



An Elevated
Industrial Campus
Experience



State-of-the-Art Industrial Buildings
From 57,200 SF to 2.0 Million SF

A 9.4 Million SF Industrial
Business Park Coming Online
in the Antelope Valley

CBRE

PALMDALE | CALIFORNIA

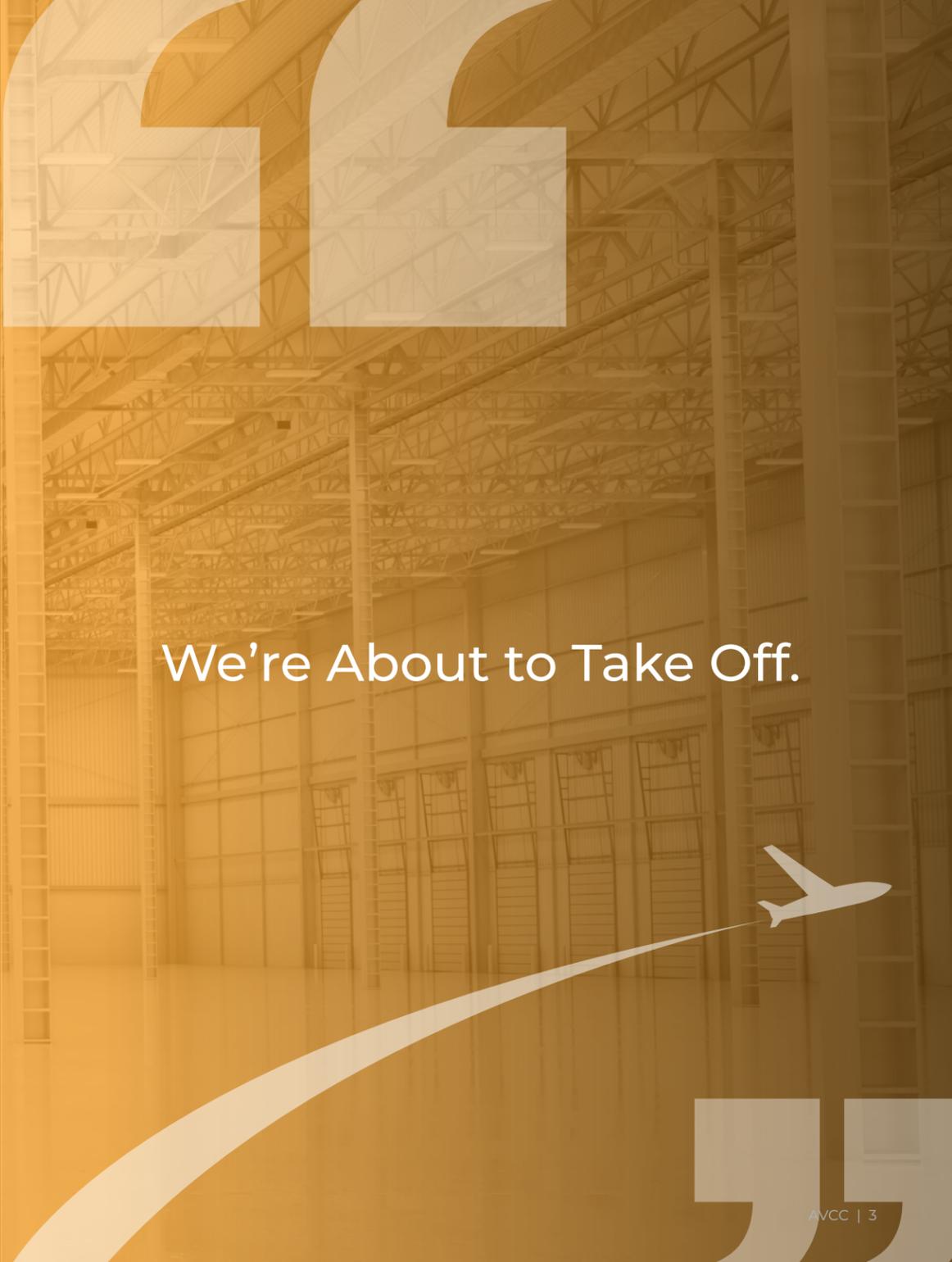


The Antelope Valley Commerce Center An Elevated Industrial Campus Experience

The City of Palmdale is ready for takeoff. It's thriving, energetic and rapidly growing. In the last 10 years its population has skyrocketed as the Southern California population has grown. And this is the home of the **Antelope Valley Commerce Center (AVCC)** - a cutting-edge 9.4M SF multi-phase project in the heart of the Antelope Valley.

The **17-building** project folds the former **AVCC** and **The Hub** developments under the umbrella of AVCC (now named subgrouped as AVCC West and AVCC East, respectively) - featuring modern, architecturally stunning industrial buildings with available floor plans from **57,200 SF to 2.0 Million SF** boasting 32' to 42' clear industrial buildings with ESFR sprinklers, exceptional dock high loading and trailer parking.

AVCC offers the utmost flexibility in both site plan layout and use accommodation. With a pro-business jurisdiction in the City of Palmdale, Entitlements in place and an approved Specific Plan, give us a call - we'll accommodate!

A large, high-ceilinged industrial building interior with a complex steel truss roof structure. The space is filled with rows of windows and structural beams, creating a sense of scale and industrial architecture. The lighting is warm and golden, highlighting the metallic textures of the building's interior.

We're About to Take Off.

Your Next Smart Move Is Here

The Antelope Valley Commerce Center offers an unparalleled workplace experience close to where you live and play. The location is strategic, allowing quick access to the population of Southern California and the Ports of Los Angeles/Long Beach. The Antelope Valley Commerce Center, also, sets the stage for innovation, acting as a hub that places you in the center of an influential corporate community. And with the opportunity to build facilities to match your needs, The Antelope Valley Commerce Center is not only practical, it's your next smart move.

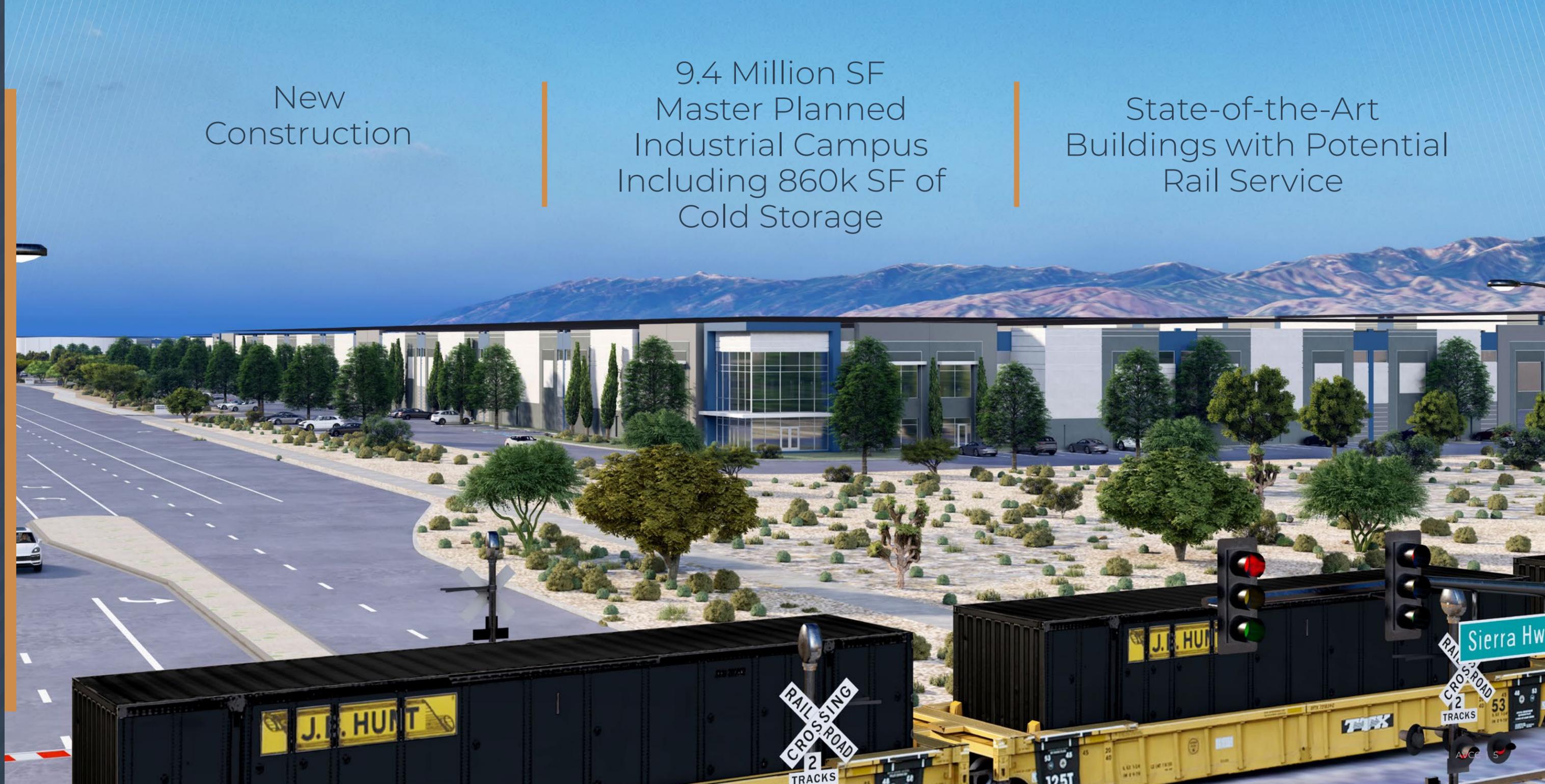
Features Include:

- 32' to 42' Clear Height
- ESFR Sprinklers
- Exceptional Architectural Design & Construction
- Large Truck Courts and Trailer Parking
- Extraordinary Dock High and Ground Level Loading
- Office Area Can Be Built-to-Suit
- Direct Access to Highway 14
- Regional Infrastructure - Interstate 5 (via Highway 14 & 138) and Interstate 15 (via Highway 138 & 58) easily accessible
- Cross Dock Facilities
- Zoning - AI (Aerospace Industrial)
- On Site Trailer Parking

New Construction

9.4 Million SF Master Planned Industrial Campus Including 860k SF of Cold Storage

State-of-the-Art Buildings with Potential Rail Service



Major Companies Nearby

Lockheed Martin / Skunkworks
Boeing
Plant 42 / Palmdale Regional Airport

BOEING

PLANT 42 / PALMDALE
REGIONAL AIRPORT

LOCKHEED MARTIN /
SKUNKWORKS

PHASE D

SIERRA HIGHWAY

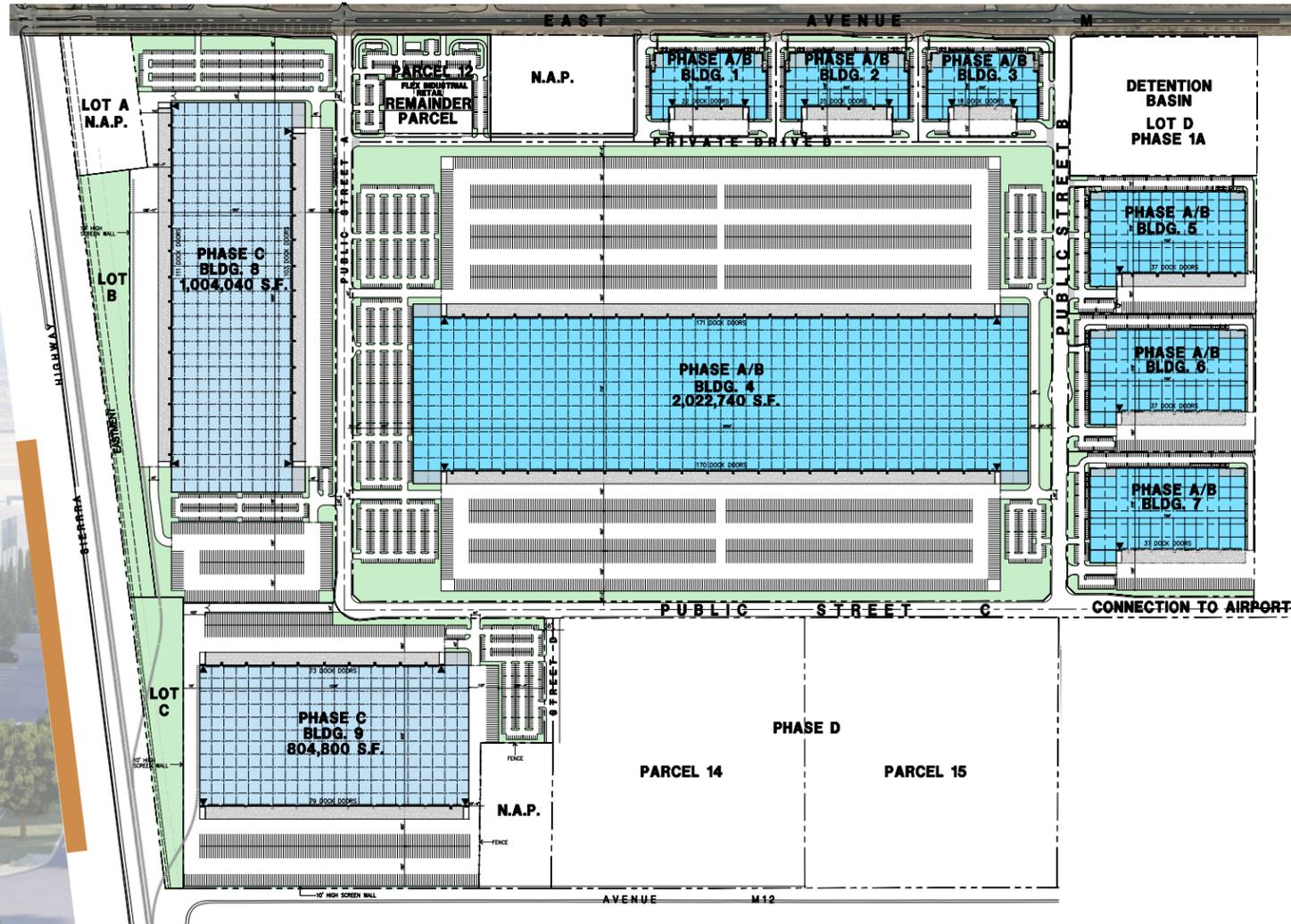
EAST AVENUE M



Don't Worry. We'll Accomodate.

Customize your space to suit your business needs. Buildings at the Antelope Valley Commerce Center can be adapted to the needs of any business with its high ceilings, various loading options, flexible warehouse layouts and ample areas for trailer yards.

Conceptual Site Plan: Scheme 14



Covington Group Experienced Team. Nationwide Reach.

Covington Group, Inc. is a privately held, Dallas based real estate development and investment company that specializes in redeveloping and repositioning distressed property across the United States. We are a value-add, opportunistic investor committed to creating superior returns on investment by mitigating risk and preserving capital through innovation, persistence, creativity and focus on core competencies.

Throughout the last 30 years, Covington Group, Inc. has focused on the acquisition of corporate dispositions, REOs, and other types of vacant or distressed properties, with the intent of recycling and re-tenanting these properties. Our partners have over 80 years of combined experience and have successfully developed and redeveloped over 25 million square feet of commercial and industrial property, including build-to-suit and spec warehouses, hotels, and master planned communities. Covington Group, Inc. and our affiliate companies/partners currently own over 8,500,000 SF of commercial/industrial space across the U.S.

Covington Group

History

With its beginning in 1980, Covington has a broad range of experience that has led the business to its current, leading position in the marketplace. The common theme throughout the life cycle of the company is its adherence to the guiding principles that have endured. At Covington Group, we:

Provide an enduring product for our tenants that allows them to offer a positive environment for their employees and increase productivity for their business

Hire Only The Best People

Always make the best decisions for our stakeholders, which often aren't the easy ones.

Experience

Now in our second generation of management, and having executed 25 round trip investments that total nearly 10 million square feet of buildings and approximately 1,000 acres of land (since 2007), our experience and success make us uniquely qualified to execute on value-add opportunities within the current commercial real estate market.

Strategy

We invest in real estate at a cost-advantageous basis and create value for our investors by successfully repositioning assets, improving operational functionality and efficiently managing cash flow.



Click For More Information

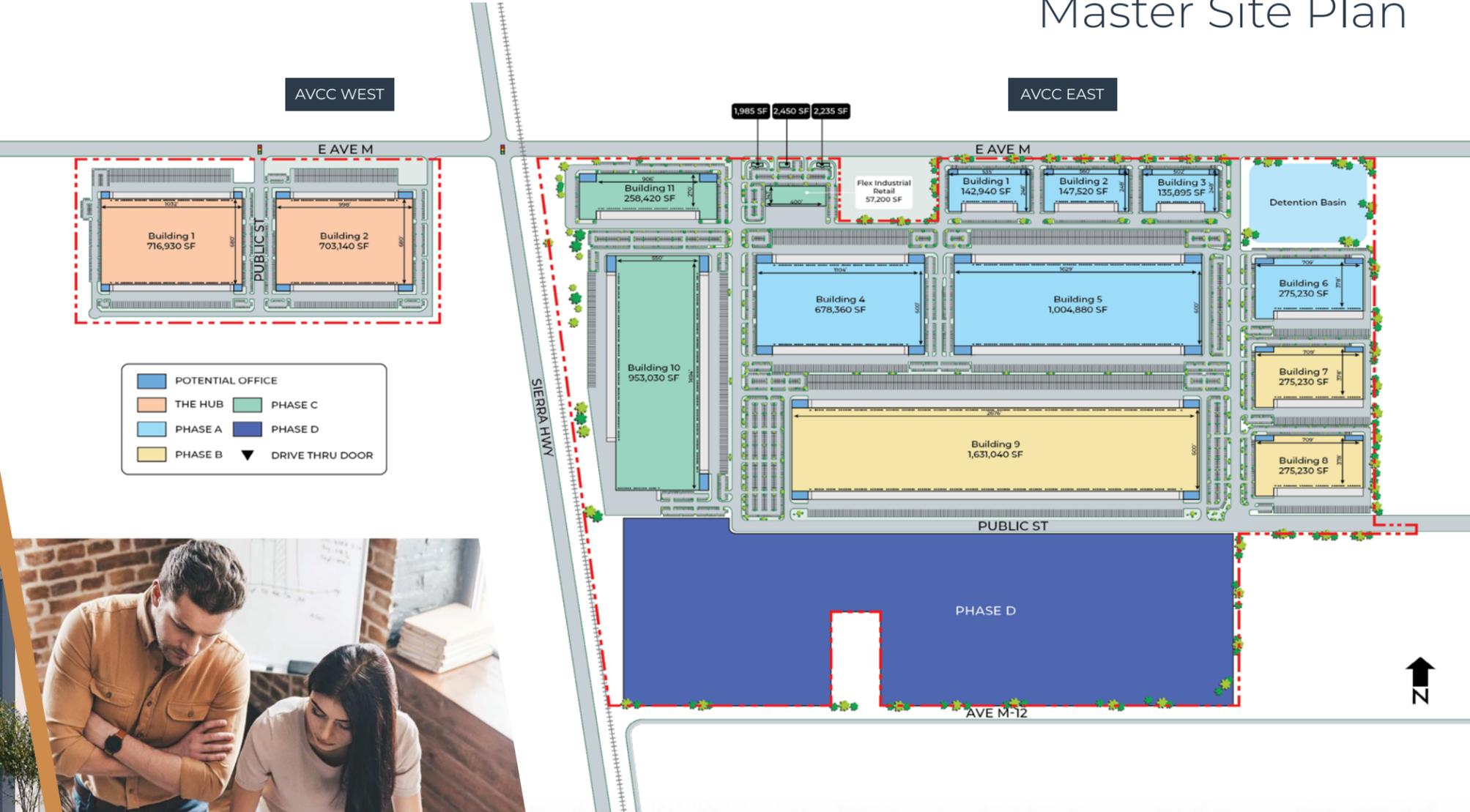
Or visit their website at <https://www.covingtongroupinc.com>.

Project Highlights

The **Antelope Valley Commerce Center** is a premier campus work environment, featuring:

- **A Multi-Phase Building Program**
- **Transportation.** Unbeatable access to Highway 14, directly adjacent to Union Pacific main rail line with potential rail spur.
- **Proximity to Key Locations.** Palmdale is located approximately one hour from downtown Los Angeles, 45 minutes to Burbank, with similar proximity to West Los Angeles, Los Angeles International Airport and the Ports of Los Angeles /Long Beach and 1 hour to Inland Empire.
- **Amenity-Rich Environment.** On-site amenities and countless retail, dining and entertainment options just minutes away

Master Site Plan

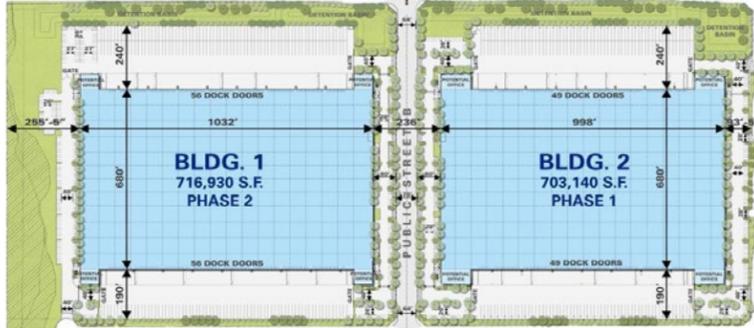


AVCC WEST

The building program for the Antelope Valley Commerce Center will commence with construction of AVCC East - a state-of-the-art two building industrial campus, just across Sierra Highway from AVCC West, also on Avenue M.

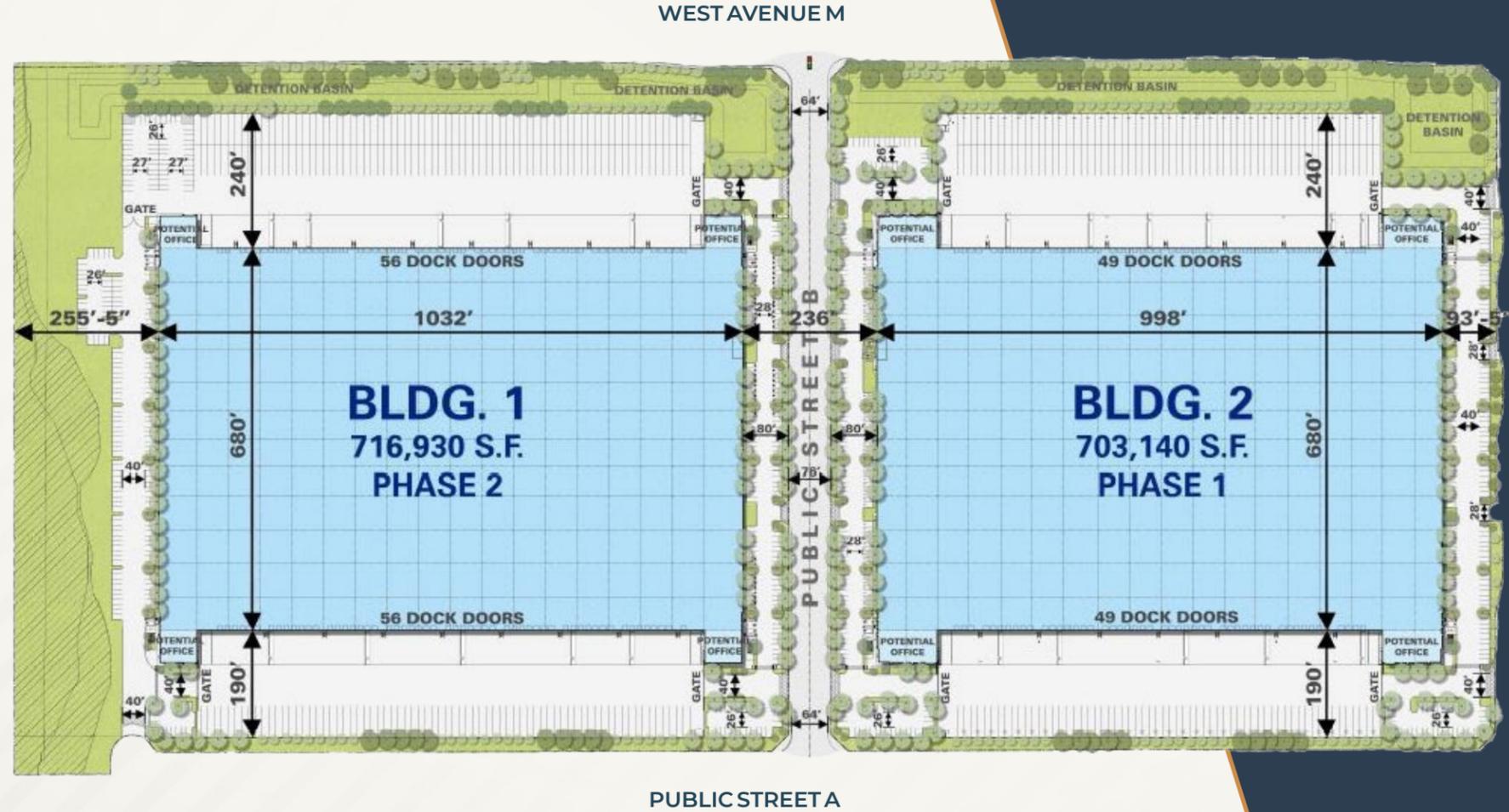


AVCC West



	BUILDING 1 (AVCC West)	BUILDING 2 (AVCC West)
TOTAL BUILDING AREA:	716,930 SF	703,140 SF
SITE AREA (ACRES):	37.89	32.79
OFFICE SPACE:	5,000	5,000
CLEAR HEIGHT:	40'	40'
SPRINKLERS:	ESFR	ESFR
TOTAL PARKING:	593 (375 Auto / 218 Trailer)	570 (384 Auto / 186 Trailer)
DOCK HIGH DOORS:	112	98
GROUND LEVEL DOORS:	4	4
POWER:		

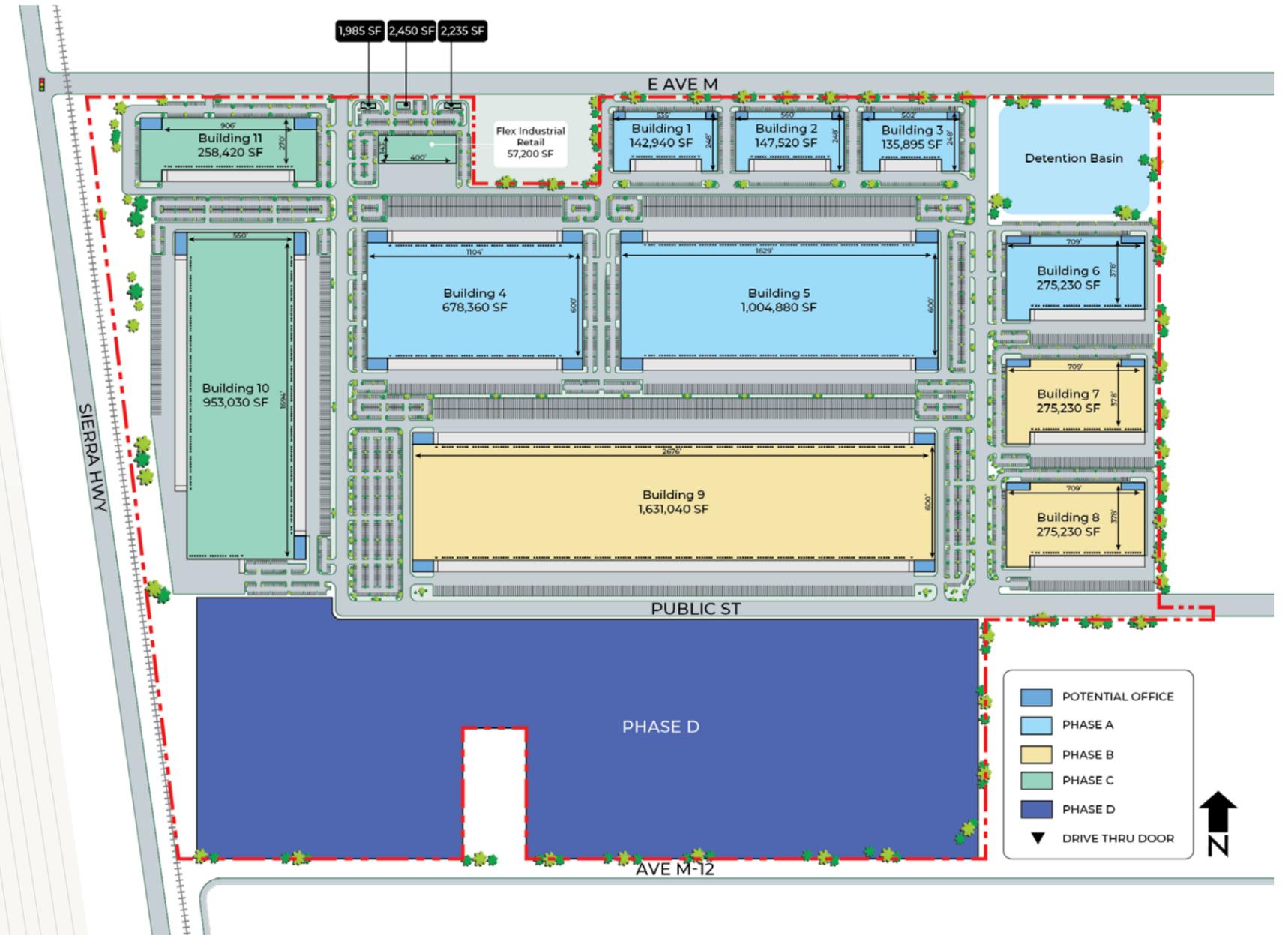
AVCC West - Site Plan



*BTS Available with additional yard area and smaller building footprint(s).



AVCC East Site Plan



*Site Plan can be modified to accommodate your unique requirement.



Antelope Valley Commerce Center

Corporate Neighbors

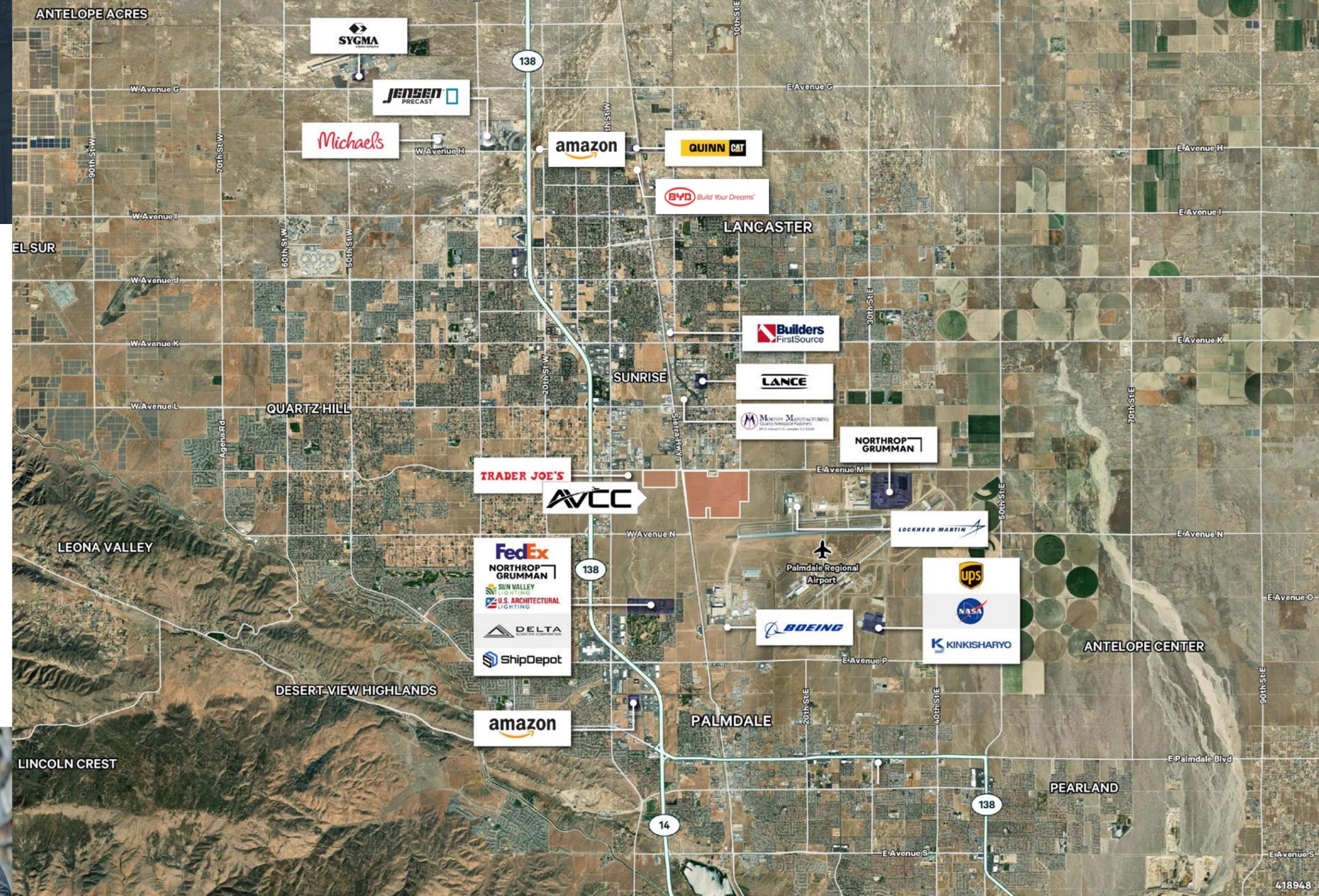
The Antelope Valley Commerce Center enjoys a strategic location in the City of Palmdale, placing your business at the center of a prominent and growing corporate community. Corporate neighbors include, but not limited to:

Distribution Centers

- Trader Joes
- Amazon
- Michaels
- Sygma

Aerospace & Defense

- Northrop Grumman
- Lockheed Martin
- Boeing
- NASA
- Delta Scientific
- BAE Systems
- Airo Industries



City of Palmdale

Thriving Local Culture

Palmdale has a lot to celebrate. Buttressed by a booming local economy, over the last 25 years the City of Palmdale has consistently been ranked in the top 25 fastest growing cities in the nation and is the 6th most populous and rapidly growing city in Los Angeles County. The city's healthy economy is reflected in the tremendous growth of sales tax revenue – a 73% increase over the last decade.

Even better, over one-third of all residents have annual incomes greater than \$75,000 and its upper middle class boasts an income 28% higher than that of Los Angeles. The City of Palmdale also ensures that its residents move through town with ease, as evidenced by its outstanding transportation alternatives, which provide easy access to the Los Angeles basin via the Antelope Valley Freeway, the Metrolink commuter rail system and Antelope Valley Transit Authority buses. Now, that's something to ride home about.



Antelope Valley

Facts & Demographics



Total Population:

541,511 (2021)
561,336 (2026 Projection)



Median Age

33.9



Education

High School / GED 95,661 (27.4%)
Some College 92,873 (26.60%)
Bachelor's Degree 39,444 (11.30%)
Master's Degree 16,368 (4.69%)



Average Household Size

3.2



Average Household Income

\$82,790

In-Area Labor Force Efficiency (All Jobs)

Antelope Valley residents currently commute in large numbers. If matched with employment growth within the region, over 100,000 commuters could improve their quality of life by working locally.

Occupation

2025 Employed Civilian Population 16+	191,640	
Management	15,895	8.3%
Business and Financial	8,035	4.2%
Computer and Mathematical	4,876	2.5%
Architecture and Engineering	6,051	3.2%
Life, Physical and Social Science	1,166	0.6%
Community and Social Service	4,036	2.1%
Legal	814	0.4%
Education, Training and Library	12,819	6.7%
Arts, Design and Entertainment, Sports and Media	2,882	1.5%
Healthcare Practitioner and Technical	12,027	6.3%
Healthcare Support	11,389	5.9%
Protective Service	6,233	3.3%
Food Preparation and Serving Related	8,282	4.3%
Building and Grounds Cleaning and Maintenance	7,876	4.1%
Personal Care and Service	5,198	2.7%
Sales and Related	15,690	8.2%
Office and Administrative Support	19,844	10.4%
Farming and Fishing and Forestry	935	0.5%
Construction and Extraction	13,616	7.1%
Installation, Maintenance and Repair	7,184	3.7%
Production	9,775	5.1%
Transportation and Material Moving	17,017	8.9%





City of Palmdale Letter of Support

February 4, 2026

To Whom It May Concern:

The City of Palmdale (City) has worked closely with Covington Group over the past four years to advance the Antelope Valley Commerce Center (AVCC), a transformative master-planned industrial development designed to attract high-value businesses and foster long-term economic growth. This 400-acre project received City Council approval in January 2025 and is now fully entitled for more than 8 million square feet of Class A industrial facilities. AVCC is a top priority for the City, and we are fully prepared and enthusiastic about supporting its successful build-out in partnership with Covington Group.

The City is committed to supporting business investment. The City's organizational structure and development processes are intentionally designed to provide proactive assistance to companies seeking to establish or expand operations within the City. We are proud to have been named the Most Business-Friendly City in Los Angeles County by the Los Angeles County Economic Development Corporation (LAEDC). We also offer a proven track record of delivering complex, large-scale industrial projects. Most recently, the City partnered with Trader Joe's to successfully entitle and deliver their 100-acre, 1-million-square-foot distribution facility, which is now fully operational.

The City provides a compelling value proposition for employers, combining strategic access to major regional transportation corridors with a large, motivated labor pool seeking opportunities closer to home. Businesses locating in the City benefit from both operational efficiencies and enhanced workforce stability.

For your convenience, we have enclosed the City's marketing guide, the 2025 Labor Market Study for the Antelope Valley and the Economic Roundtable Report, both published by Antelope Valley Economic Development & Growth Enterprise (AV EDGE), our regional economic development partner. We encourage you to further explore the Antelope Valley Data section on the AV EDGE website, which offers robust and easily searchable labor, demographic, wage, occupation, and education datasets to support your due-diligence process.

The City values its partnership with Covington Group and remains committed to supporting current and future users of the AVCC. We welcome the opportunity to engage with interested parties to better understand operational needs and to help facilitate a clear, efficient path to development and long-term success.

Thank you for your consideration. We look forward to the opportunity to demonstrate why Palmdale is an exceptional location for companies seeking efficiency, stability, and sustained growth.

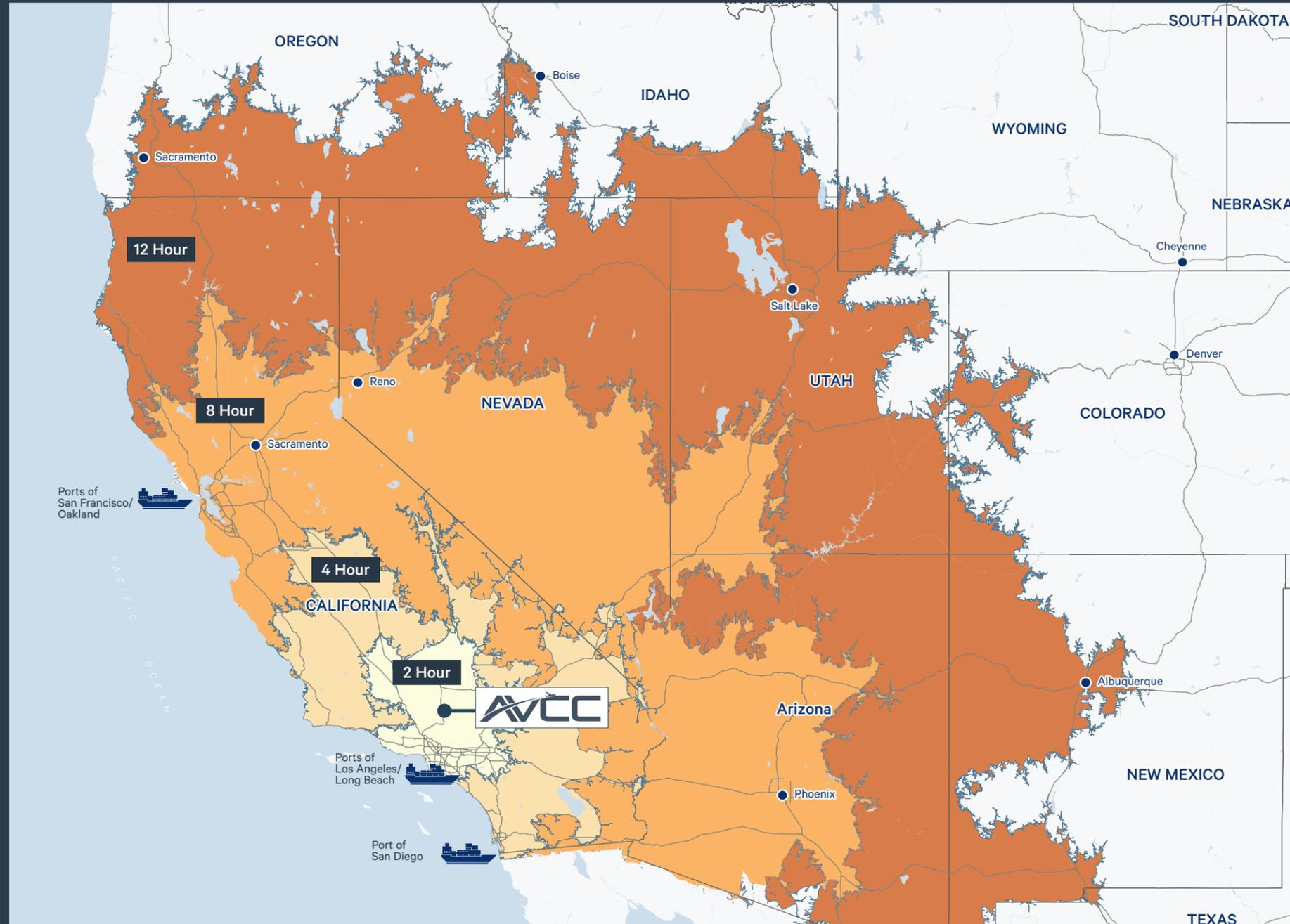
Sincerely,


Salvador Mendez
Interim City Manager

www.CityOfPalmdaleCA.gov

a place to call home

Drive Time Map



Drayage Rates

The Better Cost of Doing Business in The Antelope Valley

CONTAINER DRAYAGE RATES (2026)

DESTINATION	DRAYAGE RATE
PALMDALE	\$812
Adelanto	\$1,324
Bakersfield	\$1,050
Banning	\$367
Beaumont	\$802
Elsinore	\$696
Hesperia	\$925
Lancaster	\$843
Moreno Valley	\$699
Murrieta	\$769
Ontario	\$581
Perris	\$736
Rancho Cucamonga	\$606
Riverside	\$653
San Bernardino	\$763
Shafter	\$1,107
Tejon	\$1,025
Victorville	\$952



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