

FOR SALE

**\$1,295,000**

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

12532-12538 Pearblossom Highway, Pearblossom, CA 93553

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

# Property Overview

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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.

## Key Facts

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

# Property Highlights

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## **±8,500 SF Warehouse**

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



## **Vacant & Move-In Ready**

Both warehouse buildings delivered vacant for immediate occupancy



## **Highway Frontage**

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



## **Dual Access**

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



## **New Permitted Concrete**

Recently completed, fully permitted concrete parking lot and drive aisles



## **Income-Producing Residence**

Leased residential home on-site provides supplemental income



## **±0.78 Acres / 2 Parcels**

$\pm 34,000$  SF of total land across two adjacent parcels



## **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

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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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