



ANTELOPE VALLEY LOGISTICS CENTER

FULLY ENTITLED

SEC OF W AVENUE F AND 20TH ST W
Los Angeles County (Lancaster), CA



AVAILABLE
PHASE ONE

2,015,072 SF INDUSTRIAL PARK
UP TO 100' CLEAR HEIGHT

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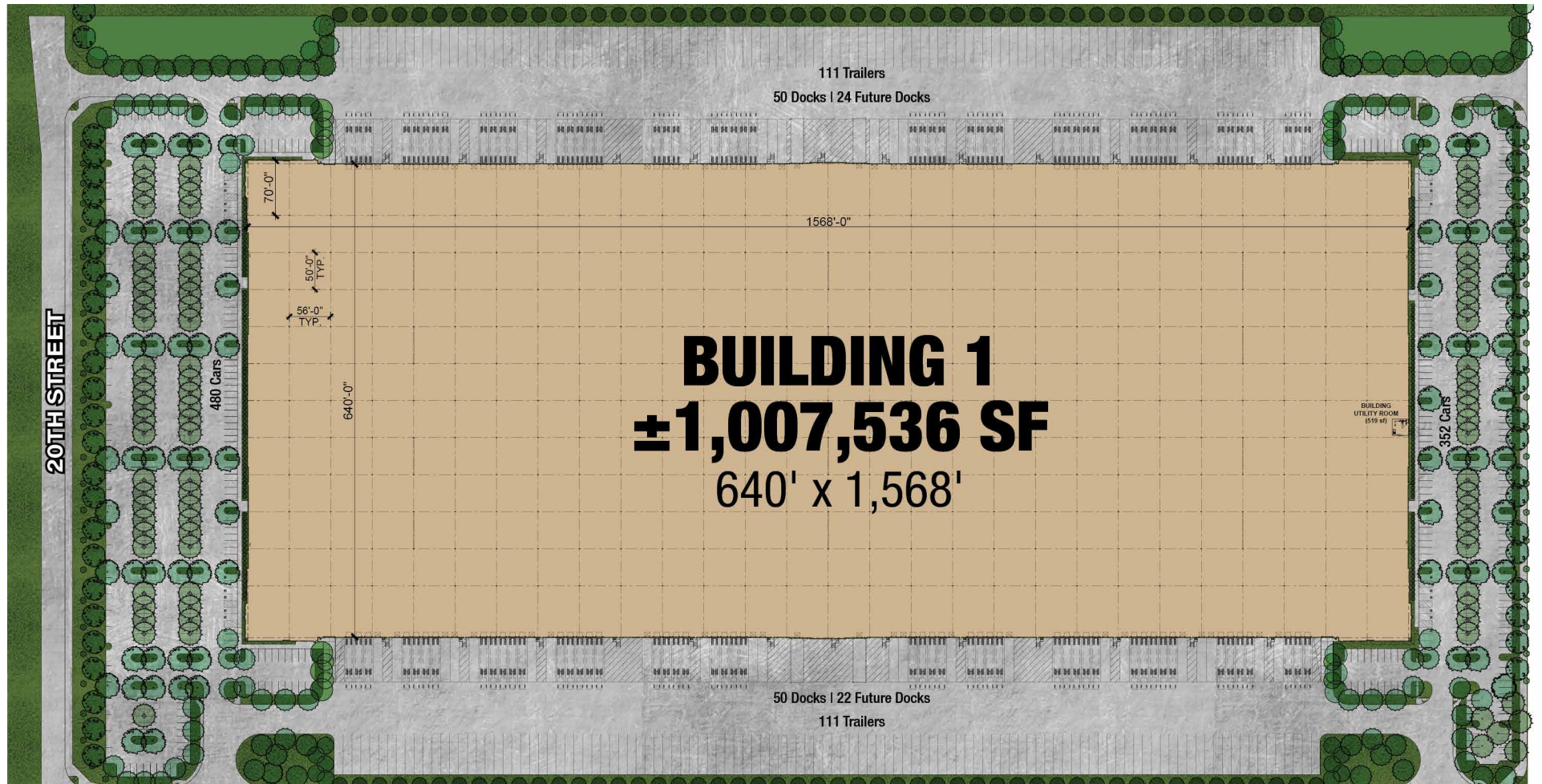


PROJECT OVERVIEW



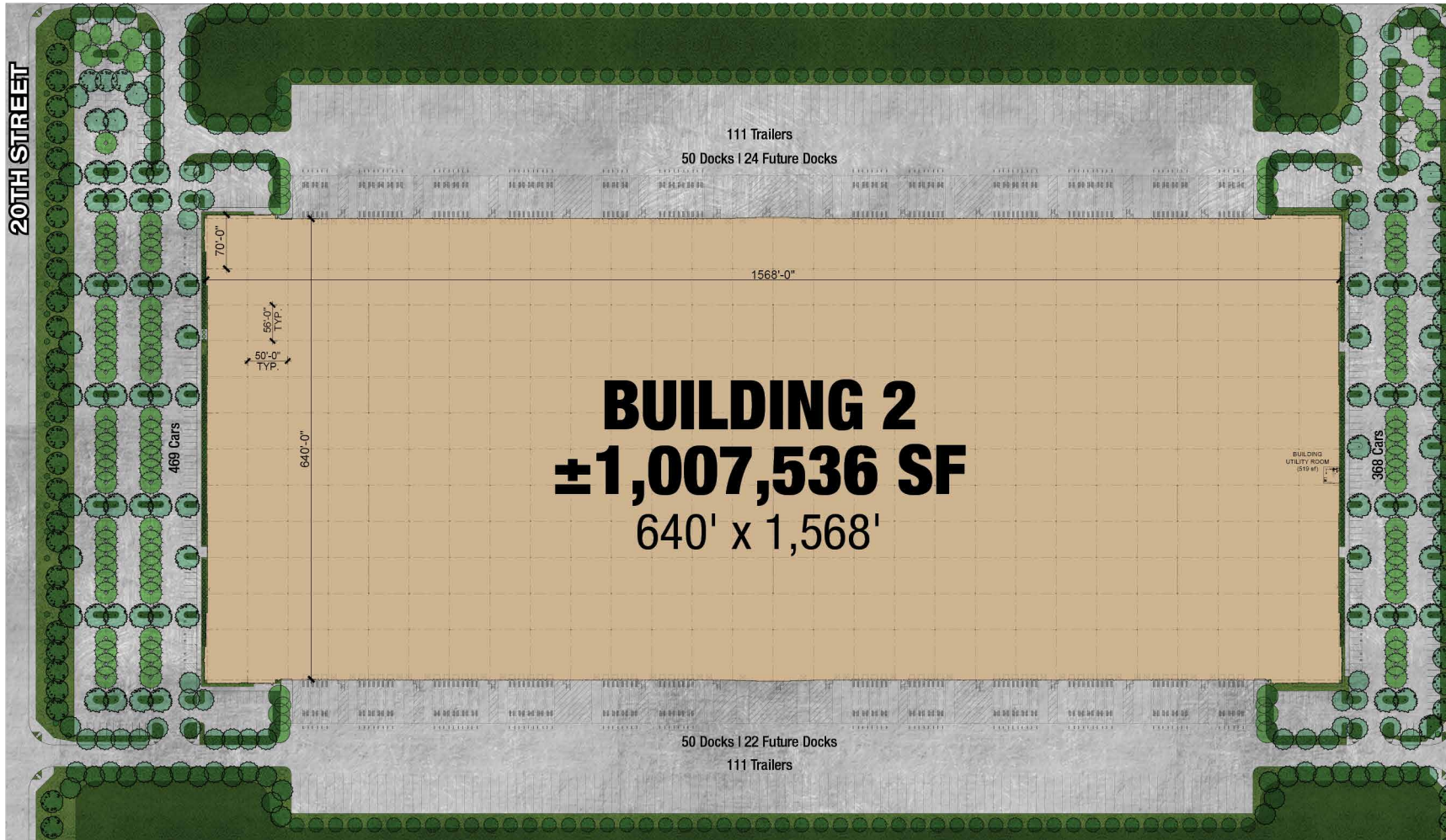
- » Master Planned Industrial Development
- » State of the Art Cross Dock Building Design and Site Configuration with Extra Trailer Parking Available.
- » Entitlement Flexibility to Accommodate Build-to-Suit and Spec-to-Suit Opportunities
- » Dedicated Power from Southern California Edison (SCE) for a Combined 16,000A (expandable with load confirmation)
- » ± 700 Acres of Additional Acreage Available
- » Competitive Dray Rates to the Inland Empire East, and Cheaper than the Central Valley/High Desert
- » No ISR Fees (Outside of SCAQMD)
- » Immediate Access to the LA Basin (13 million people), and Southern California (25 million people)
- » Strong Labor Pool Existing within the Antelope Valley

BUILDING ONE



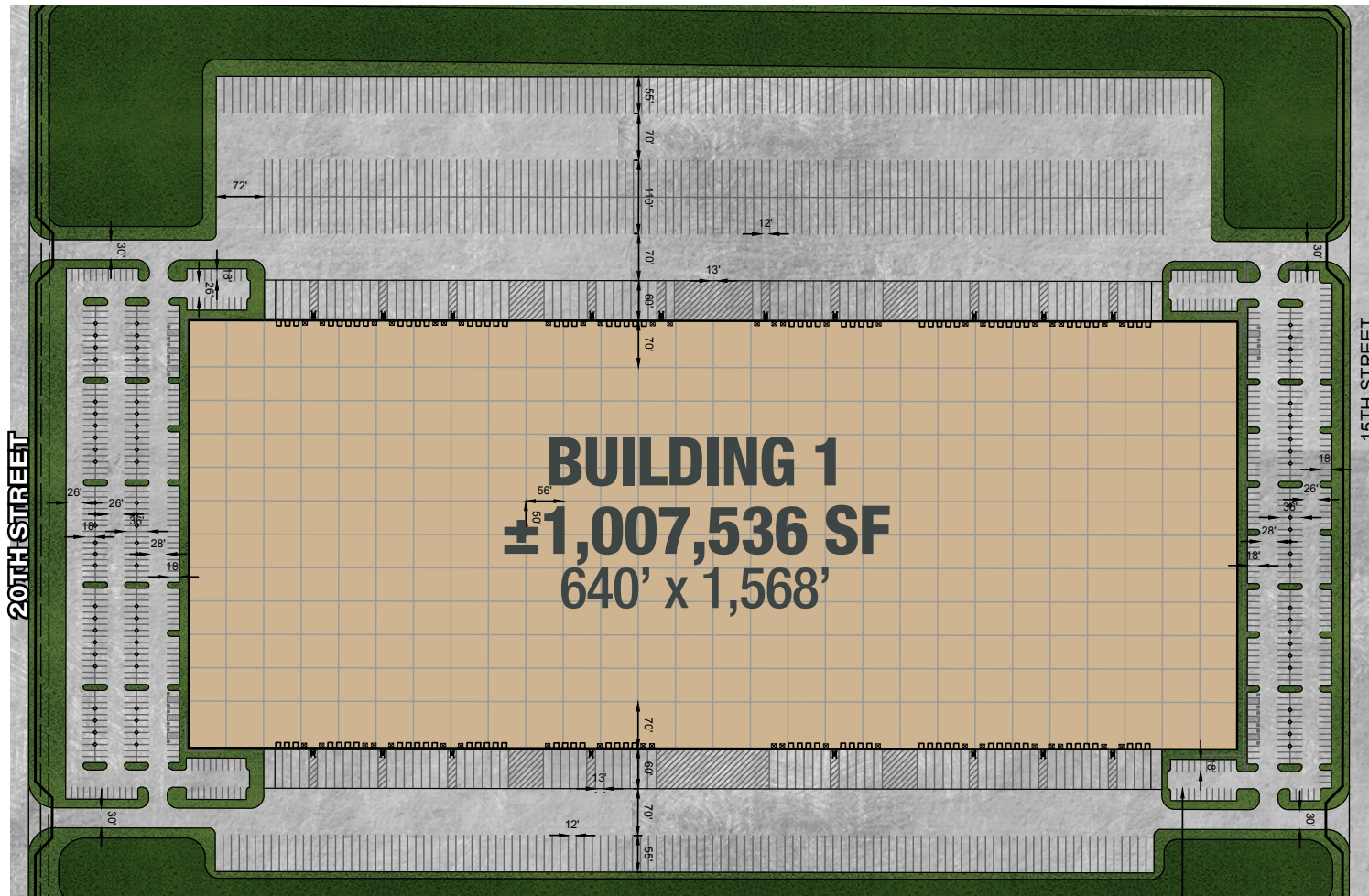
BUILDING SIZE	OFFICE AREA	PROPERTY AREA	TRUCK COURT DEPTH	DOCKS	DRIVE-IN DOORS	TRAILER PARKING	BAY SPACING	CAR PARKING	CLEAR HEIGHT	SPRINKLER SYSTEM	ELECTRIC
1,007,536 SF	TO SUIT	52.8 ACRES	185'	146	4	222 STALLS	50'X56' WITH 70' SPEED BAYS	832 STALLS	40' (CURRENT ENTITLEMENTS ALLOW UP TO 100')	ESFR	(2) 4,000 AMPS 480V

BUILDING TWO



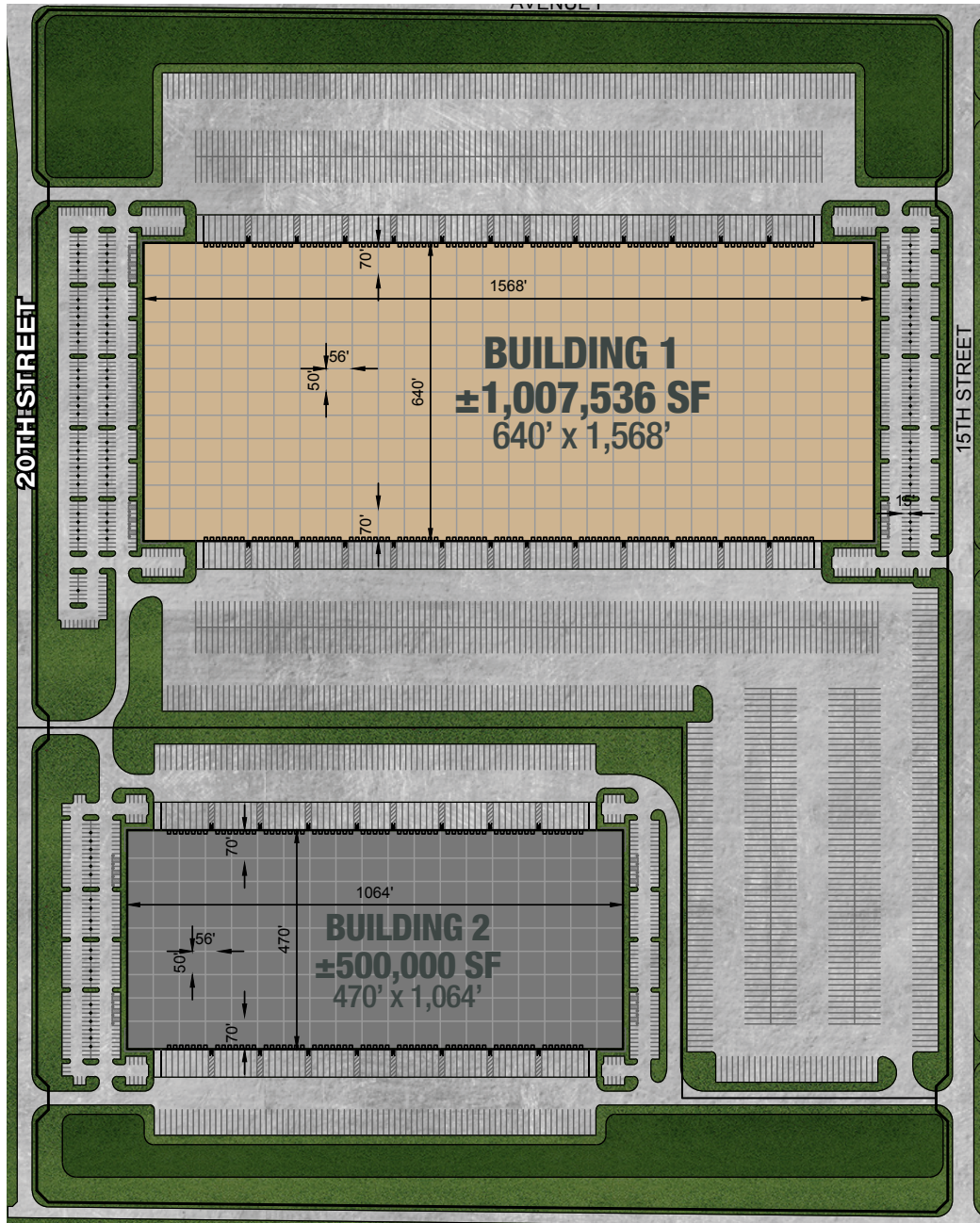
BUILDING SIZE	OFFICE AREA	PROPERTY AREA	TRUCK COURT DEPTH	DOCKS	DRIVE-IN DOORS	TRAILER PARKING	BAY SPACING	CAR PARKING	CLEAR HEIGHT	SPRINKLER SYSTEM	ELECTRIC
1,007,536 SF	To Suit	61.1 ACRES	185'	146	4	222 STALLS	50'X56' WITH 70' SPEED BAYS	837 STALLS	40' (CURRENT ENTITLEMENTS ALLOW UP TO 100')	ESFR	(2) 4,000 AMPS 480V

BUILDING ONE | ALTERNATIVE SITE PLAN



BUILDING SIZE	AREA DIMENSIONS	OFFICE AREA	PROPERTY AREA	TRUCK COURT DEPTH	DOCKS	DRIVE-IN DOORS	TRAILER PARKING	CAR PARKING	CLEAR HEIGHT	SPRINKLER SYSTEM	ELECTRIC
1,007,536 SF	640' x 1,568'	TO SUIT UP TO 40K SF	±61 ACRES	185' & 365'	±146	4	±465 STALLS	±759 STALLS	40' (CURRENT ENTITLEMENTS ALLOW UP TO 100')	ESFR	(2) 4,000 AMPS 480V

ALTERNATIVE PROJECT SITE PLAN



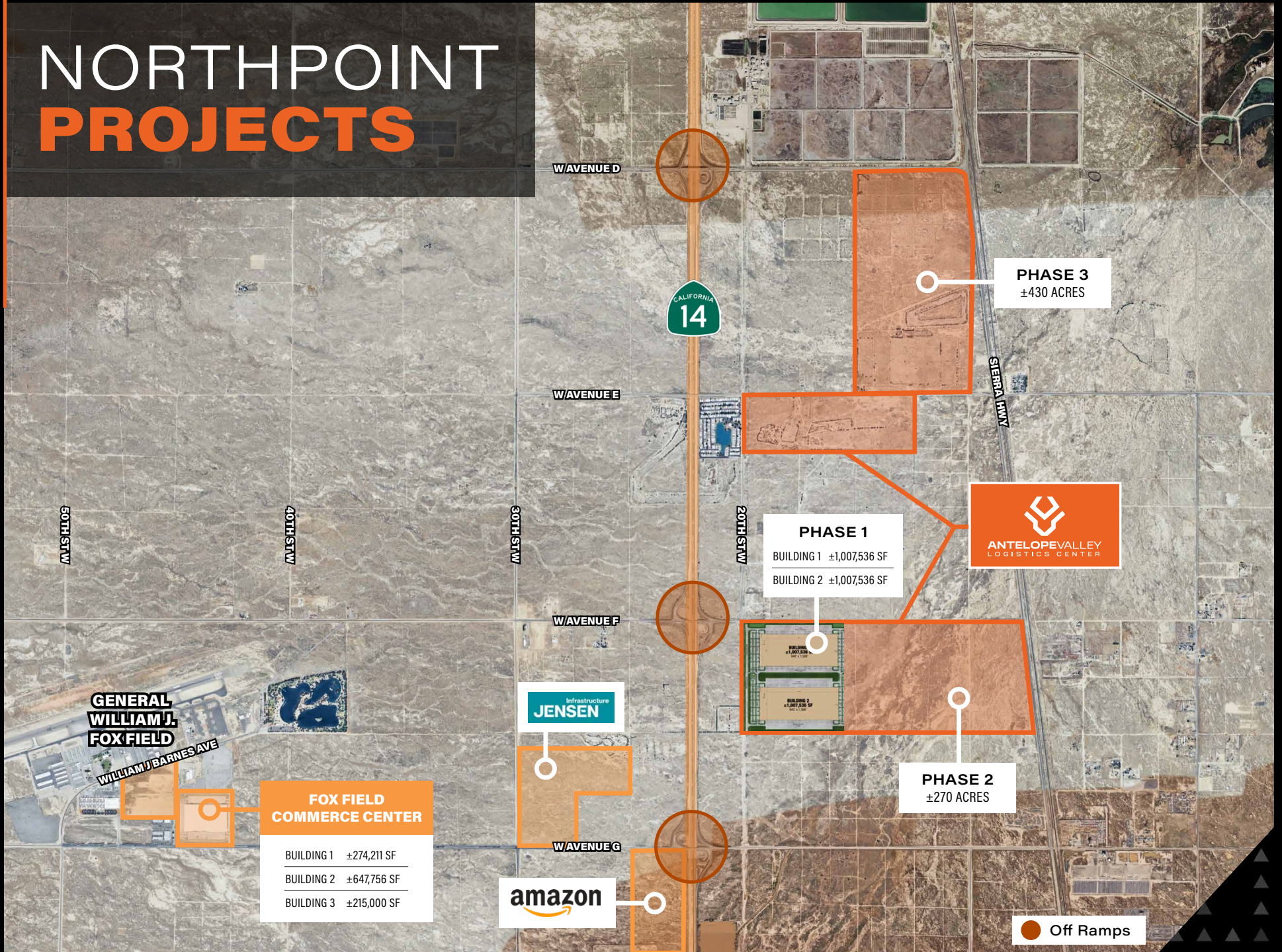
BUILDING 1

BUILDING SIZE	1,007,536 SF
AREA DIMENSIONS	640' x 1,568'
OFFICE AREA	TO SUIT UP TO 40K SF
PROPERTY AREA	±80 ACRES
TRUCK COURT DEPTH	185'
DOCKS	±146
DRIVE-IN DOORS	4
TRAILER PARKING	±1,098 STALLS
CAR PARKING	±782 STALLS
CLEAR HEIGHT	40' (CURRENT ENTITLEMENTS ALLOW UP TO 100')
SPRINKLER SYSTEM	ESFR
ELECTRIC	(2) 4,000 AMPS 480V

BUILDING 2

BUILDING SIZE	500,000 SF
AREA DIMENSIONS	470' x 1,064'
BUILDING COVERAGE	32.2%
PROPERTY AREA	±36 ACRES
TRUCK COURT DEPTH	185'
DOCKS	±146
DRIVE-IN DOORS	4
TRAILER PARKING	±158 STALLS
CAR PARKING	±364 STALLS
CLEAR HEIGHT	40' (CURRENT ENTITLEMENTS ALLOW UP TO 100')
SPRINKLER SYSTEM	ESFR
ELECTRIC	(2) 4,000 AMPS 480V

NORTHPOINT PROJECTS



ANTELOPE VALLEY OVERVIEW

Located approximately 70 miles north of Downtown LA via Interstate 5, and Highway 14, the combined cities of Palmdale and Lancaster boast a growing population of over 420,000. This population base also boasts a deep, and underemployed, blue collar and semi-skilled labor pool making this emerging industrial market prime for expansion. The Antelope Valley Logistics Center is located closer to the Port of Los Angeles than some parts of the Inland Empire, with drayage rates like those of the Inland Empire East, and considerably more competitive economic deal terms for tenants. The market is easily accessible by Interstate 5, Highway 14, and Highway 138 which ties into Interstate 15 providing direct service to the greater Western US.

The Antelope Valley Logistics Center also benefits from being in one of the most business friendly environments in Southern California. This makes permitting, alterations, and license acquisition a much smoother and certain process than other competing markets. The Antelope Valley is also not hampered by the Warehouse Actions and Investments to Reduce Emissions (WAIRE) and Indirect Source Rule (ISR) regulations recently imposed by the South Coast Air Quality Management District. These rules do affect Los Angeles County, San Bernardino County, and Riverside County which collectively hold almost 2 billion square feet of industrial product. These new regulations increase operating costs for tenants, and force changes to operations to fulfill green objectives, and result in taxes levied against those tenants not in compliance on an ongoing basis.

The Antelope Valley already boasts a corporate occupier list of Amazon, Costco, Boeing, Northrup Grumman, Trader Joe's, and others with interest in the area continuing to grow.



LOCAL RADIUS

HOLLYWOOD BURBANK AIRPORT

63.4 MILES

LOS ANGELES INTERNATIONAL AIRPORT

80 MILES

ONTARIO INTERNATIONAL AIRPORT

87.6 MILES

PORT OF LONG BEACH

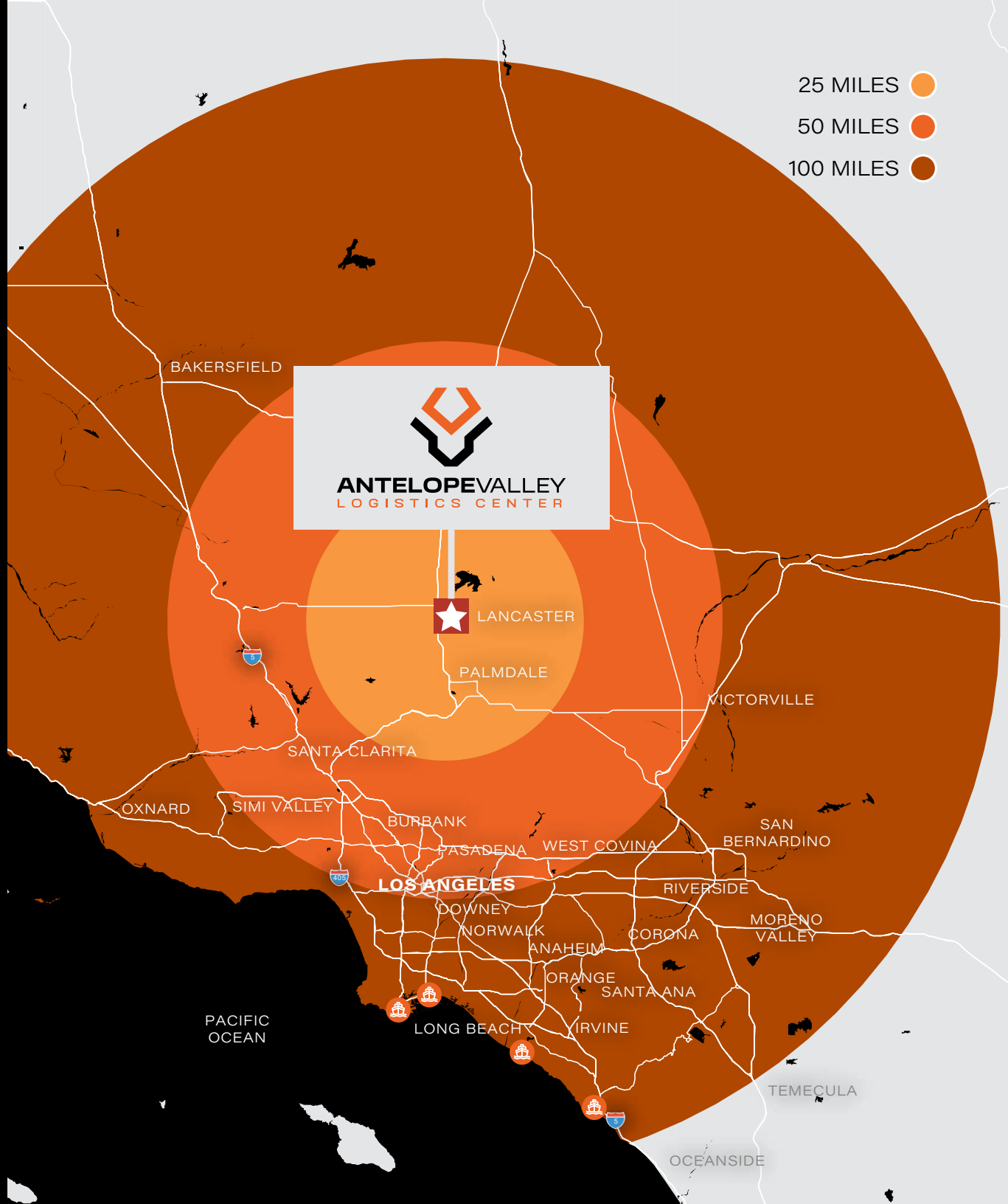
93.8 MILES

THE PORT OF LOS ANGELES

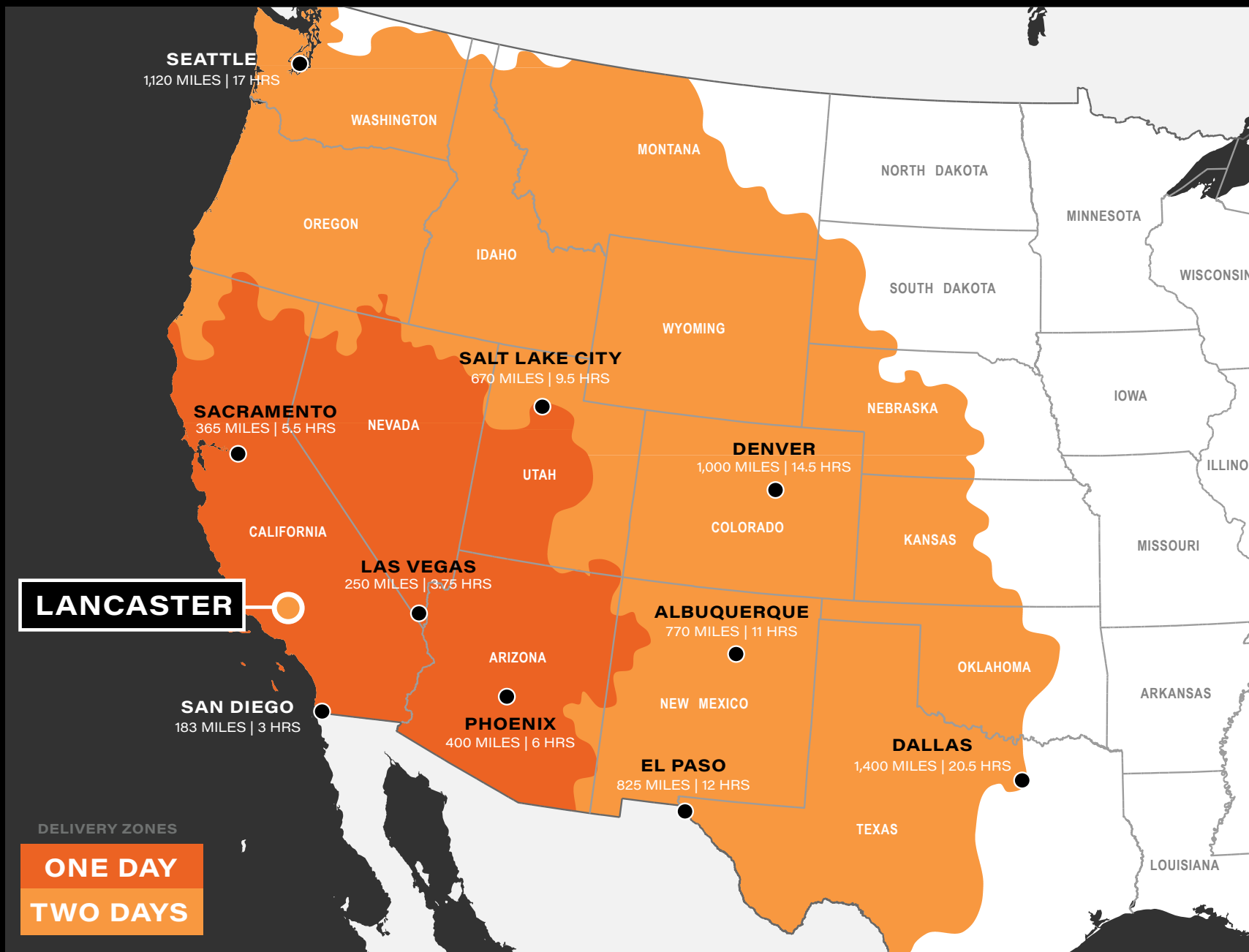
99.8 MILES

LONG BEACH AIRPORT

102 MILES



DRIVE TIMES



CORPORATE NEIGHBORS



14



LANCASTER

14

PALMDALE

138

14

5



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ANTELOPEVALLEY
LOGISTICS CENTER



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