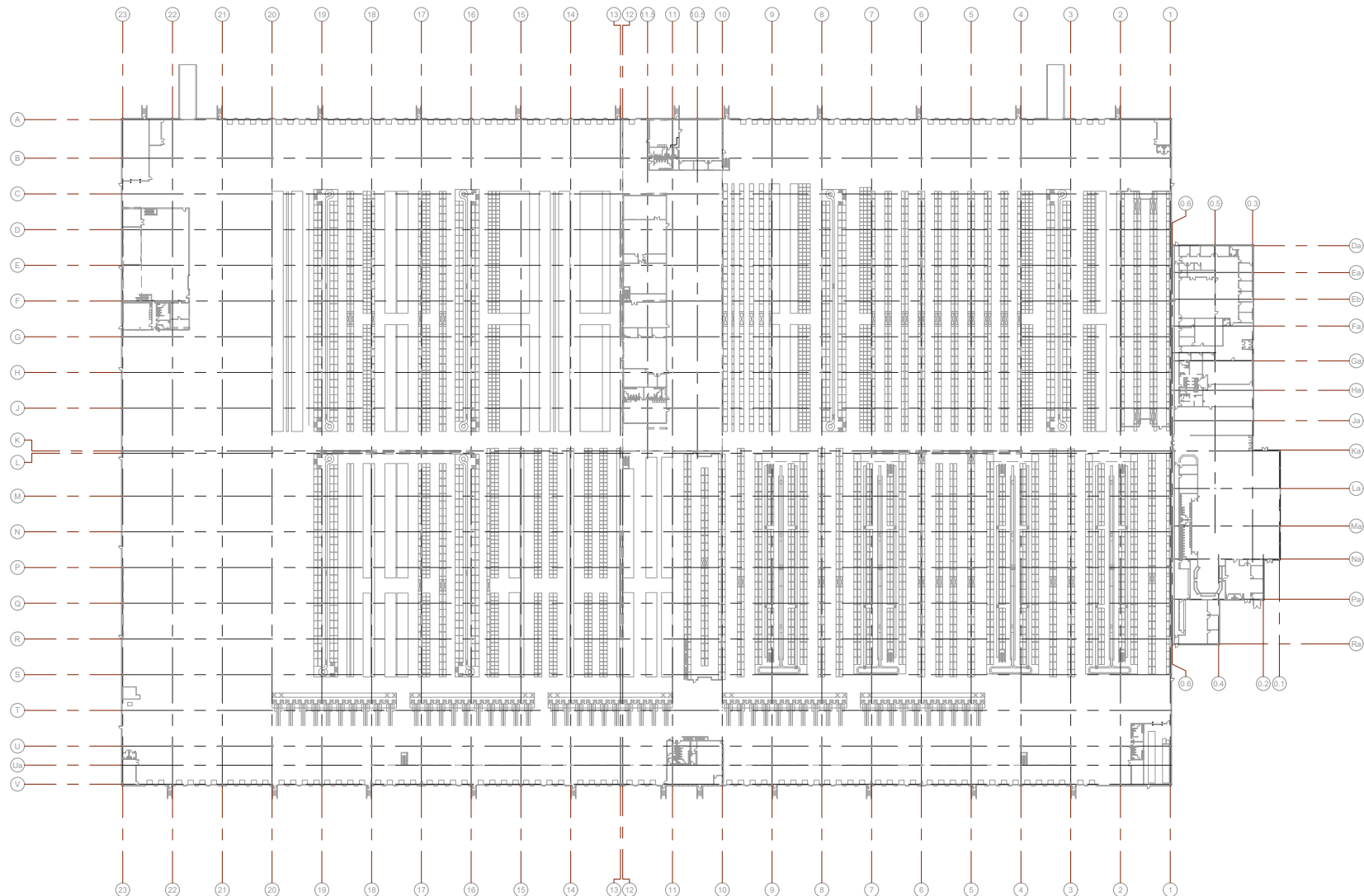


**±43,440 SF**

**SOUTH MAIN OFFICE FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

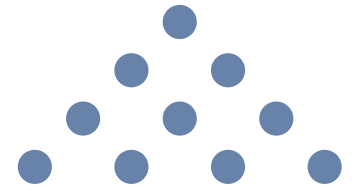


# RACKING FLOOR PLAN





# STRATEGIC LOCATION



**Efficient Transportation & Accessibility For Companies Looking To Distribute Or Service Both Southern California & The Southwest Region Of The United States.**

## KEY DISTANCES

<b>HIGHWAY 14</b>	0.8 mi
<b>HIGHWAY 138 (TO INTERSTATE 5)</b>	4.8 mi
<b>PALMDALE REGIONAL AIRPORT</b>	14.0 mi
<b>HIGHWAY 58 (TO INTERSTATE 40)</b>	28.3 mi
<b>I-5</b>	40.2 mi
<b>SANTA CLARITA</b>	41.8 mi
<b>BURBANK AIRPORT</b>	60.0 mi
<b>DOWNTOWN LA</b>	72.9 mi
<b>ONTARIO INTL AIRPORT</b>	86.0 mi
<b>LA/LONG BEACH PORT</b>	97.9 mi

# STRATEGIC DISTRIBUTION LOCATION



## POPULATION REACH

3 HOURS		<b>20M</b>
6 HOURS		<b>32M</b>
9 HOURS		<b>50M</b>
11 HOURS		<b>53M</b>

# 2801 W AVENUE H




## AREA OVERVIEW

### AV INDUSTRIAL HIGHLIGHTS

- + Efficient transportation and accessibility for companies looking to distribute or service both Southern California and the Southwest Region of the United States
- + Cost-effective submarket for larger users looking to be in the Greater Los Angeles area
- + Amazon recently purchased a 68 acre site for development in Lancaster adding to their existing 130k SF in Palmdale demonstrating their belief in the Antelope Valley location
- + Lancaster offers competitive rents to the Inland Empire with logistical advantages to serving the greater Los Angeles / SoCal market
- + Users continue to relocate to the Antelope Valley for the same reasons they moved to Valencia decades ago - competitive economics and established labor force
- + Regional land shortage for available 50+ acre sites across all of Southern California

# ANTELOPE VALLEY MARKET HIGHLIGHTS

## 3Q25

	<b>SUBMARKET</b>	±7,667,000 SF
	<b>VACANCY</b>	3.1%
	<b>UNDER CONSTRUCTION</b>	±2,057,000 SF
	<b>AVAILABLE BUILDING COUNT OVER 500,000 SF</b>	2

*\*Source CBRE Research*

## REGIONAL POPULATION

2010 Census	<b>496,676</b>
2020 Census	<b>534,632</b>

*\*Source AV Edge 2025 Economic Roundtable Report*



## Growing Corporate Presence in Antelope Valley

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Cost Effective  
Facilities

Access To Large,  
Highly Skilled Workforce

Reverse  
Commute

Affordable Housing Alternatives For  
Employees Highly Skilled Workforce









# 2801

## W AVENUE H

LANCASTER, CA 93536



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