

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

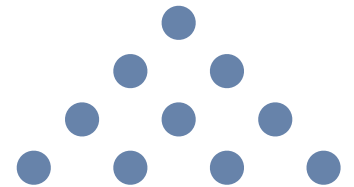


**24,000
Amps Total**

(Six (6) 4,000 Amp Transformers)



**LED
Lighting**



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



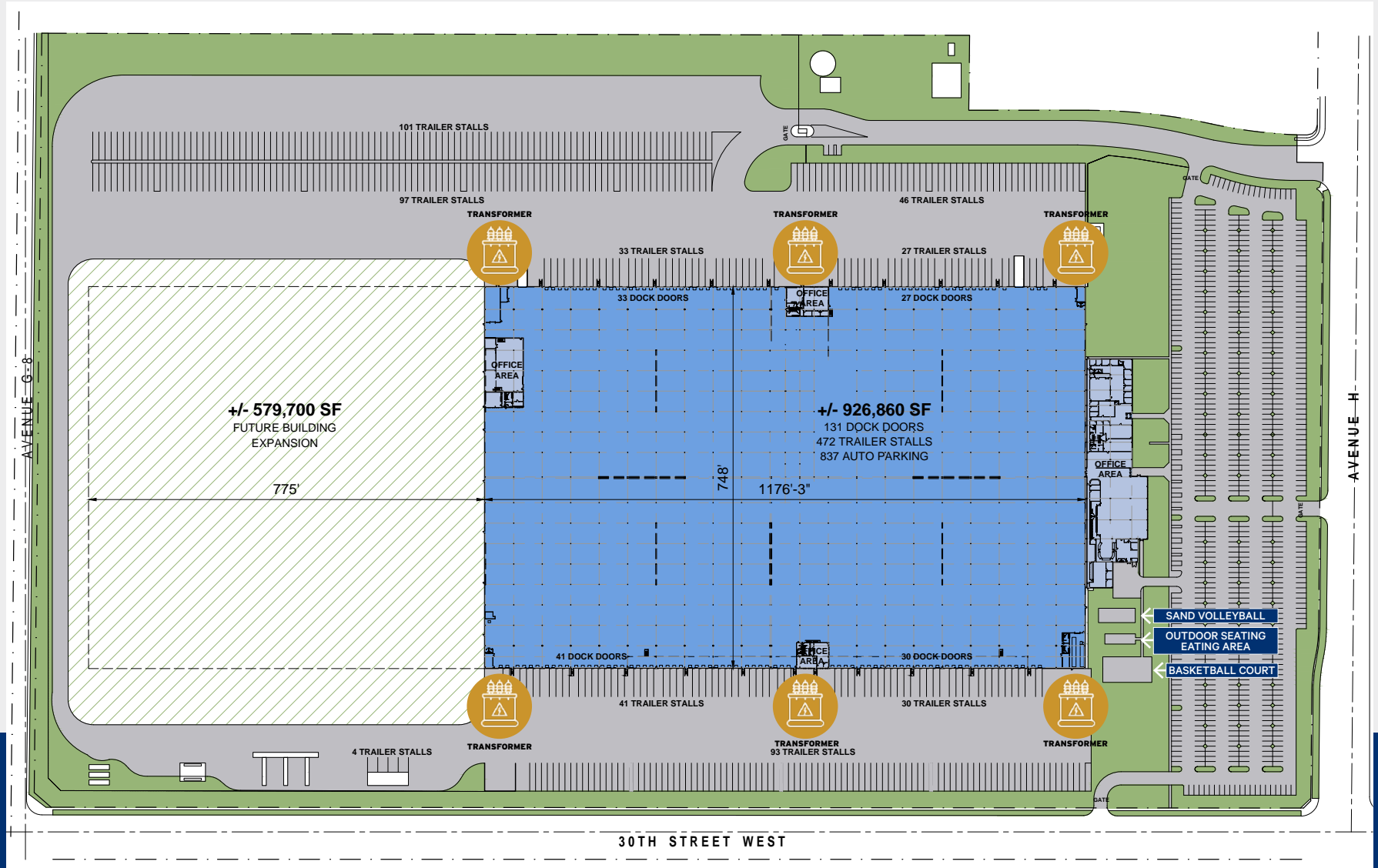
EFFICIENT OFFICE BUILD OUT INCLUDING EMPLOYEE CAFETERIA / BREAK AREA, FITNESS CENTER AND LOCKER ROOM



SITE PLAN



TRANSFORMER



WAREHOUSE PHOTOS



INTERIOR PHOTOS

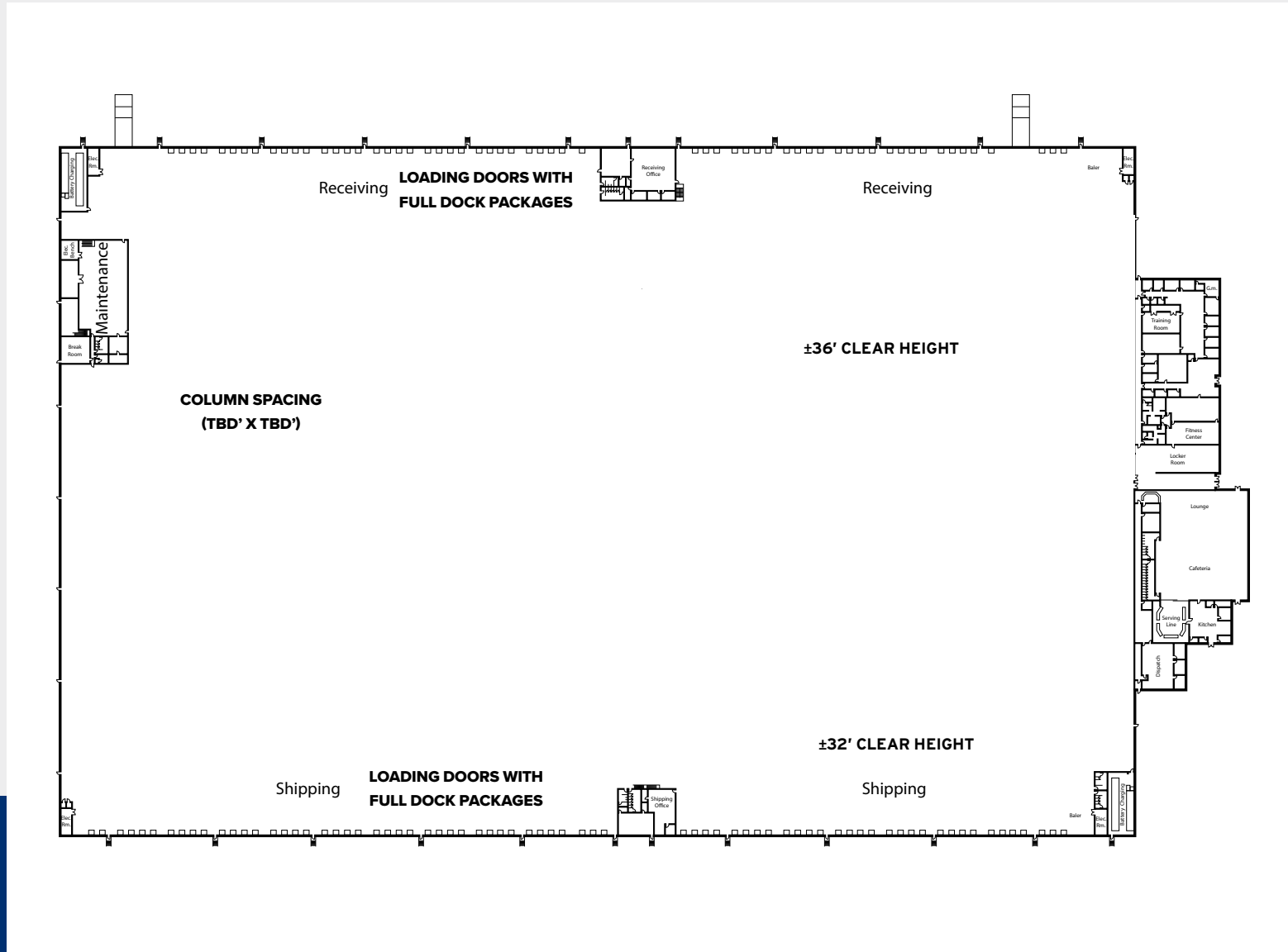


AREA MAP

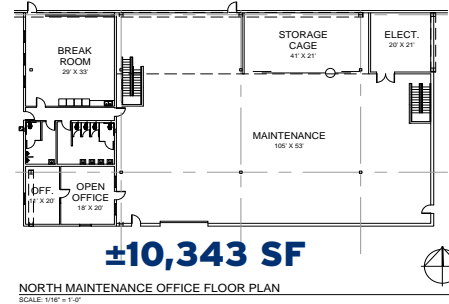
CLOSE PROXIMITY TO THE 138 & 14 FREEWAYS



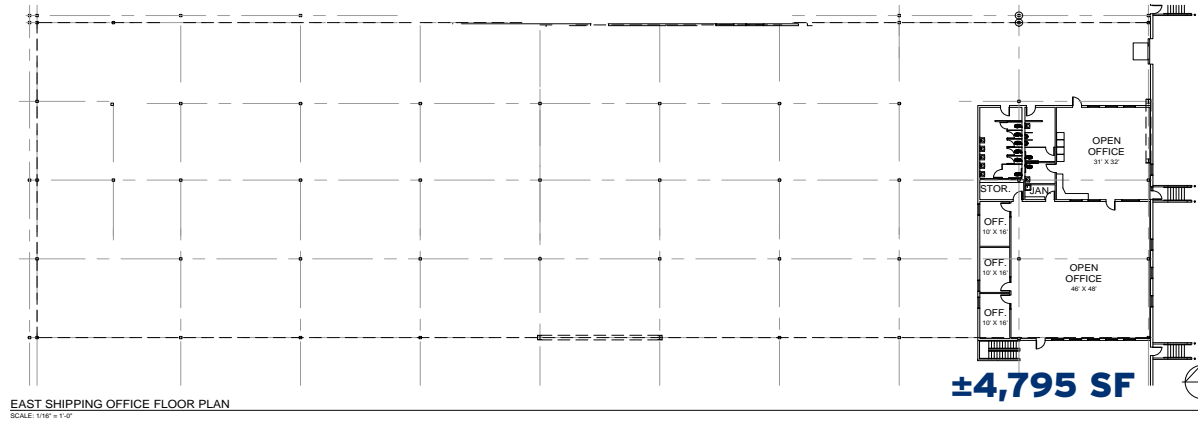
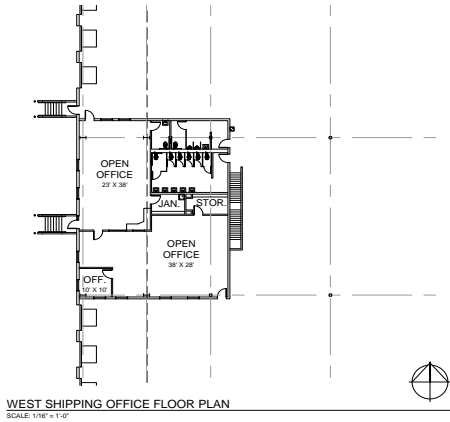
FLOOR PLAN (Existing)



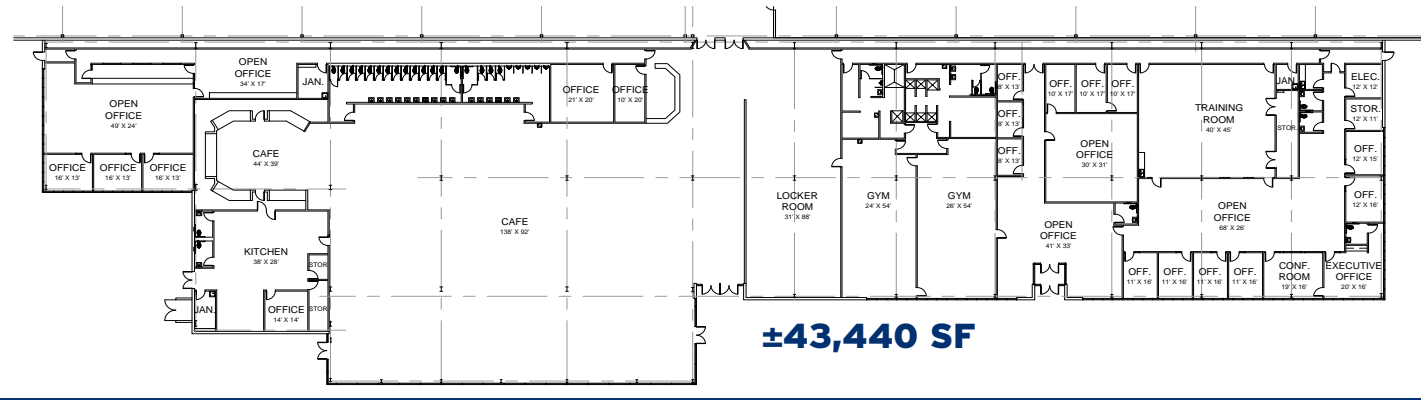
EXISTING OFFICE BUILD OUT



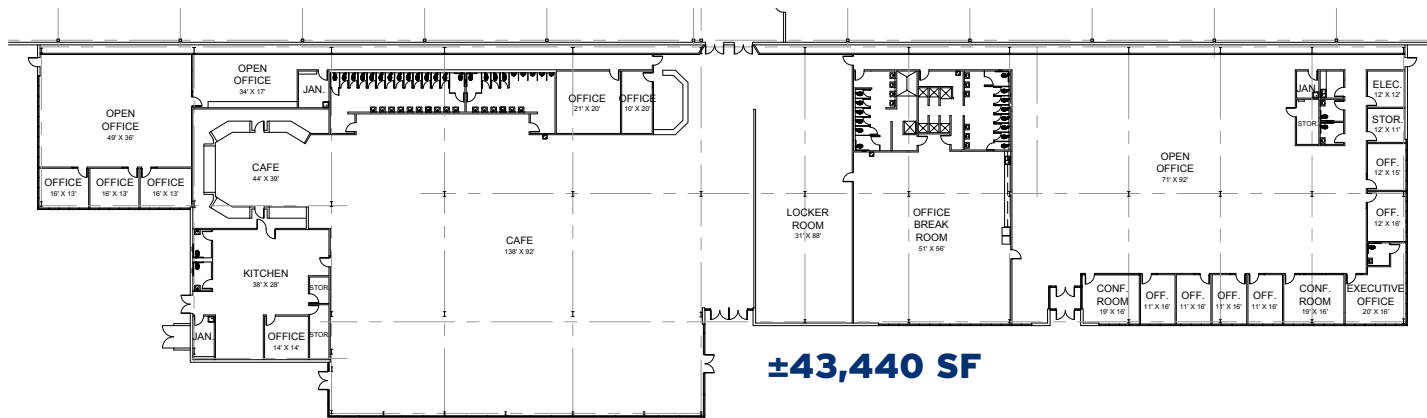
±3,210 SF



±4,795 SF

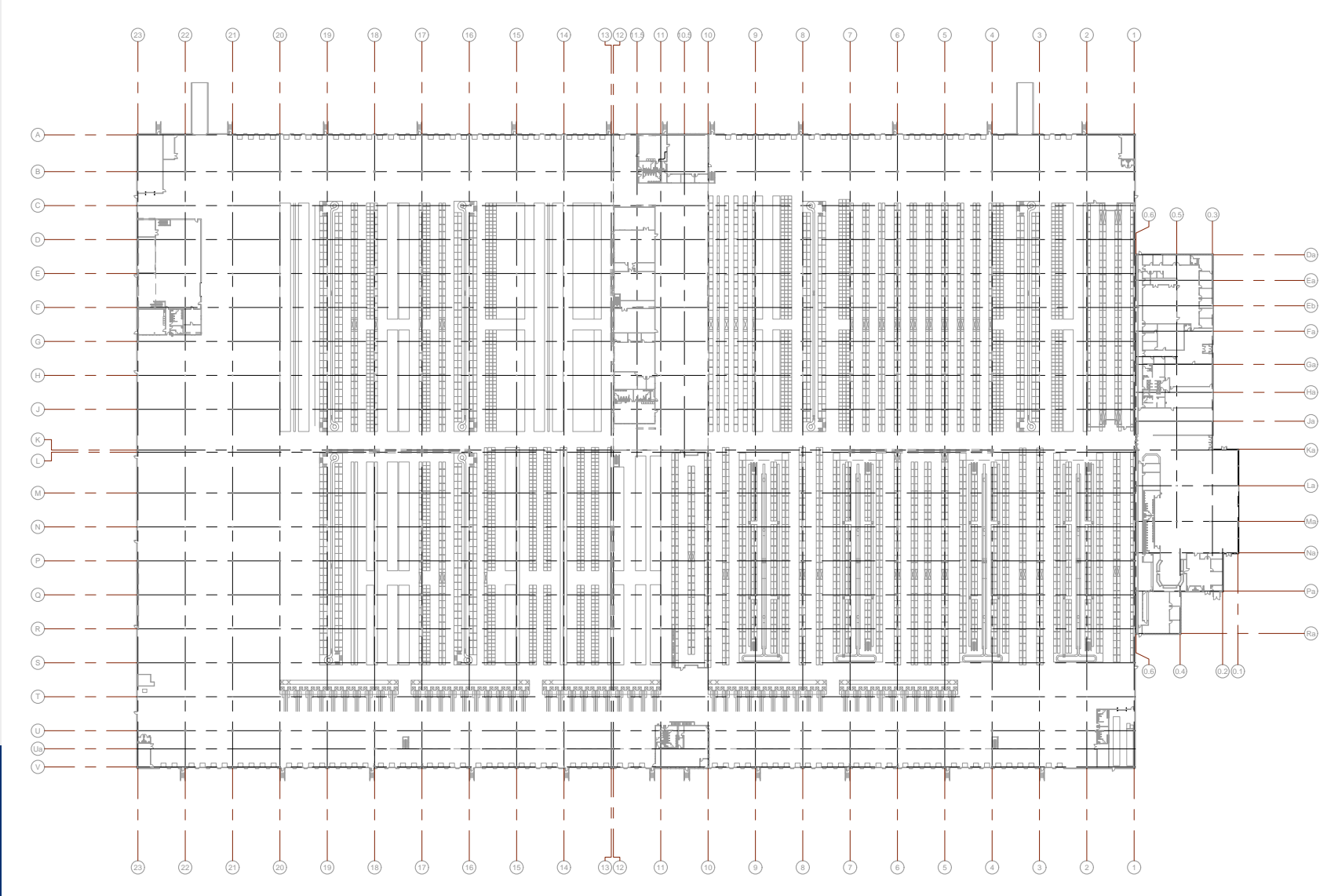


CONCEPTUAL OFFICE PLAN

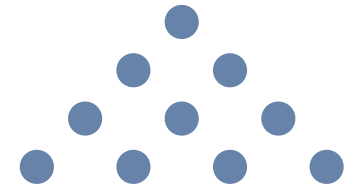


±43,440 SF

CONCEPTUAL 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

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

STRATEGIC DISTRIBUTION LOCATION



**2801
W AVENUE H**

POPULATION REACH

3 HOURS		20M
6 HOURS		32M
9 HOURS		50M
11 HOURS		53M

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



SUBMARKET

±7,667,000 SF



VACANCY

3.1%



UNDER CONSTRUCTION

±2,057,000 SF



**AVAILABLE BUILDING COUNT
OVER 500,000 SF**

2

**Source CBRE Research*

REGIONAL POPULATION

2010 Census

496,676

2020 Census

534,632

**Source AV Edge 2025 Economic Roundtable Report*



Growing Corporate Presence in Antelope Valley

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



Contact:

Craig Peters

Vice Chairman
+1 818 621 4616
Lic. 00906542
craig.peters@cbre.com

Jeff Fritch

Senior Vice President
+1 909 418 2075
Lic. 01857956
jeff.fritch@cbre.com

Walt Arrington, SIOR

Executive Vice President
+1 909 418 2154
Lic. 00859109
walt.arrington@cbre.com

Richard Ramirez

First Vice President
+1 818 907 4639
Lic. 01792270
richard.ramirez@cbre.com

© 2026 CBRE, Inc. CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE