



**LEASE
OR SALE
Industrial
Up To
807K SF
--
20 - 40
Acres**

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

- For Sale as Entitled Land or BTS
Entitlements by Q2 2025

- 200k to 807k Square Feet For Lease or Build to Suit
Delivery in Q3 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

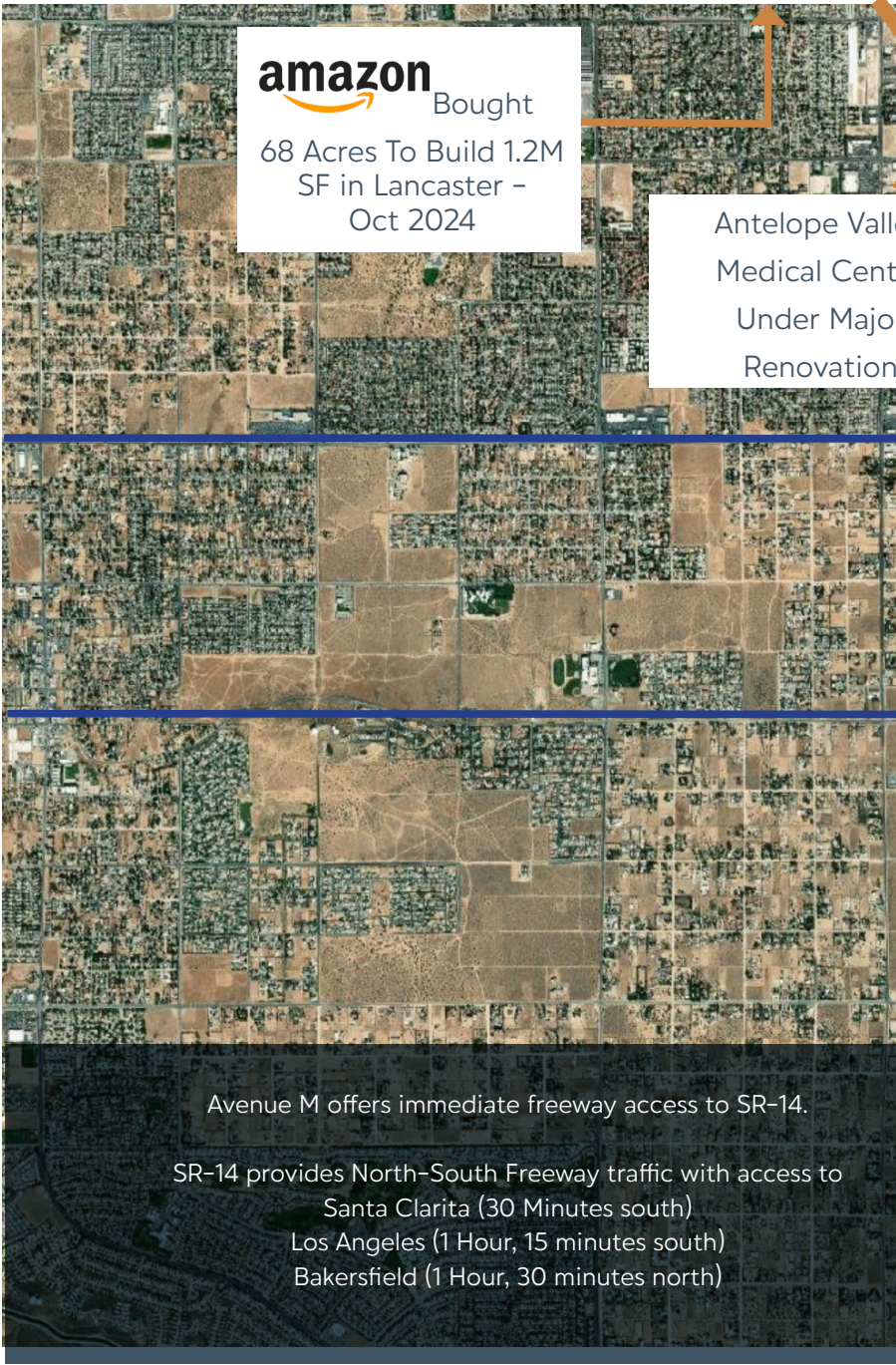
- 17.5M Population with 100 Mile Drive
- \$119K Average Household Income
- Nearly \$400B Spent Annually by Consumer

300 MILE RADIUS

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

SURROUNDING AREA

- Located in Path of Development and Growth
- Close to 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





Brand New Retail
Newly Opened



W Avenue L

Sierra Highway

W Avenue M

3.1M SF
Ind

1.5M SF
Ind

5M SF
Ind

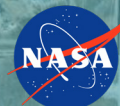
NORTHROP
GRUMMAN

SR-14



1M SF
U/C

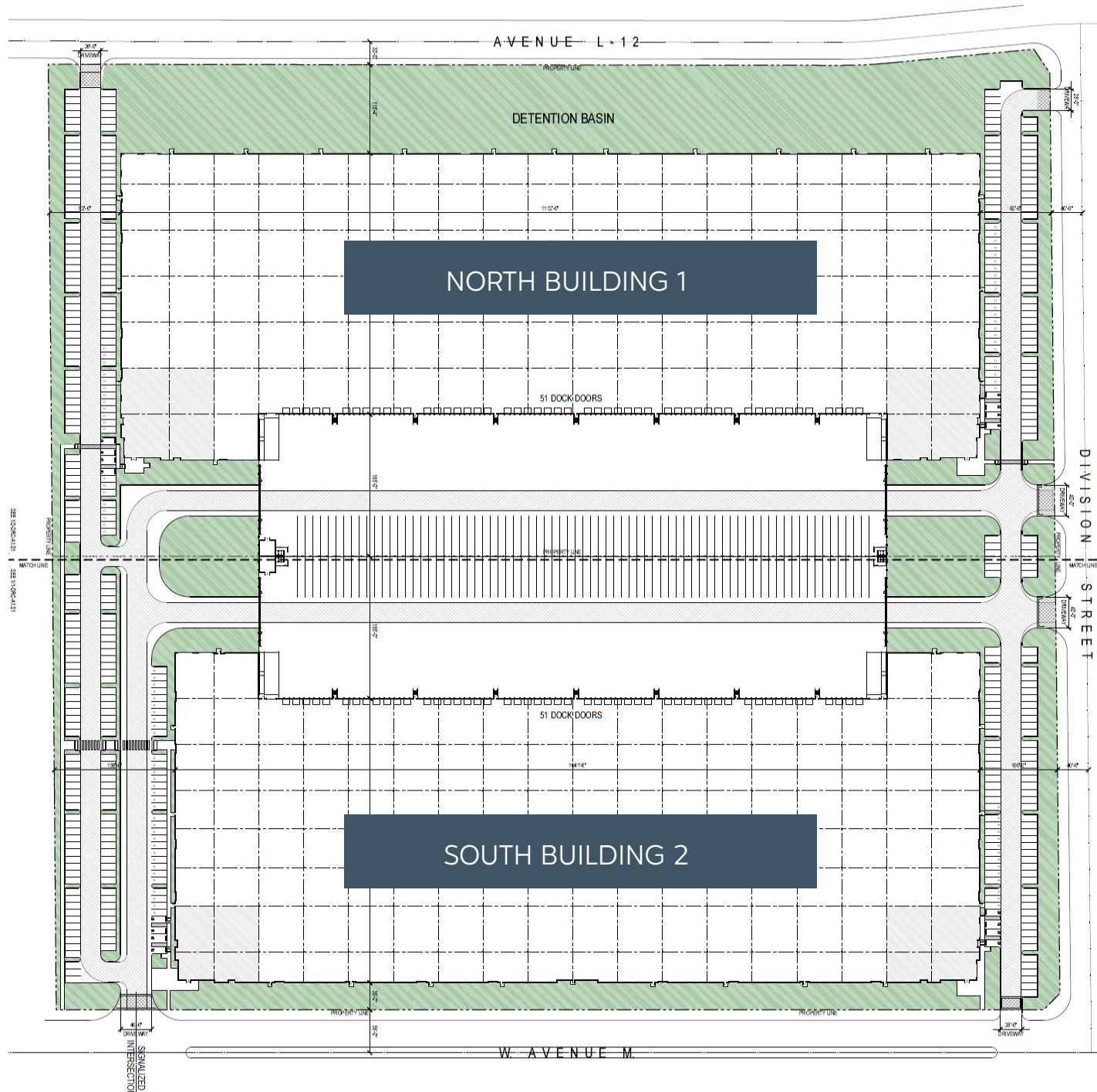
Palmdale Regional Airport
(PRA)



LANCASTER AVENUE M INDUSTRIAL



SITE PLAN



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



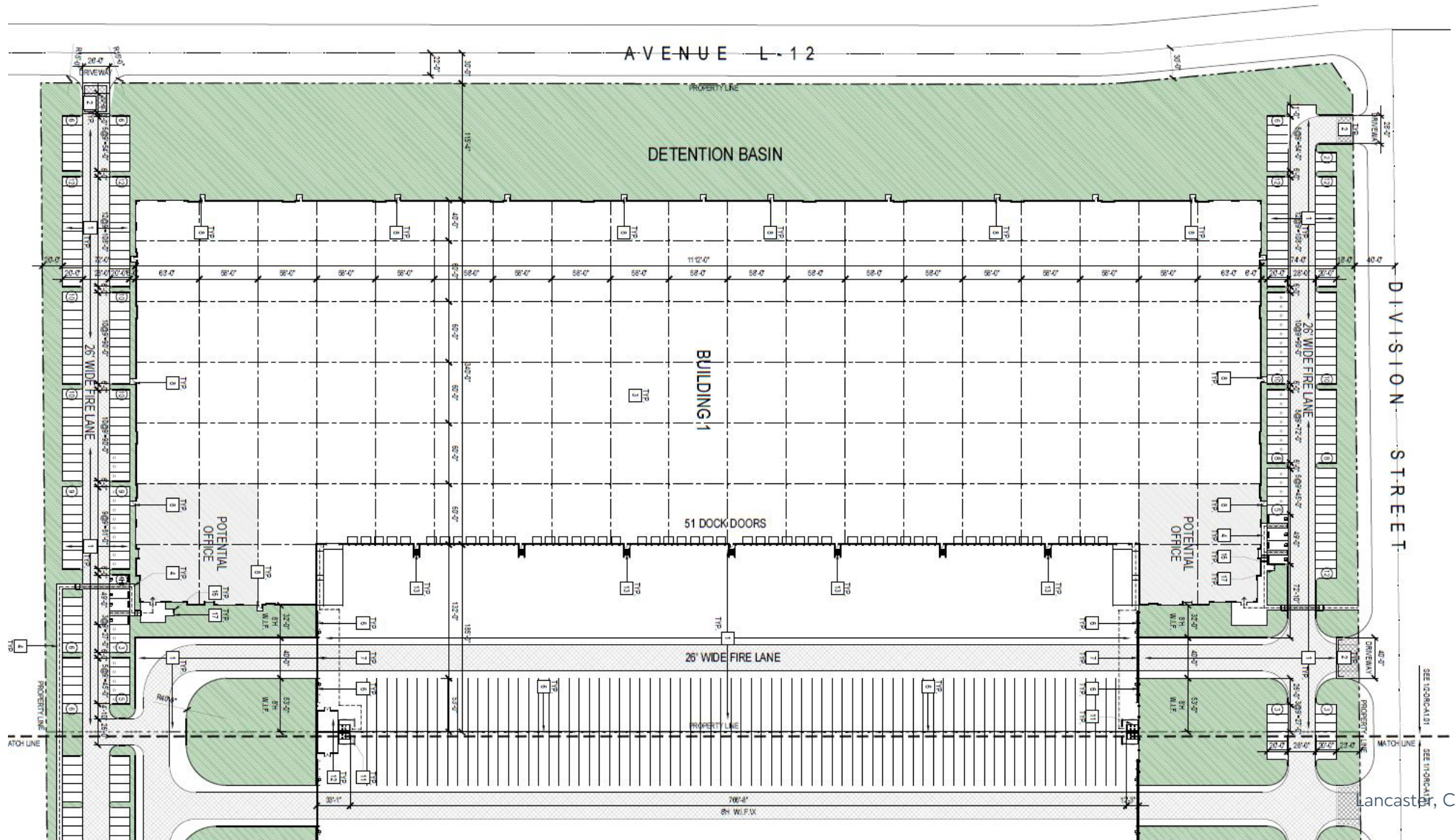
Class 'A' Industrial Building in Lancaster

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

SITE SPECIFICATIONS

- Multiple Points of Entry
- 213 Auto Parking / 74 Trailer Parking
- Estimated Dimensions: 340' by 1112'
- Up to 20,000 Square Feet Office
- Up to 35,600 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

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
- 230 Auto Parking / 101 Trailer Parking
- Estimated Dimensions: 370' by 1041'
- 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

2 Lancaster Class 'A' Industrial





NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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

Class-A Industrial Lancaster, CA

DISCLAIMER

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