



In the Green Zone

Brand New Construction

Priced at \$7,995,000

**5500-5650 Lindbergh Blvd.
California City, CA 93505**

**PARTNERSCRE
SVIDLER | BRAVERMAN**

**60,000 SF of Industrial / Manufacturing Warehouse Space
Central to LA, Vegas, SD and the Central Valley, w/ 90+ Parking Spaces**



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Property Overview

Partners CRE is proud to exclusively represent a **High Desert Industrial Park** site for sale.

Completed in 2024, the Industrial Park, **Zoned M-1**, offers a range of **modern facilities**, including **three 10,000 SF buildings** and a **30,000 SF structure**, for a **combined total of 60,000 SF**.

The **Brand New Buildings** on site are constructed from **high-grade steel** and feature **R10 Insulation** in both roofs and walls, ensuring energy efficiency. With **16-foot ceilings**, **abundant parking (over 90 spaces)**, and a secure, fenced perimeter, the park is well-suited for diverse needs, including **Manufacturing**, the potential for **Cannabis-related businesses** (the property is in the **Green Zone** with some of the lowest Cannabis Taxes in California) and **Logistics / Transport**. Additionally, the robust infrastructure built into the complex supports over **Two MegaWatts** of total power capacity (800a / 480v 3 ϕ to each building - SoCal Edison), and the largest of the buildings is equipped with **Fire Sprinklers** for added safety.

The High Desert Industrial Park, strategically located in **California City**, is a premier hub perfect for **Aerospace Research**, **Manufacturing**, **Agriculture (Hydroponic and otherwise)**, **Distribution**, or almost anything else necessary to fit your **Industrial, Manufacturing or Logistics** needs.

With a location adjacent to the **California City Municipal Airport** in Eastern **Kern County**, the Industrial Park is situated in a bustling Industrial Zone, surrounded by a network of Manufacturing and Distribution companies. The **area includes extensive Logistics Space**, totaling around 810,000 SF, along with 300,000 SF of Specialized Facilities and 44,000 SF of Flex Space.

The property's strategic location provides **easy access** to major cities such as **Las Vegas, San Diego, Los Angeles, and Fresno / Central Valley area**, all within a three-hour drive. Future owners could benefit from the proximity to Mohave Air & Space Port and Edwards Air Force Base. Downtown California City, just four miles away, offers convenient access to **local shopping, dining, community services** and a ready-pool of **prospective employees**.

The property's strategic location provides **easy access** to major cities such as **Las Vegas, San Diego, Los Angeles, and Fresno / Central Valley**, all within a three-hour drive. Central California City, just four miles away, offers convenient access to **local shopping, dining, community services** and a ready-pool of **prospective employees**.

At a Glance

60,000 SF

Combined 4 Structures

267,894 SF

Combined Lot Square Footage

4 M-1 Zoned Industrial Warehouses

Property Type

Brand New Construction

2024 Completion

2 MegaWatts - 800a / 480v 3 ϕ

From SoCal Edison

**Easy Access to LA, Las Vegas,
San Diego, Fresno / Central Valley**

90+ Spaces

Parking

Green Zone

Cannabis Potential

302-510-08-00-3, 302-510-09-00-6, 302-510-10-00-8

APNs



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

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Rendering



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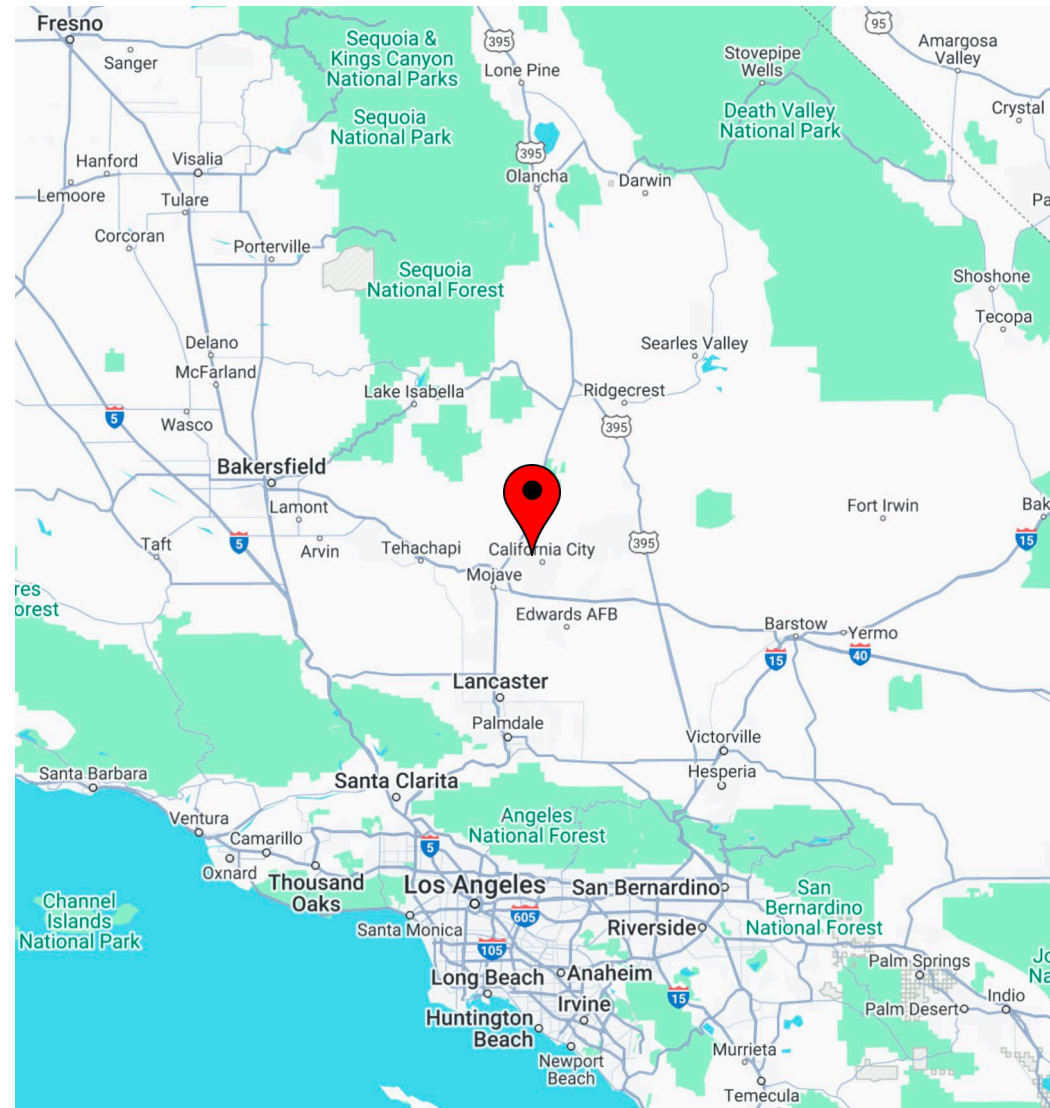
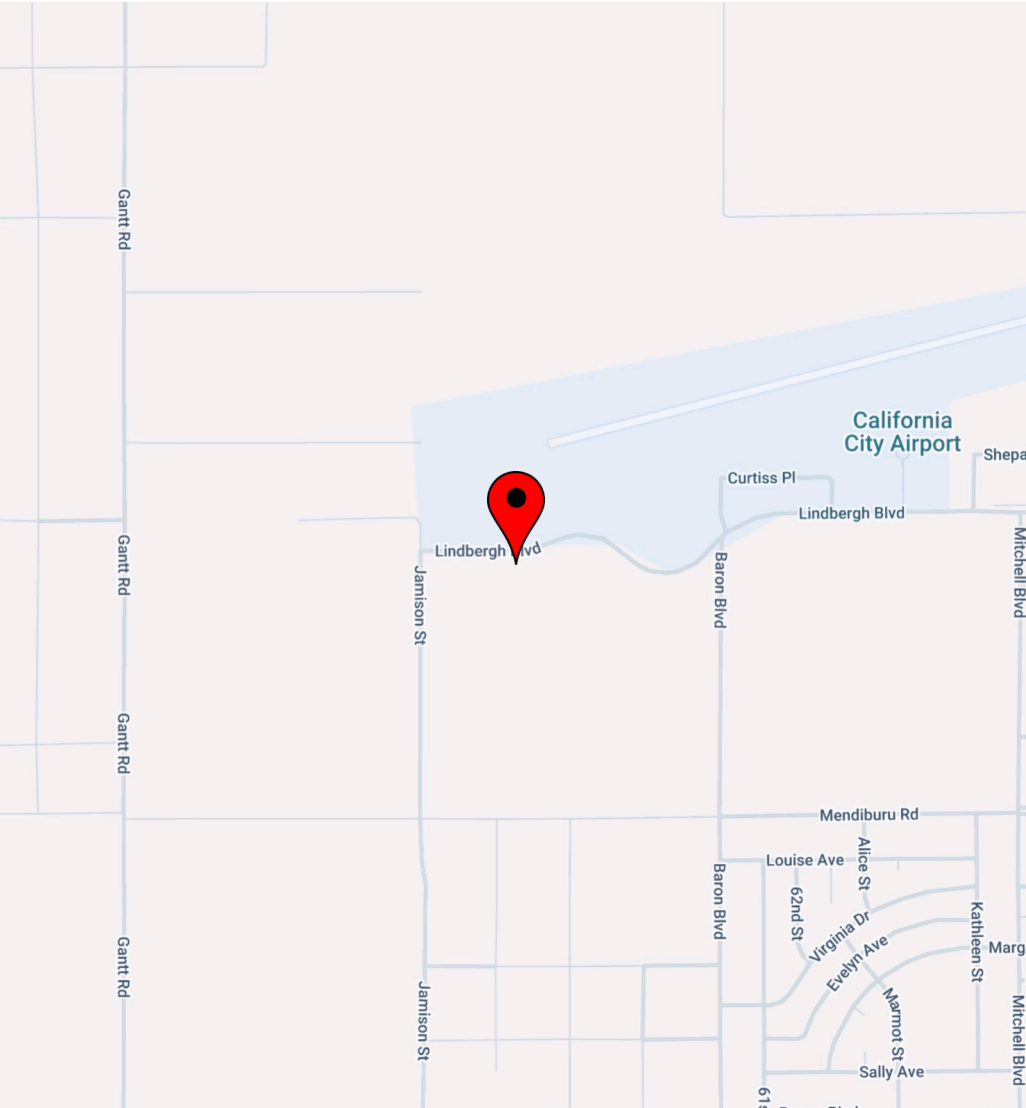
Rendering



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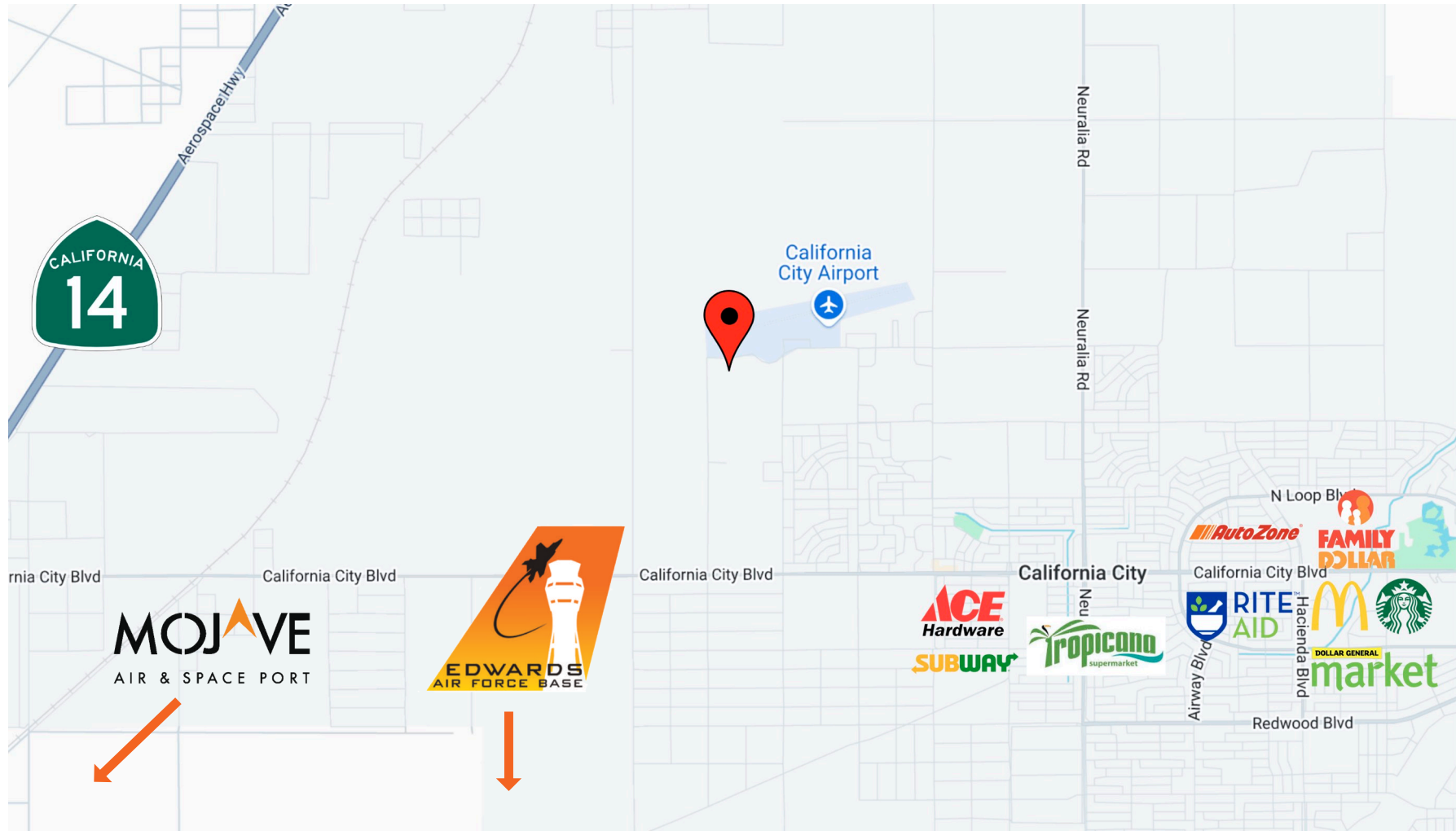
Maps



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Area Map



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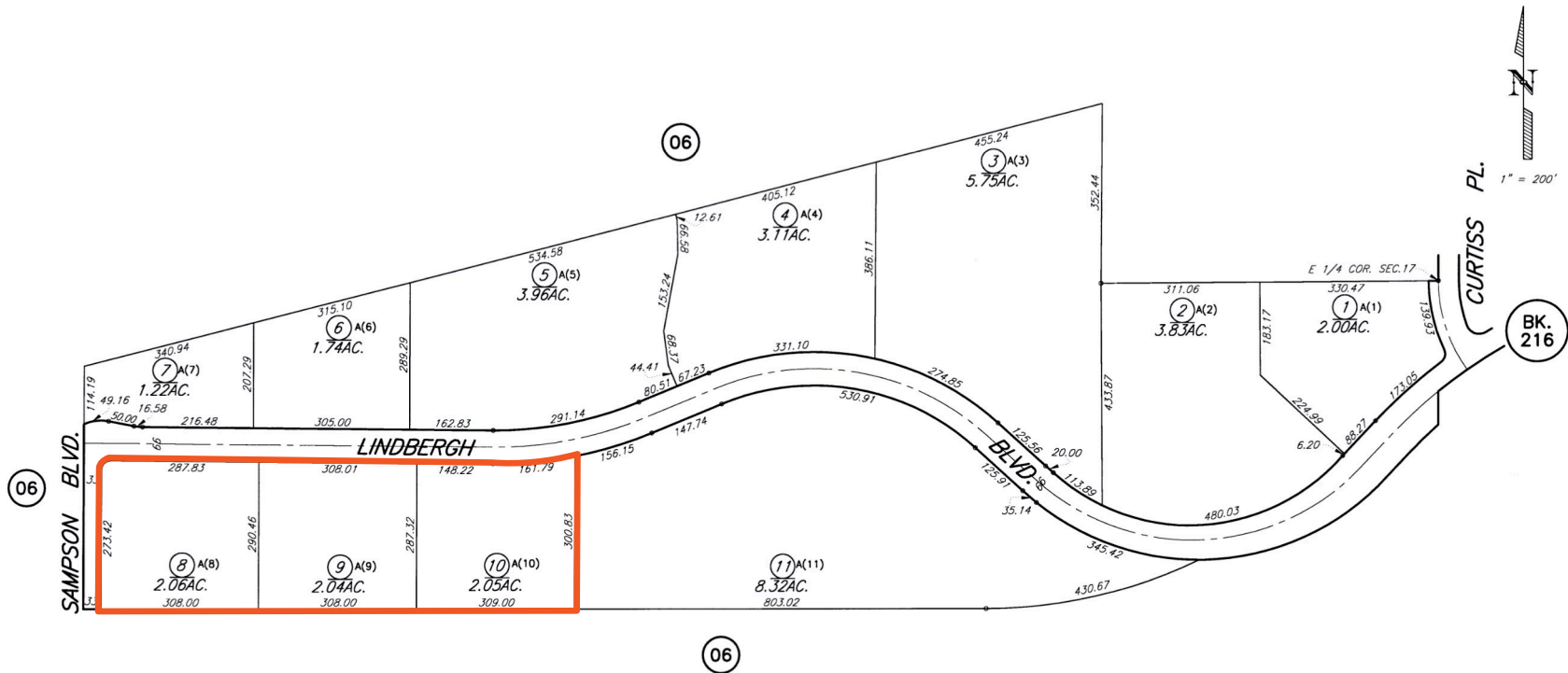
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Parcel Map

302-51

TRACT 5988
PTN. SECS. 16 & 17 T.32S. R.37E.

302-51



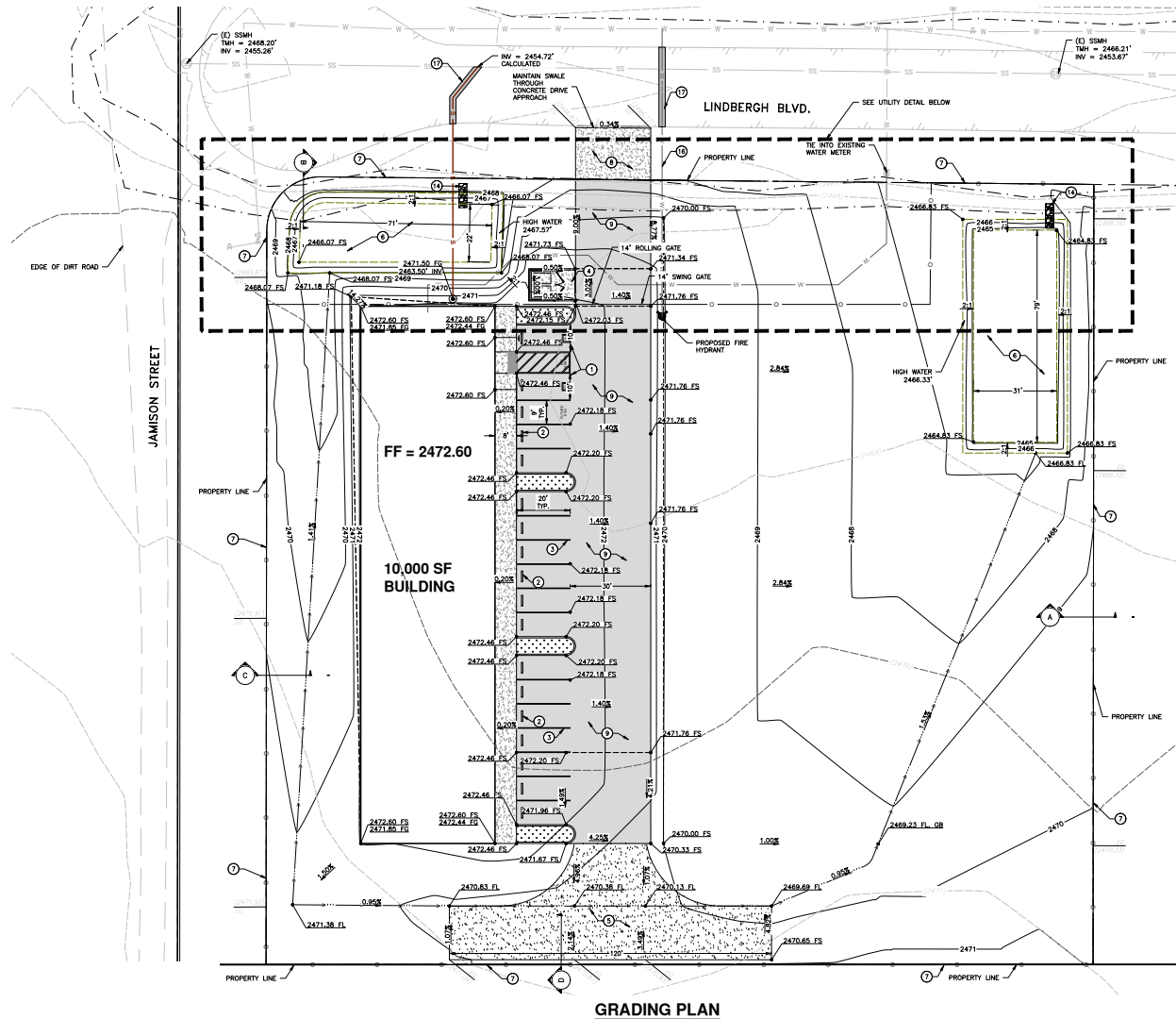
LEGEND	SUBD. KEY	DISCLAIMER
DRAWN July 22, 2002	REF. SUBD. A. TR 5988	This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.
JURISDICTION CITY OF CALIF. CITY	(LOT DESIGNATIONS IN PARENTHESES)	

ASSESSORS MAP NO. 302-51
COUNTY OF KERN

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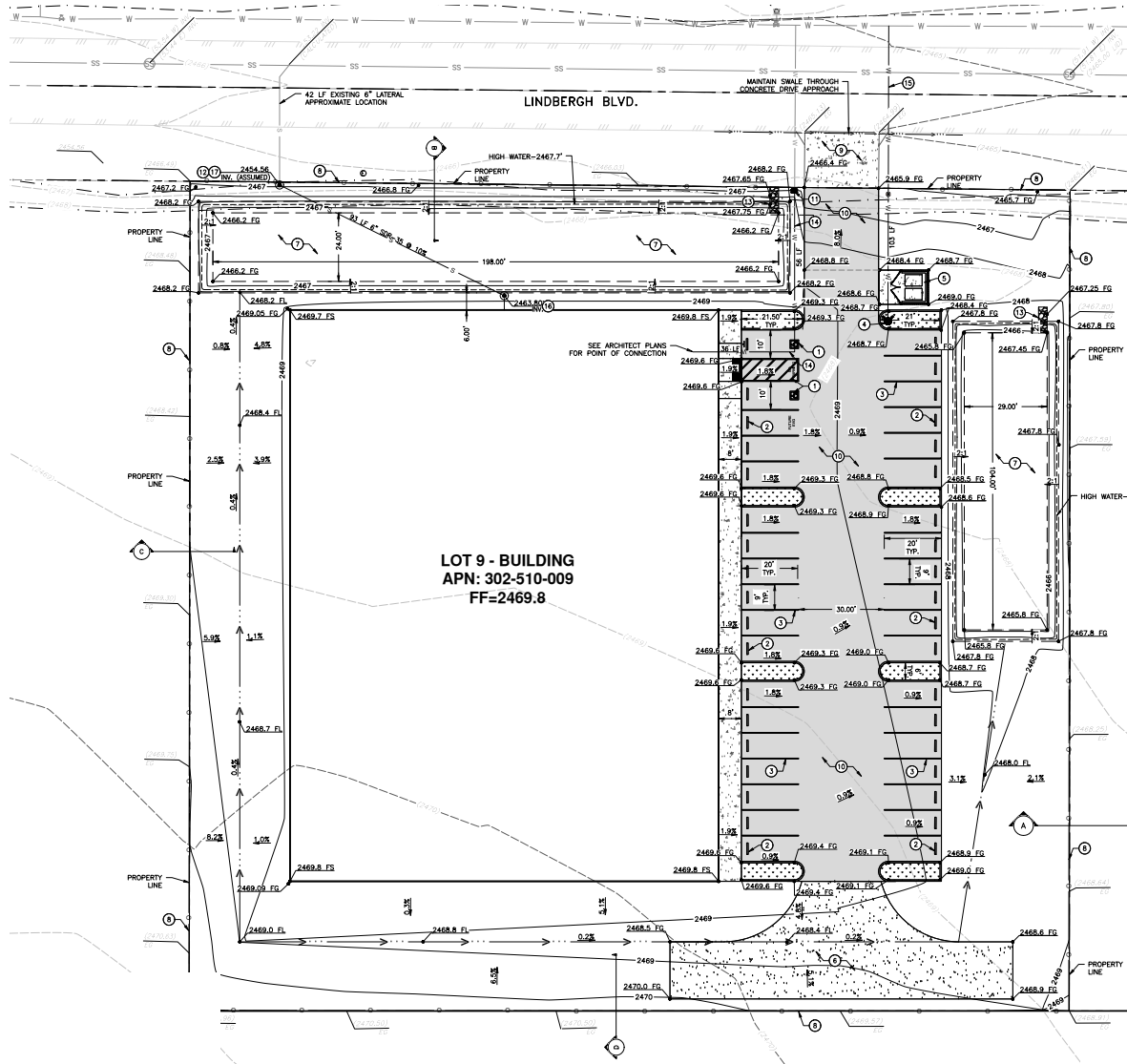
Site Plan - Lot 8



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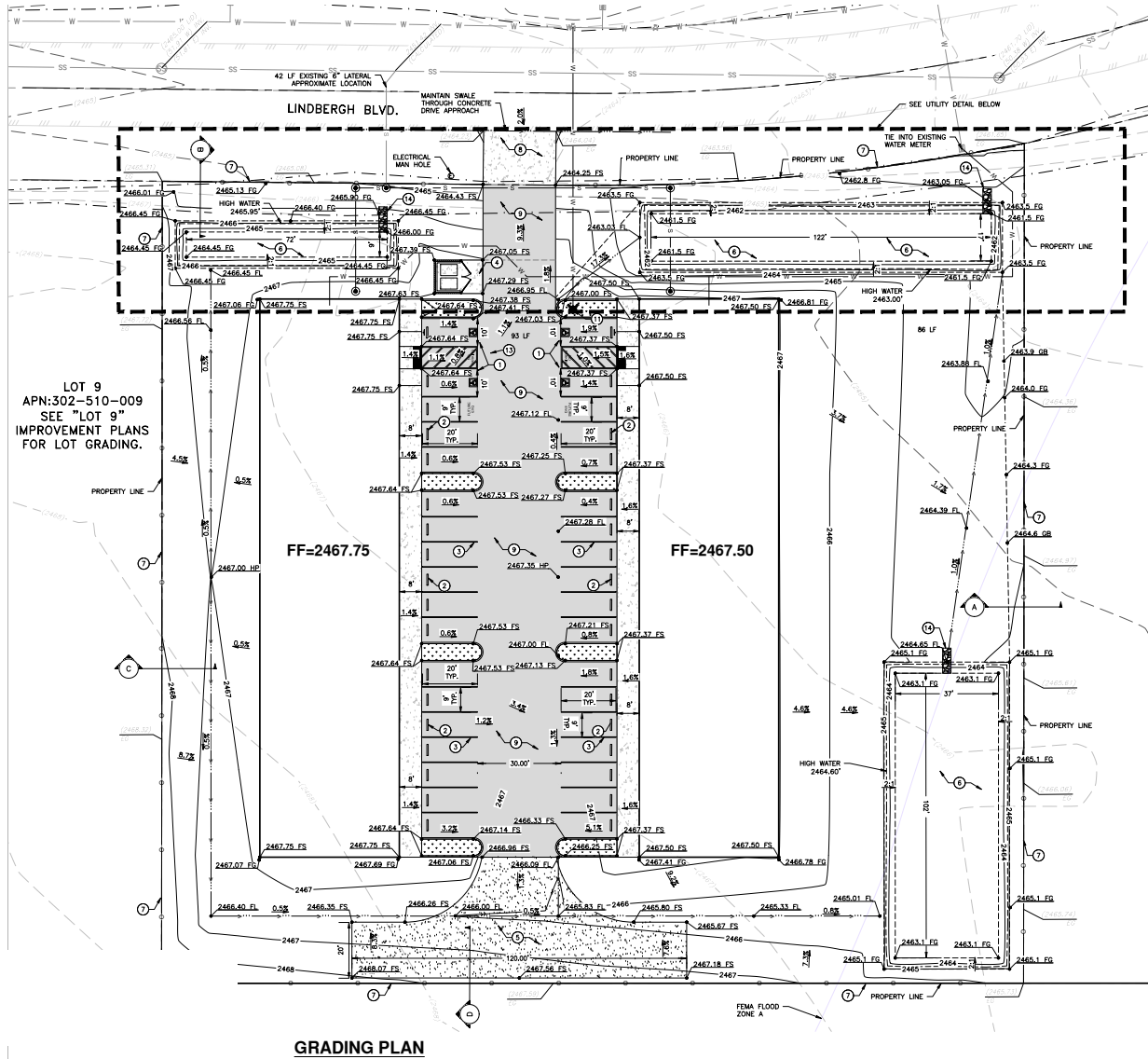
Site Plan - Lot 9



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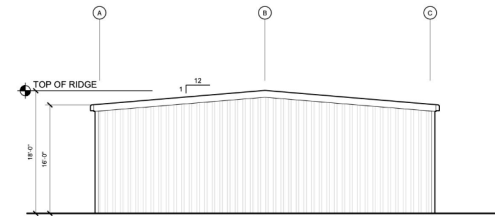
Site Plan - Lot 10



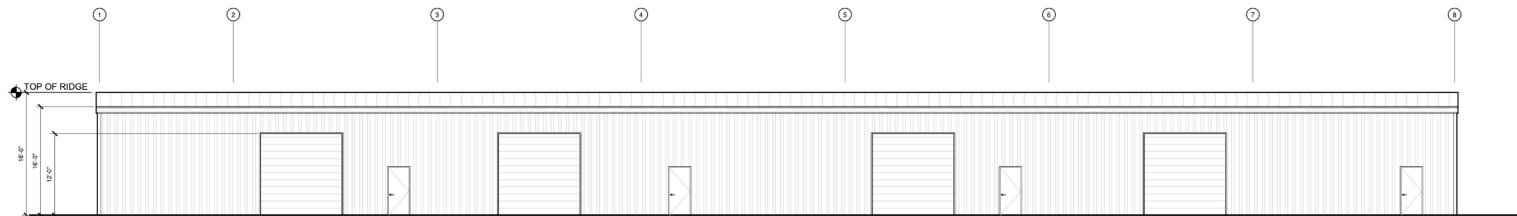
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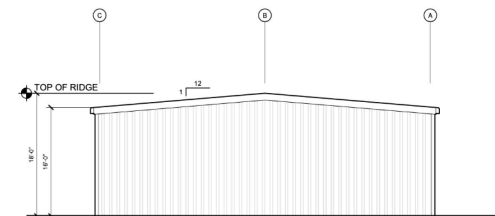
Sample Elevations



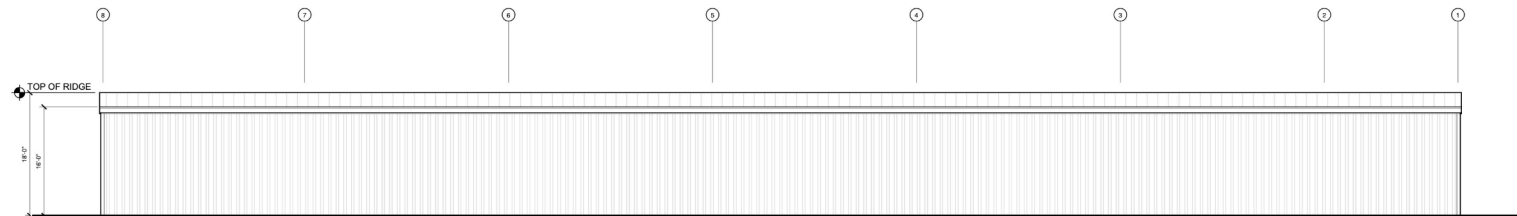
1 SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"
SIMILAR TO BOTH BUILDINGS



2 EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"
SIMILAR TO BOTH BUILDINGS



3 NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"
SIMILAR TO BOTH BUILDINGS



4 WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"
SIMILAR TO BOTH BUILDINGS

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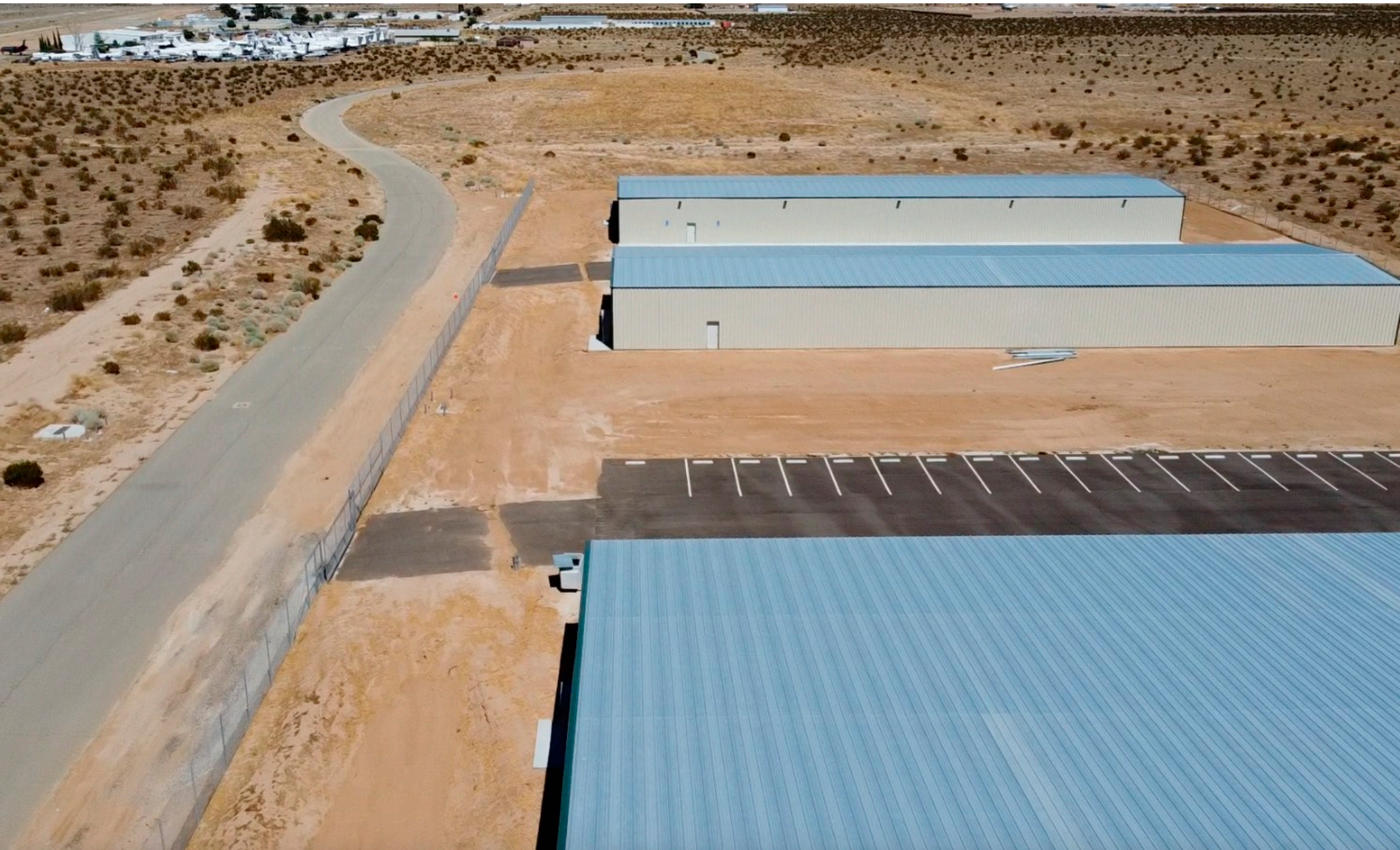
























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