



**85K
to
807K
SF**

AVENUE M INDUSTRIAL

Lancaster, CA



****Sample Rendering** Subject to change based on City feedback**

LANCASTER, CA



Los Angeles County

Lancaster, CA is located in Northeast Los Angeles County, approximately 1 hour from Downtown LA.



Business Friendly

Named the most business friendly city in LA County in 2007, 2013, & 2019



Growth Market

While the rest of LA County has seen decline in population, Lancaster's has steadily increased.



THE OFFERING

401,973 on 20.82 Acres | 405,032 on 19.59 Acres | 40.40 Acres Total

- Fully Entitled for 807k Square Feet

200k to 807k Square Feet For Lease or Build to Suit

- Single Building, Cross-Dock at 762k Square Feet also Available

Delivery in 2026

Price: TBD

Call Broker to Discuss

Price: TBD

Call Broker to Discuss

Lancaster



POPULATION STATISTICS

5 MILE RADIUS

- 200,000 Population
- Average Age: 32.8
- Nearly 28% currently commute more than 40 minutes

100 MILE DRIVE

- 17.5M Population with 100 Mile Drive
- \$119K Average Household Income
- Nearly \$400B Spent Annually by Consumer

300 MILE RADIUS

- Access to 10% of the US Population
- Range from Bay Area to Las Vegas to Arizona
- \$781B in total Consumer Spend

ANTELOPE VALLEY

LABOR MARKET TRENDS

Key Highlights: 2025 Antelope Valley Labor Market Study

Demographics & Population Trends

- AV population growth driven by Palmdale and Lancaster (moderate gains), while cities like Ridgecrest show slower growth.
- AV has an aging population with increasing diversity (notably Hispanic and African-American).
- Population declined slightly post-2019 but is forecast to recover.

Housing & Affordability

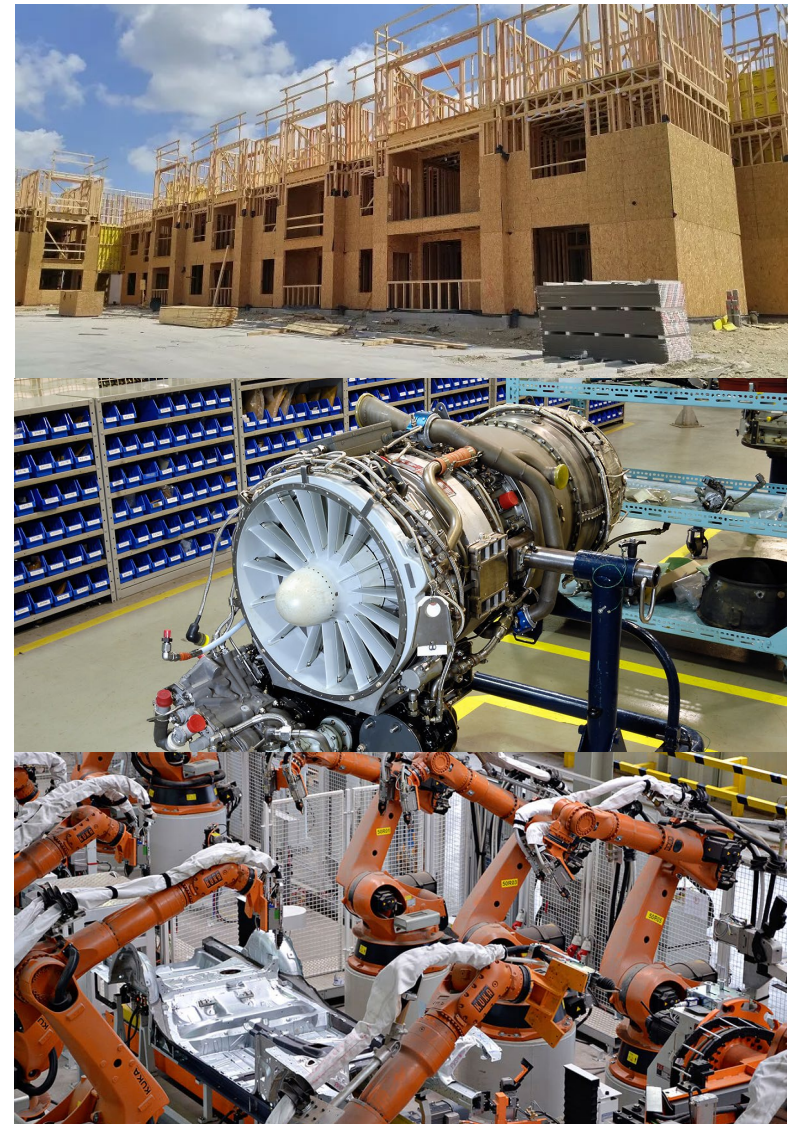
- AV housing stock is ~74% single-family homes; similar to Kern County, unlike urban LA.
- Median home prices (Dec 2024): Palmdale \$508K, Lancaster \$473K (vs. LA County \$875K).

Industry & Labor Market

- Strong industry mix: aerospace, health care, advanced manufacturing, professional services.
- Unemployment remains higher than California average (7.7–8.9% in AV vs. 5.4% statewide).
- Kern County leads in job growth; AV expected to shift from manufacturing/construction to service sectors by 2030.

Workforce & Wages

- Median wages have grown slowly but real wage gains are offset by inflation and housing costs.
- Wages: AV lags behind LA and state averages but reflects similar regional pressures.



ANTELOPE VALLEY

AV EDGE ECONOMIC ROUNDTABLE

Key Highlights: AV Edge 2025 Economic Roundtable Report



Economic & Workforce Overview

- Antelope Valley Labor Force is over 220,000 but impacted by high outbound commuting. This provides a highly motivated workforce, looking for jobs closer to home in the Antelope Valley.
- Top Employers: Northrop Grumman, Lockheed Martin, Antelope Valley Hospital, and local school districts.

Housing & Cost of Living

- Median home prices ~40% lower than LA County. Palmdale and Lancaster remain attractive for first-time buyers.

Education & Training

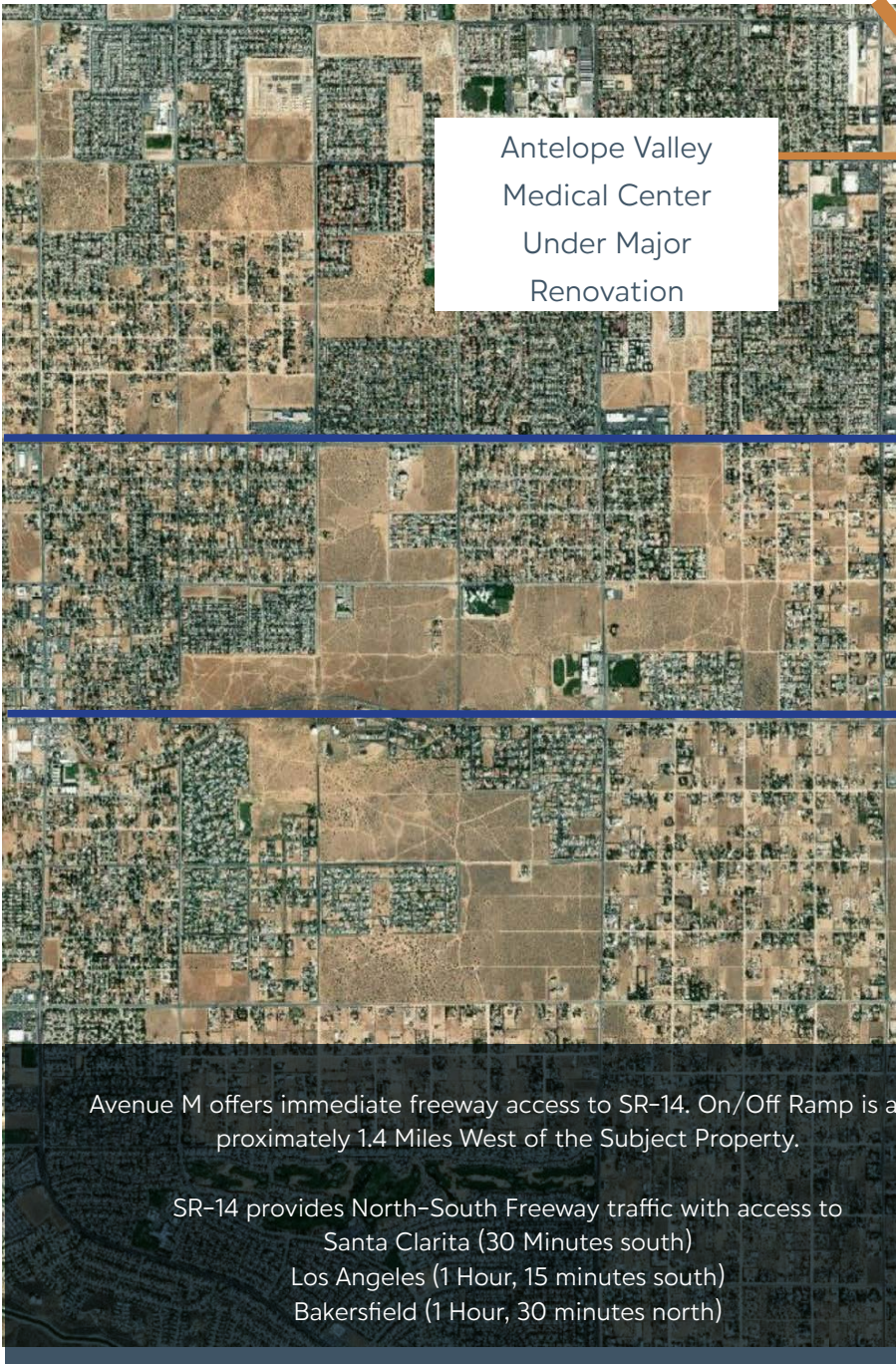
- Higher Ed & Vocational Training: Strong presence of Antelope Valley College, Cerro Coso CC, and aviation-focused STEM program

Strategic Priorities & Opportunities

- *Aerospace & Defense Hub*: Continued dominance in military and civilian aerospace, including partnerships with Edwards AFB and Plant 42.
- *Industrial & Logistics Growth*: Strategic location near major highways and rail lines supports expansion in logistics and warehousing.
- *Clean Energy & Infrastructure*: Opportunities in solar, green hydrogen, and sustainable development initiatives..

SURROUNDING AREA

- Located in Path of Development and Growth
- More than 10 Million Square Feet of Industrial Proposed in Area
- 2.5 Miles to Palmdale Regional Airport (PRA)
- PRA is home to Northrup's \$100M B-21 Raider Contract
- PRA is considering commercial air travel
- Close Proximity to Antelope Valley Medical Center
- Antelope Valley Courthouse - Two Parcels West

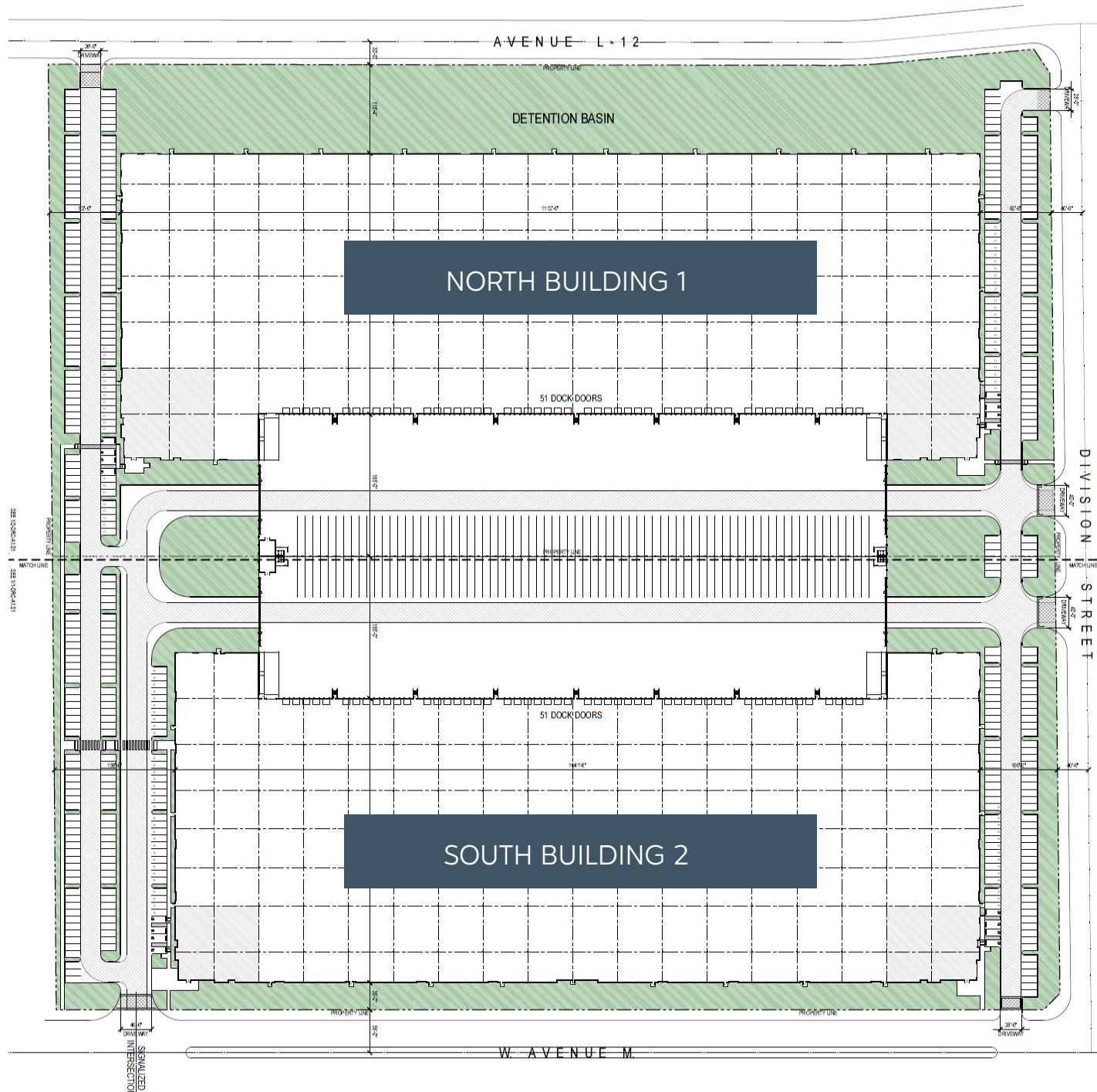




LANCASTER AVENUE M INDUSTRIAL



SITE PLAN



North Building 1	Dock High	Trailer Parking	Clear Height
401,973 sf	51	74	42'



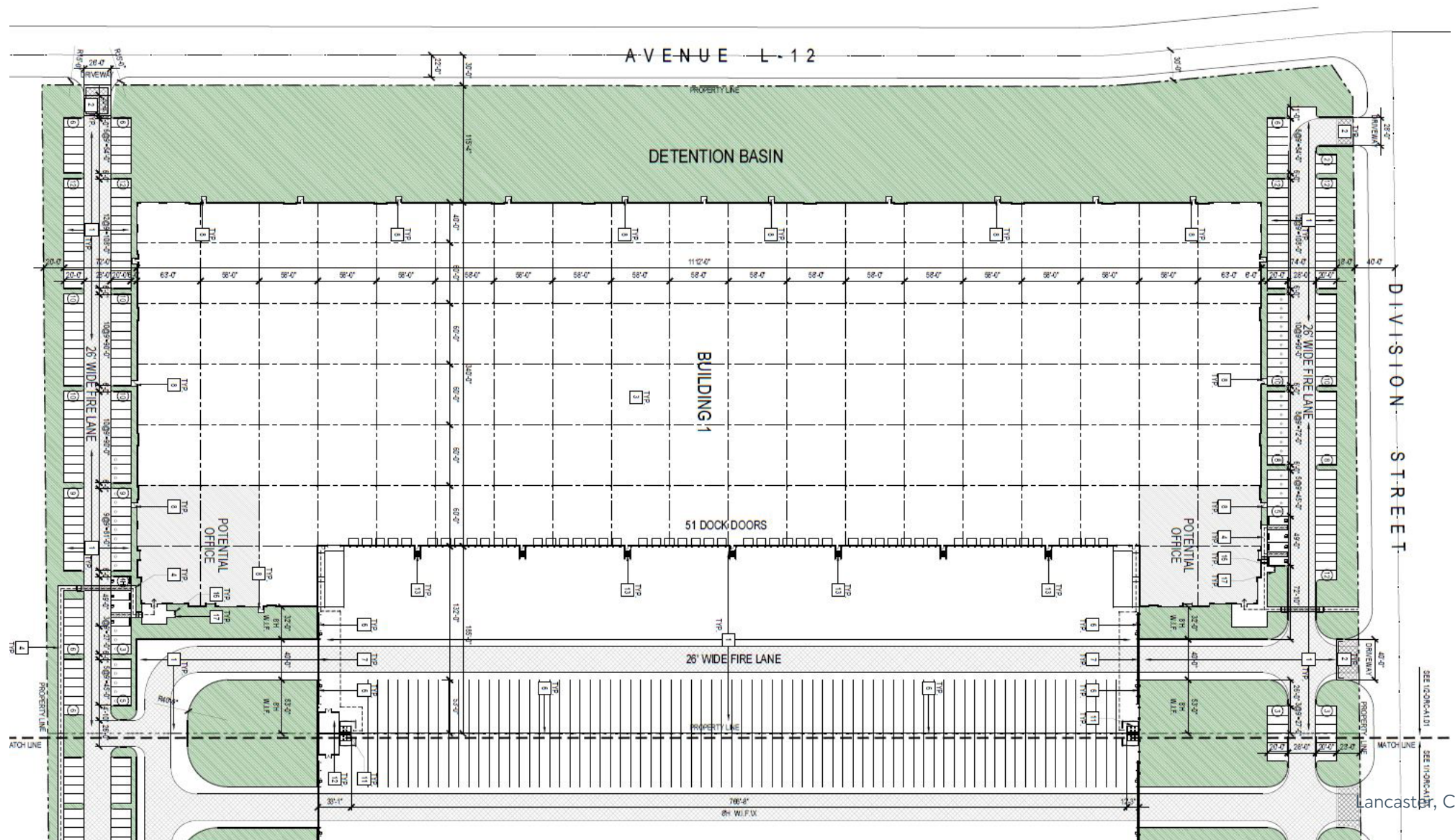
SITE SPECIFICATIONS

- Multiple Points of Entry
- 212 Auto Parking / 74 Trailer Parking
- Estimated Dimensions: 340' by 1112'
- Up to 12,000 Square Feet Office
- Up to 35,000 SF Manufacturing Space
- One Parcel West of Sierra Highway
- Two Parcels East of LA Courthouse
- 1 Mile from SR-14 Freeway
- 1 Mile to Palmdale Regional Airport (PRA)
- Contact Agent for Pricing

Class 'A' Industrial Building in Lancaster

The subject property will be a Class-A Industrial Building of approximately 401k square feet. Ownership has flexibility for build to suit.

NORTH BUILDING 1





NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

COLORED ELEVATION DESIGN BUILDING 1
W. AVENUE M & DIVISION STREET
LANCASTER, CA 93535

South Building 2	Dock High	Trailer Parking	Clear Height
405,032 sf	51	74	42'



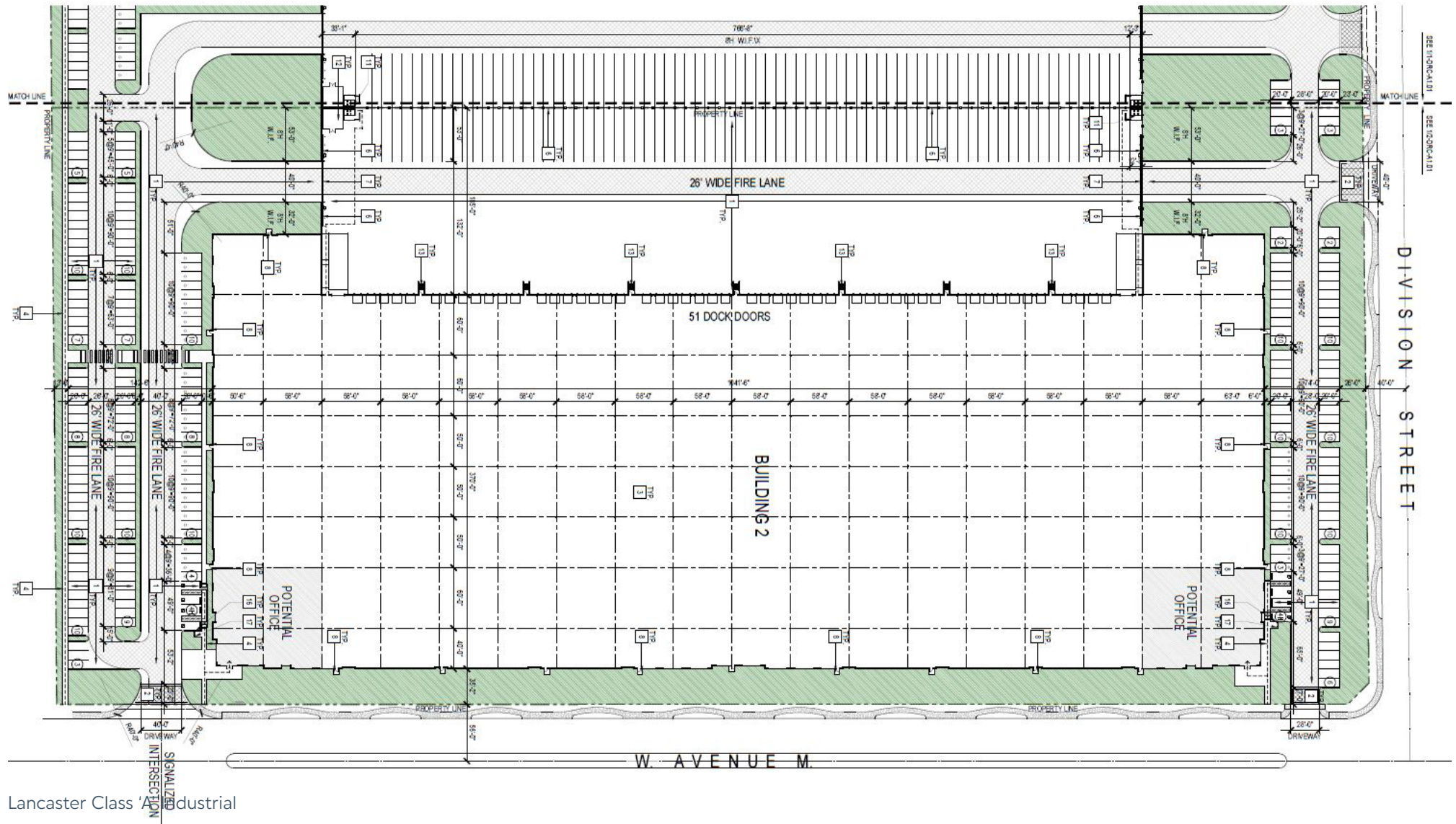
Class 'A' Industrial Building in Lancaster

The subject property will be a Class-A Industrial Building of between 339k to 395k square feet. Ownership has flexibility for build to suit.

SITE SPECIFICATIONS

- Major Street Frontage
- 228 Auto Parking / 74 Trailer Parking
- Estimated Dimensions: 370' by 1041'
- Up to 12,000 Square Feet Office
- Up to 42,000 Square Feet Manufacturing
- One Parcel West of Sierra Highway
- Two Parcels East of LA Courthouse
- 1 Mile from SR-14 Freeway
- 1 Mile to Palmdale Regional Airport (PRA)
- Contact Agent for Pricing

SOUTH BUILDING 2





NORTH ELEVATION



WEST ELEVATION



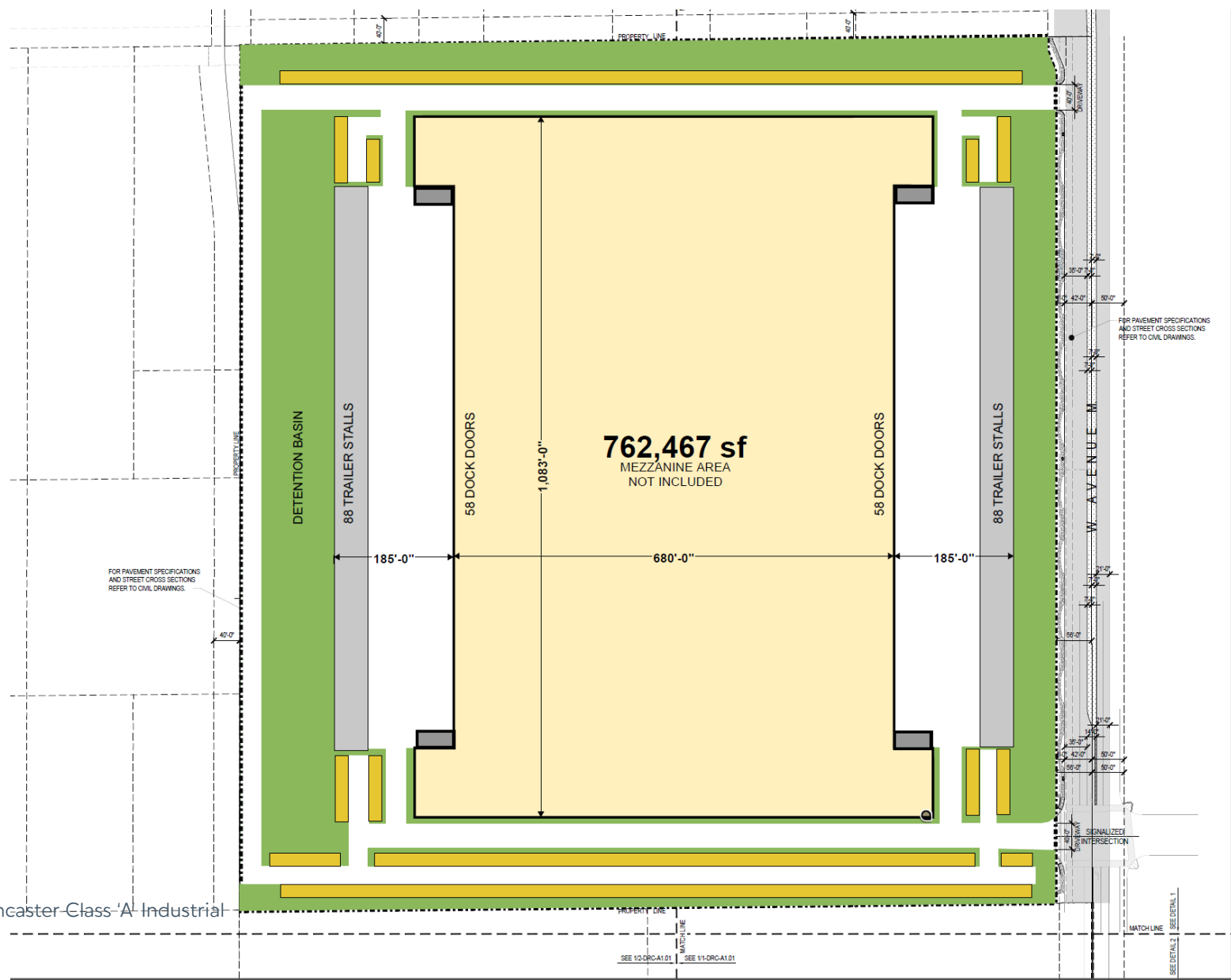
SOUTH ELEVATION



EAST ELEVATION

COLORED ELEVATION DESIGN BUILDING 2
W. AVENUE M & DIVISION STREET
LANCASTER, CA 93535

BUILDING



Single Building	Dock High	Trailer Parking	Clear Height
762,467 sf	100+	176	42'



Class 'A' Industrial Building in Lancaster

The Single building concept would be a 762,467 square foot cross-dock facility with 100+ DH loading positions, 176 trailer parking stalls and abundant parking.

SITE SPECIFICATIONS

- Cross Dock Facility
- TBD Auto Parking / 176 Trailer Parking
- Estimated Dimensions: 680' by 1083'
- Up to 20,000 Square Feet Office
- Up to 42,800 Square Feet Manufacturing
- One Parcel West of Sierra Highway
- Two Parcels East of LA Courthouse
- 1 Mile from SR-14 Freeway
- 1 Mile to Palmdale Regional Airport (PRA)
- Contact Agent for Pricing

Class-A Industrial Lancaster, CA

DISCLAIMER

No warranty, expressed or implied, is made as to the accuracy of the information contained herein. This information is subject to errors, omissions, modification, lease or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, Prospective Tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence of the books, records, files and documents that constitute reliable sources of the information described herein.



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