



**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



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

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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.



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

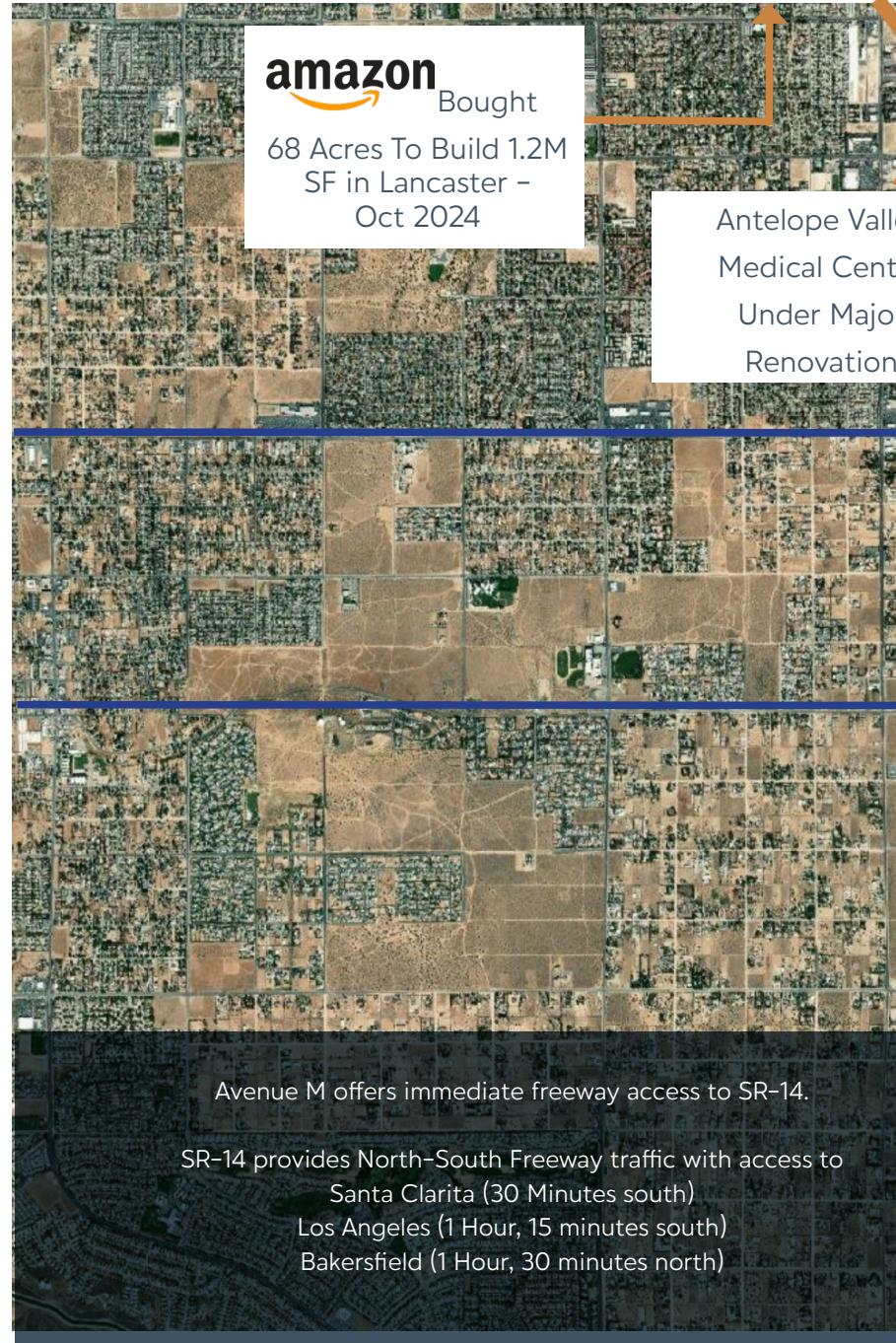
PRA is considering commercial air travel

Close Proximity to Antelope Valley Medical Center

Antelope Valley Courthouse – Two Parcels West



Lancaster Class 'A' Industrial

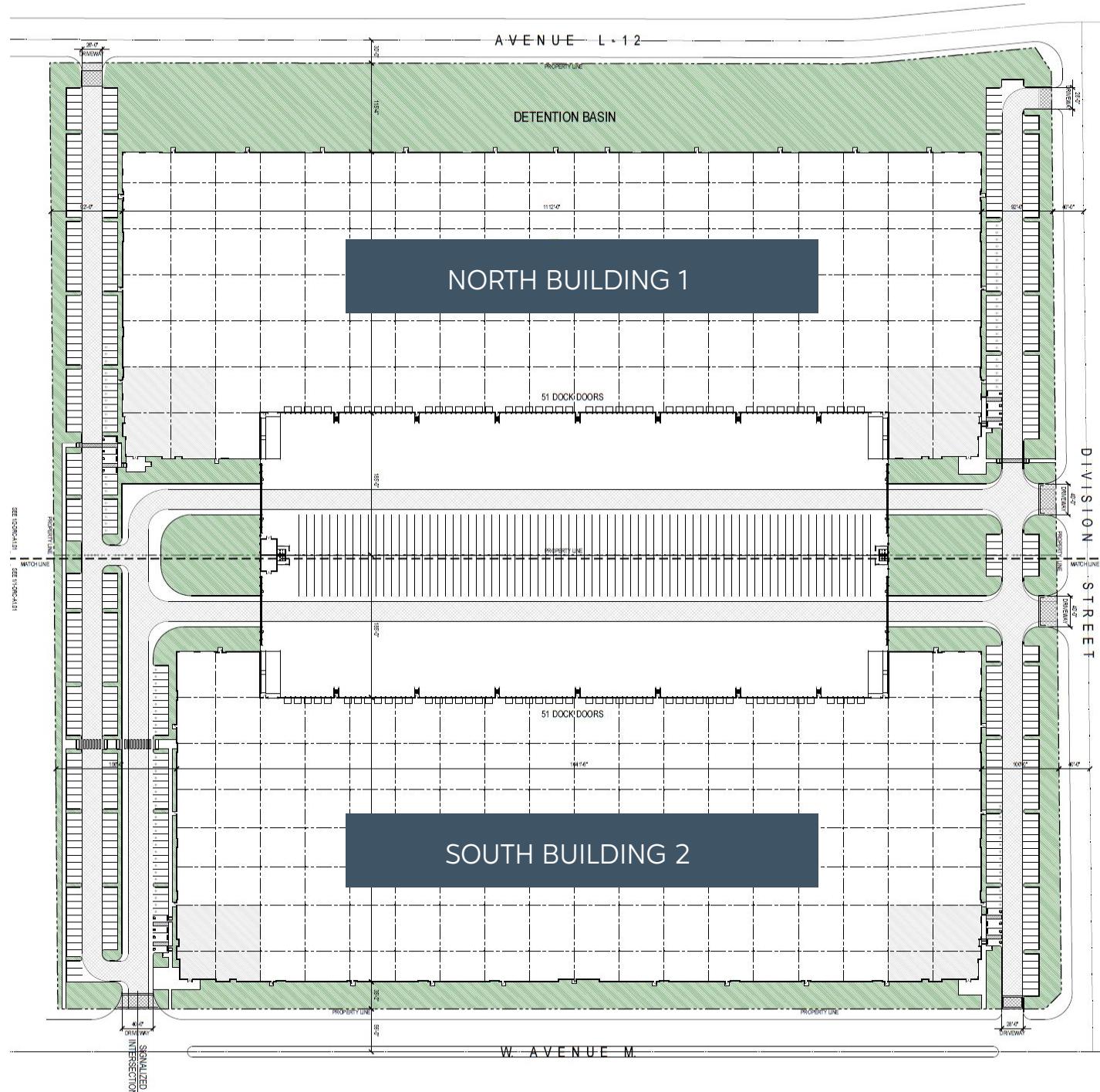




LANCASTER AVENUE M INDUSTRIAL



SITE PLAN



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



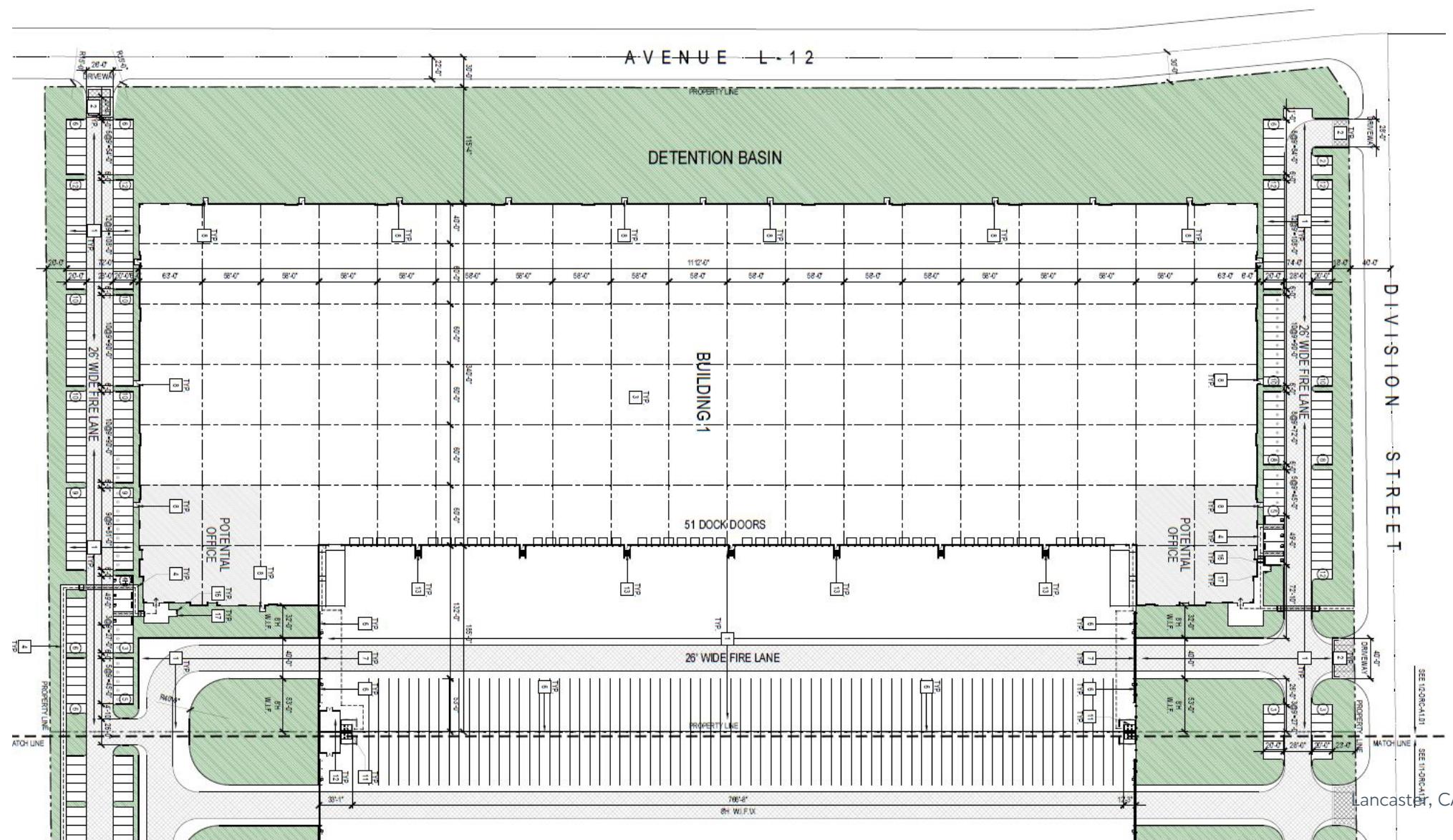
SITE SPECIFICATIONS

- Multiple Points of Entry
- 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

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

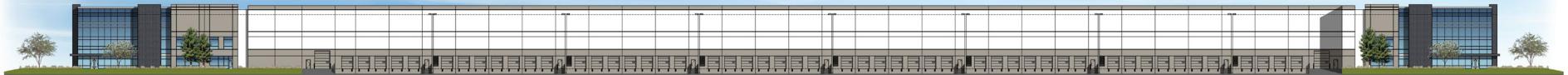




NORTH ELEVATION



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' |



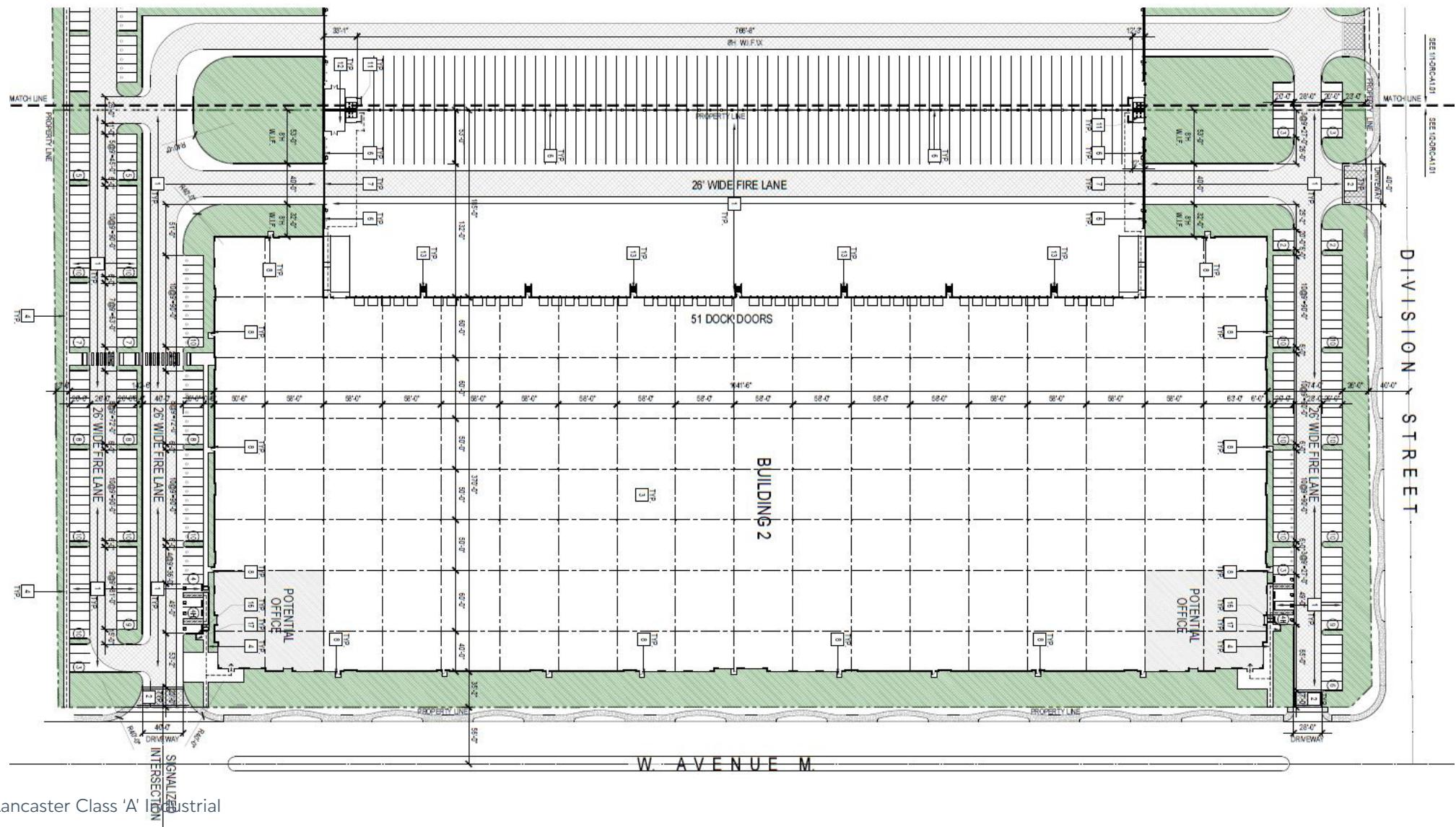
SITE SPECIFICATIONS

- 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

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.

SOUTH BUILDING 2





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

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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