



FOR SALE

\$1,295,000

Industrial Warehouse Compound | $\pm 8,500$ SF on ± 0.78 Acres

12532-12538 Pearblossom Highway, Pearblossom, CA 93553

Peter Andrews & Dan Andrews | The Andrews Group | Pinnacle Estate Properties, Inc.

Property Overview

Two vacant warehouse buildings totaling $\pm 8,500$ SF on $\pm 34,000$ SF of land (two parcels) directly on Pearblossom Highway. The larger building is $\pm 5,300$ SF and the second is $\pm 3,200$ SF — both feature roll-up doors and open warehouse layouts suited for storage, fabrication, distribution, or contractor operations.

The site has dual access from Pearblossom Highway (SR-138) and a rear alley, with a large newly poured and fully permitted concrete parking area. A leased residential home on-site provides additional income.

Move-in ready. Ideal for contractors, logistics operators, equipment companies, or any business needing warehouse space with highway frontage in the Antelope Valley.

APNs: 3038-015-057 & 3038-015-056

Key Facts

Sale Price	\$1,295,000
Property Type	Industrial / Warehouse
Total Building SF	$\pm 8,500$ SF
Building 1	$\pm 5,300$ SF
Building 2	$\pm 3,200$ SF
Land Area	$\pm 34,000$ SF (0.78 Ac)
Parcels	2
Zoning	C-RU (Rural Commercial)
Occupancy	Warehouses Vacant
Frontage	Pearblossom Hwy (SR-138)
Access	Dual — Hwy + Rear Alley
Parking	New Concrete — Permitted

Property Highlights



±8,500 SF Warehouse

Two buildings (±5,300 SF & ±3,200 SF) with open layouts and multiple roll-up doors



Highway Frontage

Direct frontage on Pearblossom Highway (SR-138) with high traffic and visibility



New Permitted Concrete

Recently completed, fully permitted concrete parking lot and drive aisles



±0.78 Acres / 2 Parcels

±34,000 SF of total land across two adjacent parcels



Vacant & Move-In Ready

Both warehouse buildings delivered vacant for immediate occupancy



Dual Access

Ingress/egress from Pearblossom Highway and rear alley for trucks and fleet vehicles



Income-Producing Residence

Leased residential home on-site provides supplemental income



Antelope Valley Location

Strategic corridor connecting Lancaster/Palmdale to the Cajon Pass and Inland Empire



±8,500 SF Warehouse Buildings | New Fully Permitted Concrete Parking & Drive Aisles

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Aerial Overview



Red outline indicates approximate property boundaries

Building 1

±5,300 SF

Roll-up doors, open warehouse

Building 2

±3,200 SF

Roll-up door, independent access

Residence

Currently Leased

Income-producing

Frontage

Pearblossom Hwy

SR-138, high visibility

Rear Access

Alley Entry

Secondary ingress/egress

Aerial Views



South Aerial — Full Site & Parking



Southeast Aerial — Buildings & Context



Street View — Highway Frontage



North Aerial — Pearblossom Highway Frontage & Full Parcel Depth

Location

Pearblossom is an unincorporated community in the Antelope Valley of North Los Angeles County, governed by LA County Planning. The property sits directly on Pearblossom Highway (SR-138), a major east-west corridor connecting the Antelope Valley to the Cajon Pass and High Desert communities.

Convenient access to Lancaster, Palmdale, and Littlerock markets. Key transit route for commercial and industrial traffic between the Antelope Valley and the Inland Empire.

- ✓ Direct SR-138 (Pearblossom Hwy) frontage
- ✓ Lancaster & Palmdale — 15-20 min west
- ✓ Littlerock — 5 min east
- ✓ Cajon Pass / I-15 corridor access
- ✓ Antelope Valley to Inland Empire connector
- ✓ Unincorporated LA County — County Planning



Pearblossom Highway (SR-138)
Looking South Toward San Gabriel Mountains

Map placeholder — insert Google Maps or area map here

For More Information or to Schedule a Tour

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