

FOR SALE OR LEASE

TWO BUILDINGS TOTALING 3,001,712 SF

3347 E. AVE. M | PALMDALE | CA

palmdale LOGISTICS CENTER

BY:  TRANSWESTERN DEVELOPMENT COMPANY

DELIVERY:
2ND
QUARTER
2026

AVAILABLE



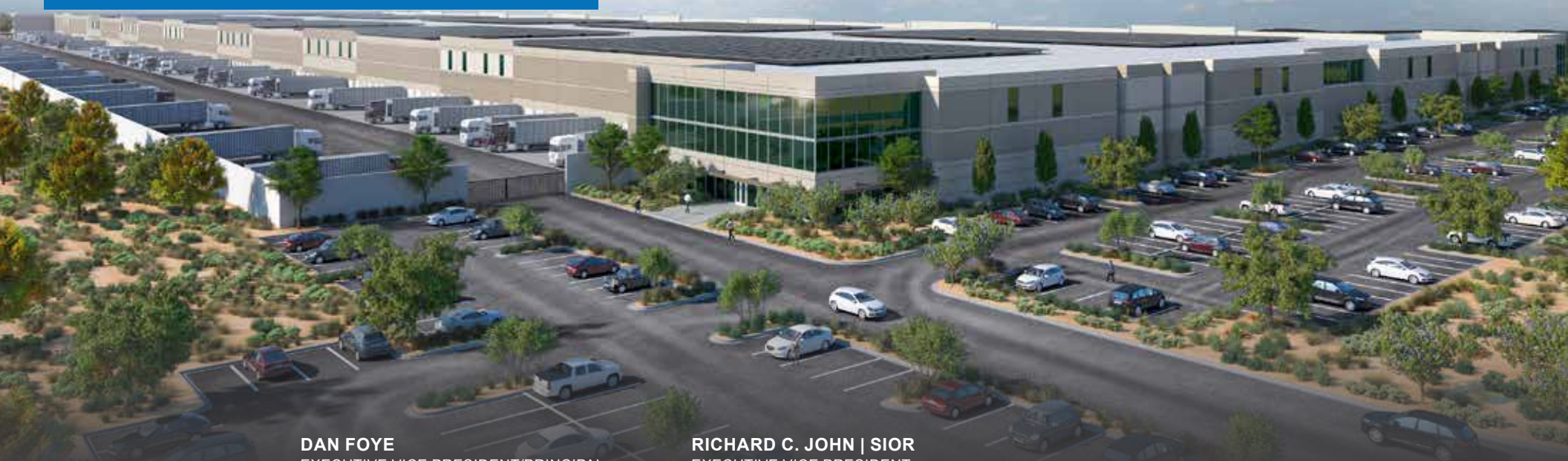
1

1,500,856 SF



2

1,500,856 SF



EXCLUSIVE LISTING AGENTS:

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COMMERCIAL REAL ESTATE SERVICES

TWO BUILDINGS TOTALING 3,003,360 SF

DELIVERY:
2ND
QUARTER
2026

PROJECT HIGHLIGHTS



2 Buildings
1,500,856 SF Each



ESFR-K28 Heads
Fire Sprinklers



Office built-to-suit



4000 Amps with a 8000 Amp
UGPS with the ability
to expand



158 Acres
Project Size



M2
Zoned- General Industrial



240'
Truck courts



Q2 2026
Scheduled delivery



516
Dock High Doors



Palmdale Airport
Located south-side
of property



8
Ground Level Doors

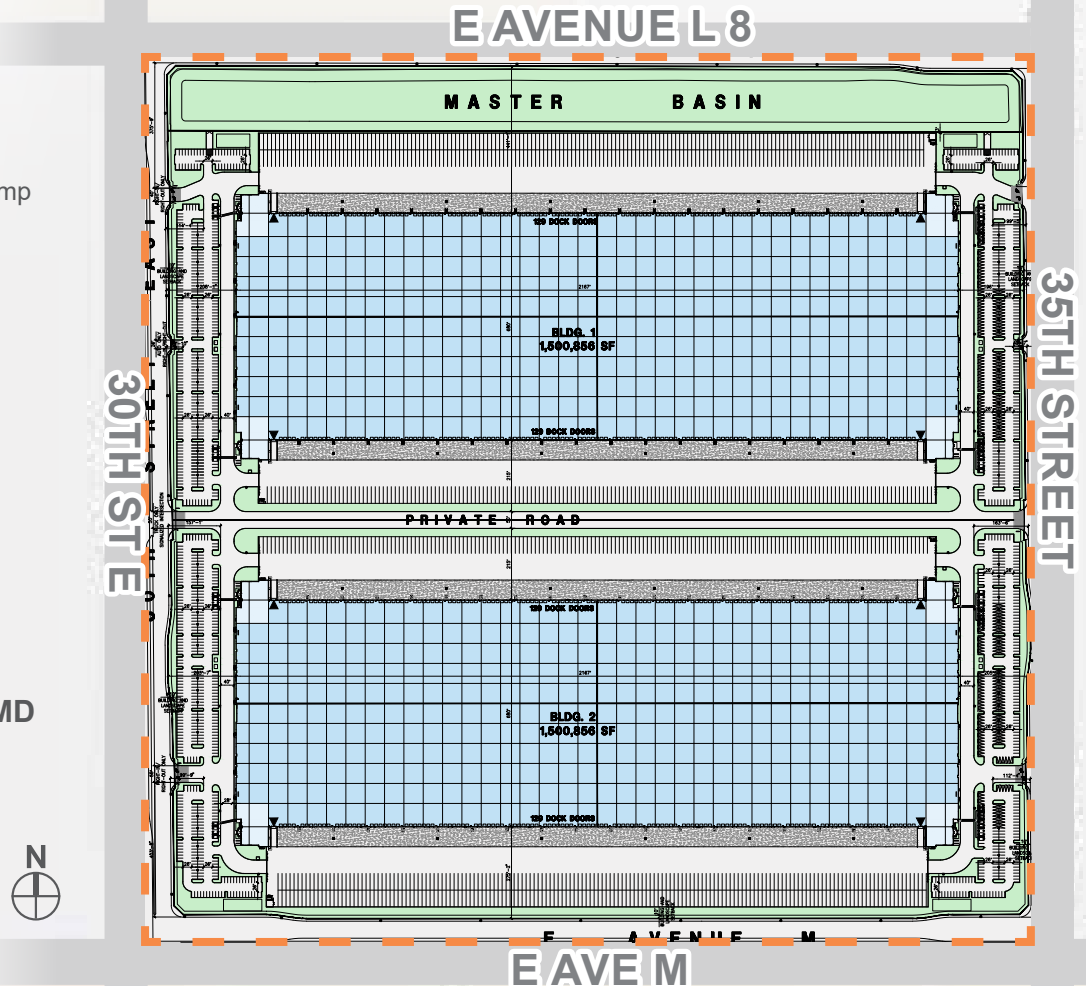


Antelope Valley AQMD
(No ISR fees)



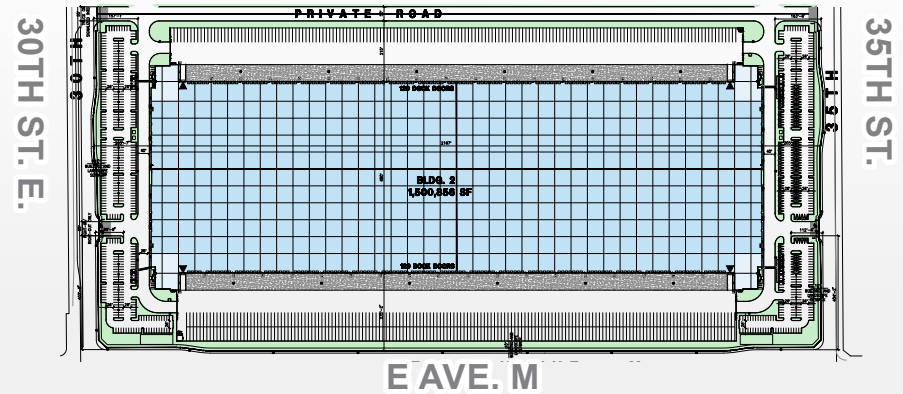
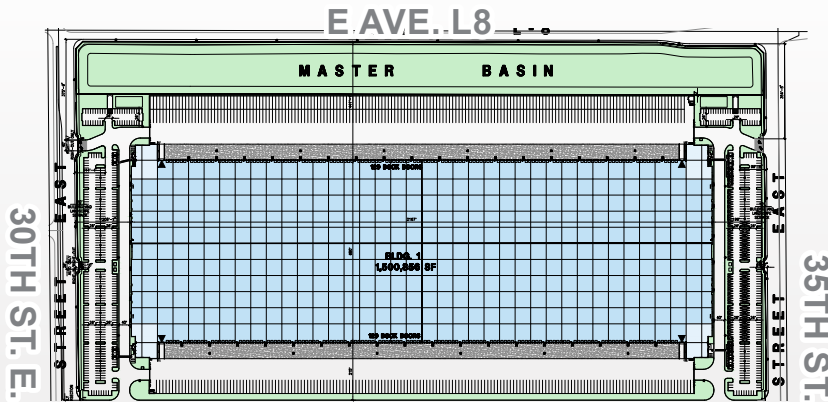
40'
Minimum Clear Height

OWNER WILL DO BUILD-TO-SUIT FOR SALE OR LEASE



BUILDING SPECIFICATIONS

DELIVERY:
2ND
QUARTER
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PROPERTY DETAILS	Bldg 1
Total Building Area (SF)	1,500,856 SF
Site Area (ACRES)	68.58 AC
Office/Mezzanine Total	20,000 SF
Mezzanine (SF)	10,000 SF
Ground Floor Office	10,000 SF
Dock High Doors	258
Ground Level Doors	4
Auto Parking Provided (9'x18')	753
Trailer Parking (Provided)	499
Zoning	M2
Minimum Building Height	40'

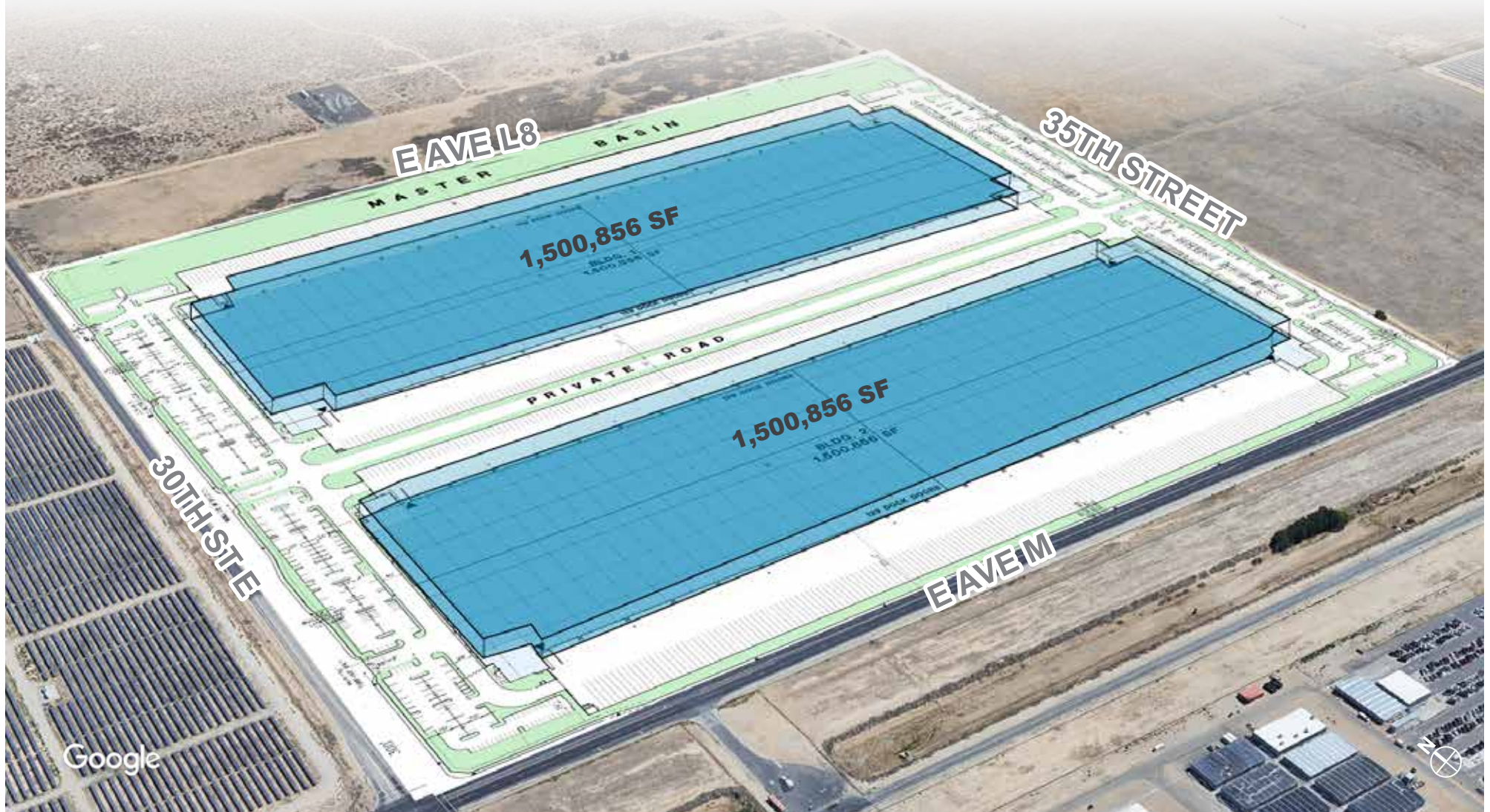
PROPERTY DETAILS	Bldg 2
Total Building Area (SF)	1,500,856 SF
Site Area (ACRES)	70.23 AC
Office/Mezzanine Total	20,000 SF
Mezzanine (SF)	10,000 SF
Ground Floor Office	10,000 SF
Dock High Doors	258
Ground Level Doors	4
Auto Parking Provided (9'x18')	764
Trailer Parking (Provided)	491
Zoning	M2
Minimum Building Height	40'

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ABOUT palmdale



TOP 10 LARGEST EMPLOYERS

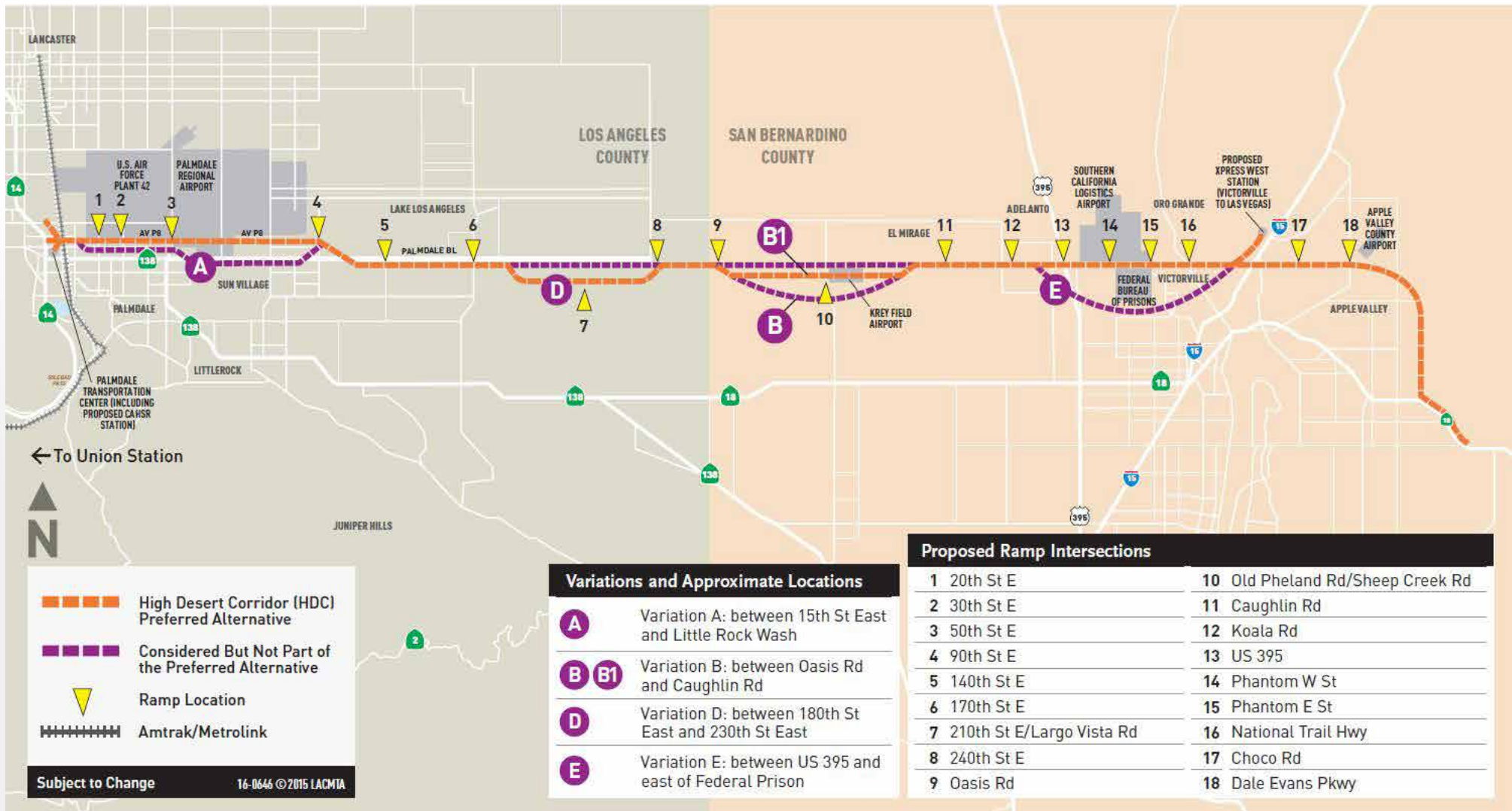
1	Lockheed Martin	3,700
2	Northrop Grumman	2,100
3	Antelope Valley Mall	1,800
4	Palmdale School District	1,792
5	Boeing	1,242
6	Wal-Mart	1,116
7	Antelope Valley Union HS District	850
8	Palmdale Regional Medical Center	800
9	Westside Union School District	587
10	Los Angeles County	500

The City of Palmdale is in northern Los Angeles County and encompasses approximately 174 square miles. With direct access to SR-14 (Antelope Valley Freeway) and Highway 138, as well as rail access via the Southern Pacific Transportation Company, Palmdale is readily accessible to commuters and users. Being the most southerly community in the Antelope Valley, the City of Palmdale enjoys a locational advantage for homebuyers from the San Fernando Valley, Santa Clarita Valley, Los Angeles Basin and Ventura County. For more than 50 years, Palmdale has been on the leading edge of America's newest technologies with major breakthroughs in aerospace, materials science, energy and the environment. Today Palmdale offers not only world-class engineering and state-of-the-art manufacturing facilities, but remarkable new medical facilities and a strong service sector indicative of the growing population in the area with nearly 2,000 businesses.

More recently, NASA chose Palmdale as the home of their new airborne infrared telescope. Designed to complement existing space and earth-based telescopes, the new Stratospheric Observatory for Infrared Astronomy (SOFIA) is bringing new insights into the creation and evolution of the universe. Part of the Dryden Aircraft Operations Facilities at Site 9 in Palmdale, NASA's airborne science program employs some 200 scientists, engineers and technicians and hosts scores of visiting scientific investigators from throughout the globe.

Lockheed Martin's famed Skunk Works is headquartered here employing more than 3,700 workers. Northrop Grumman employs 2,100 locally while Boeing, the world's leading aerospace firm, has a team of more than 850 employees working on contracts for both NASA and the Department of Defense.





HIGH DESERT CORRIDOR PROJECT

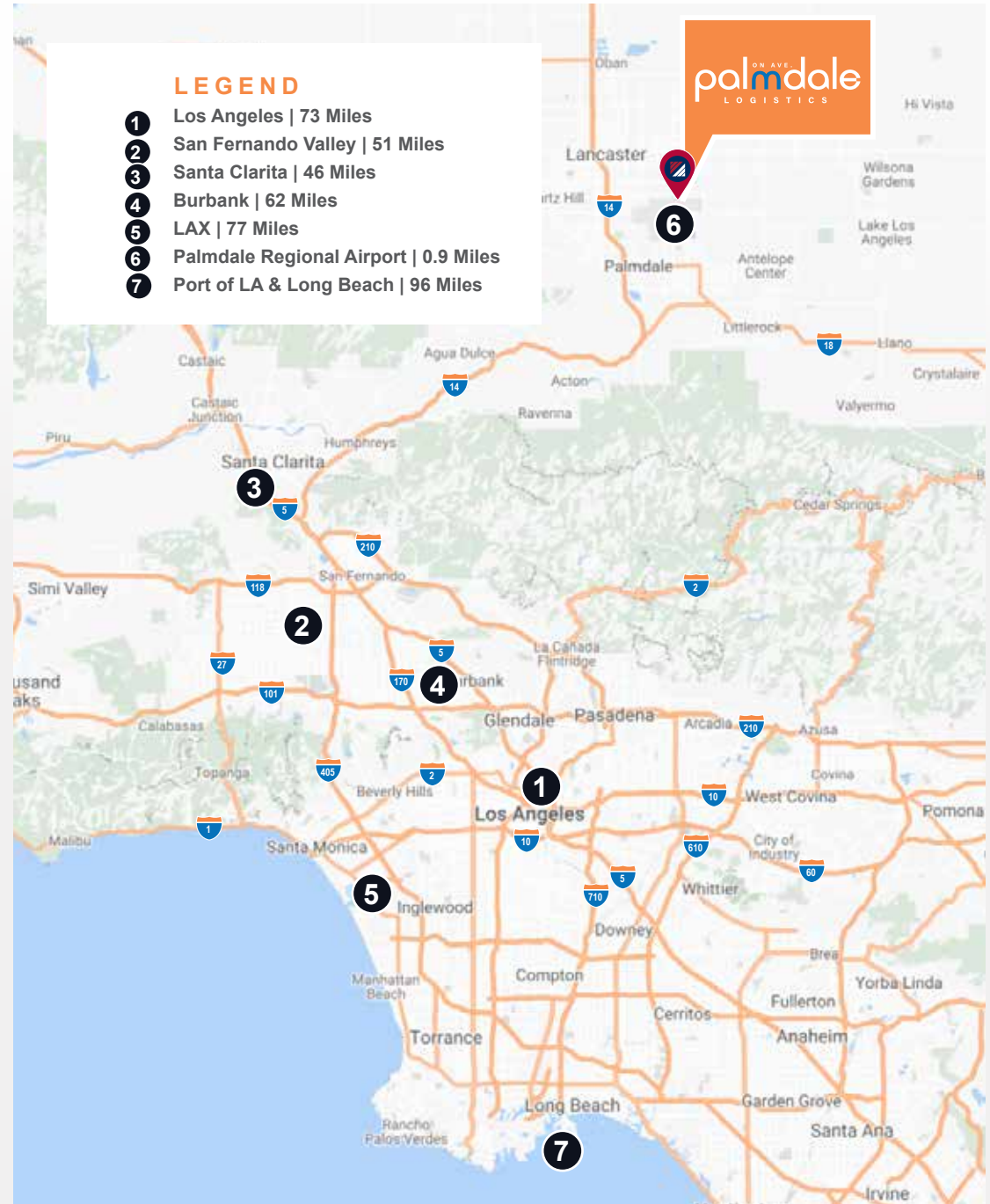
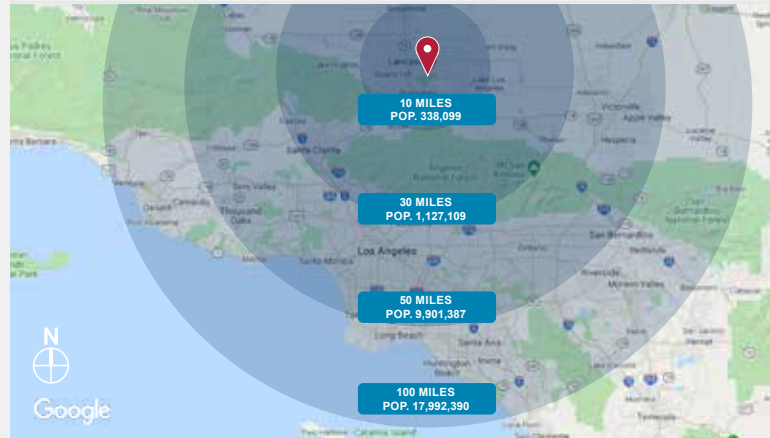
The High Desert Corridor (HDC) project considers a new multi-modal link between State Route 14 (also as the Antelope Valley Freeway) in Los Angeles County and State Route 18 in San Bernardino County.

This project would connect some of the fastest growing residential, commercial and industrial areas in Southern California including the cities of Palmdale, Lancaster, Adelanto, Victorville and the Town of Apple Valley.

LOCATION

DESTINATIONS	TIME/DIS.
San Fernando Valley	50 Mins / 51 Mi.
Beverly Hills	1 hr 17 Mins / 70 Mi.
Hollywood	1 hr 4 Mins/ 65 Mi.
Downtown Los Angeles	1 hr 14 Mins / 73 Mi.
Los Angeles Intl. Airport	1 hr 17 Mins / 76 Mi.
Port of Los Angeles	1 hr 40 Mins / 97 Mi.
Port of Long Beach	1 hr 38 Mins / 96 Mi.

DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2022 Population	12,205	97,817	330,596
2027 Population Projection	12,047	96,044	325,091
2026 Household Projection	5,638	26,381	100,490
Avg Household Income	\$82,234	\$61,829	\$78,489
Median Household Income	\$60,663	\$48,410	\$61,563
Total Specified Consumer Spending (\$)	\$117.8M	\$825.3M	\$3.2B

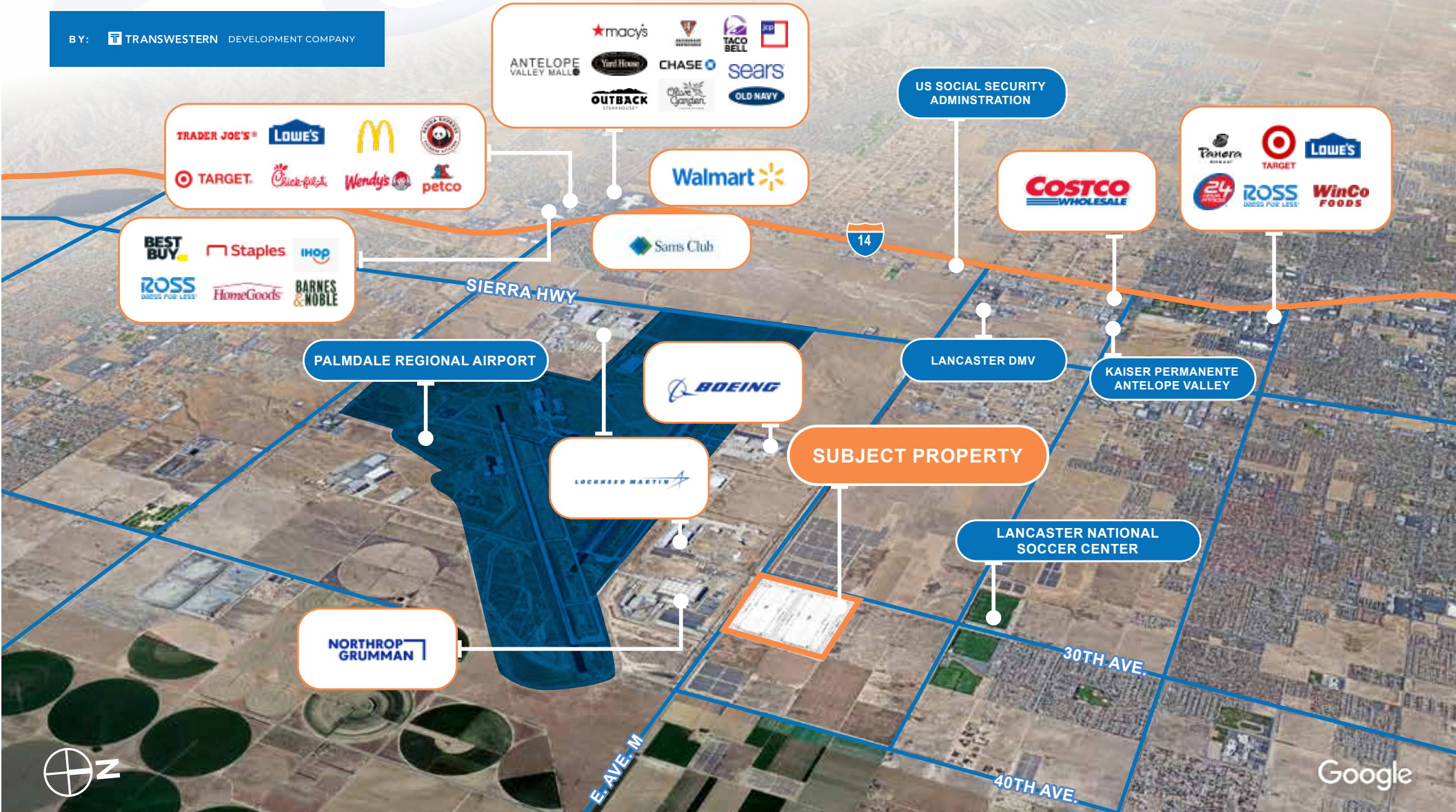


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LOGISTICS CENTER

BY:  TRANSWESTERN DEVELOPMENT COMPANY

AMENITIES MAP



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TRAVEL/AIR

1. Palmdale Regional Airport
2. Air Force Plant 42
3. Northrop Grumman Corp.
4. Lockheed Martin

GROCERIES/FOOD

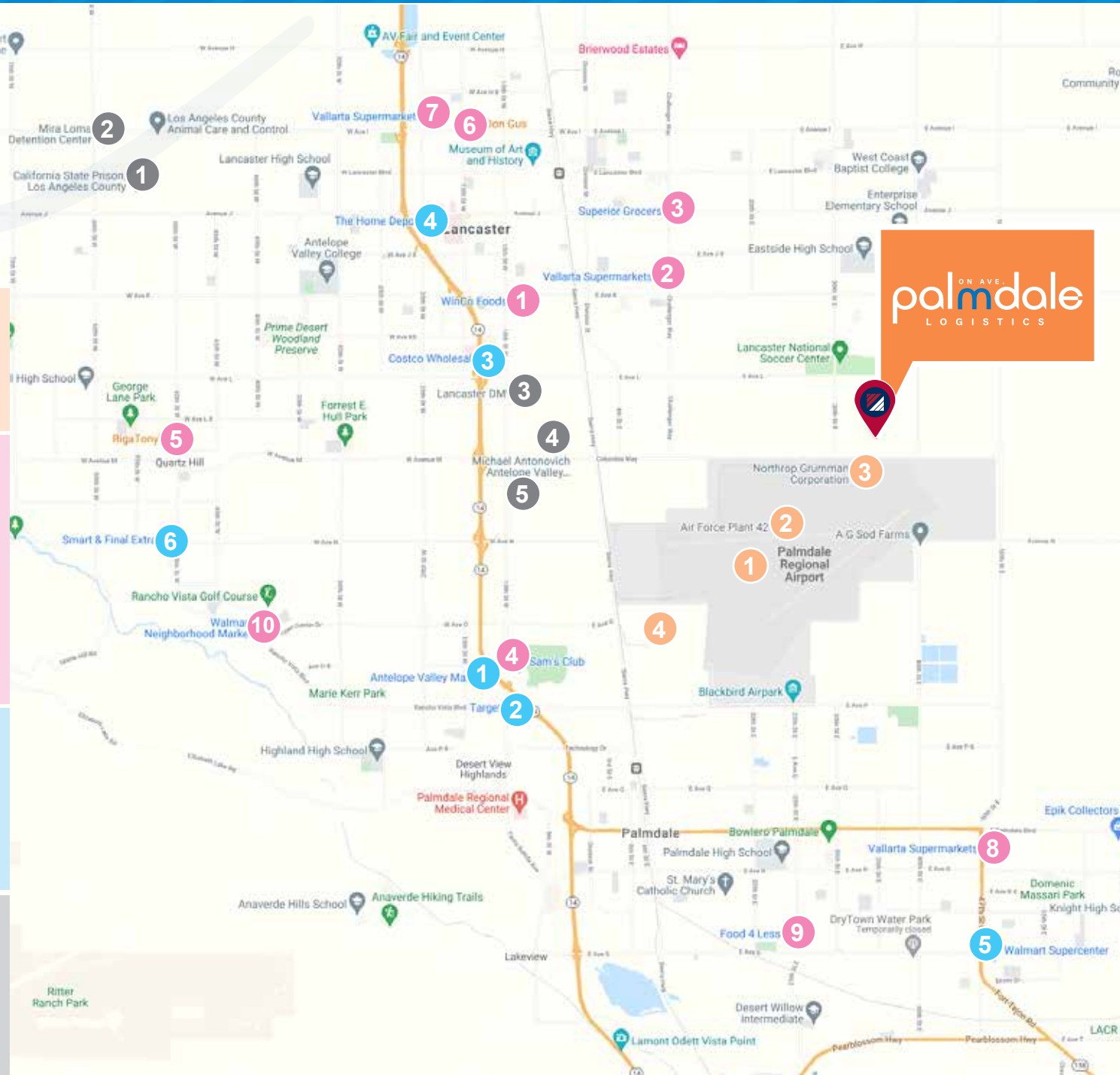
1. Winco
2. Vallarta Supermarkets
3. Superior Grocers
4. Sams Club
5. RigaTony's
6. Don Gus
7. Vallarta Supermarkets
8. Vallarta Supermarkets
9. Food 4 Less
10. Walmart Neighborhood Market

SHOPPING CENTERS/RETAIL

1. Antelope Valley Mall
2. Target
3. Costco
4. The Home Depot
5. Walmart Supercenter
6. Smart & Final Extra

GOVERNMENT

1. CA State Prison
2. Mira Loma Detention Center
3. Lancaster DMV
4. Michael Antonovic Antelope Valley
5. Social Security Office



ON AVE.
palmdale
LOGISTICS

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