

# LEGACY AT PALMDALE

*by Transwestern*

99,853 SF

**BUILDING COMPLETE!**



40347 Legacy Lane, Palmdale, CA 93551

 **TRANSWESTERN** DEVELOPMENT COMPANY

**CBRE**



# LOCATION HIGHLIGHTS



99,853 SF

**STATE-OF-THE-ART  
NEW CONSTRUCTION**



DIRECT ACCESS TO REGIONAL  
TRANSPORTATION INFRASTRUCTURE

**HIGHWAY 14, INTERSTATE 5,  
HIGHWAY 138 + HIGHWAY 58**



CUTTING EDGE  
BUILDING FEATURES

**15 DOCK HIGH DOORS  
GRADE LEVEL LOADING**



CITY OF PALMDALE - MOST  
BUSINESS FRIENDLY CITY

**LAEDC AWARD WINNER  
2015 + 2021**



ESTABLISHED WORKFORCE

**SKILLED, MOTIVATED  
WORKFORCE WITH LOCAL  
AFFORDABLE HOUSING**



M-2 ZONING- GENERAL  
INDUSTRIAL

**ESTABLISHED  
FAIRWAY INDUSTRIAL  
BUSINESS PARK**



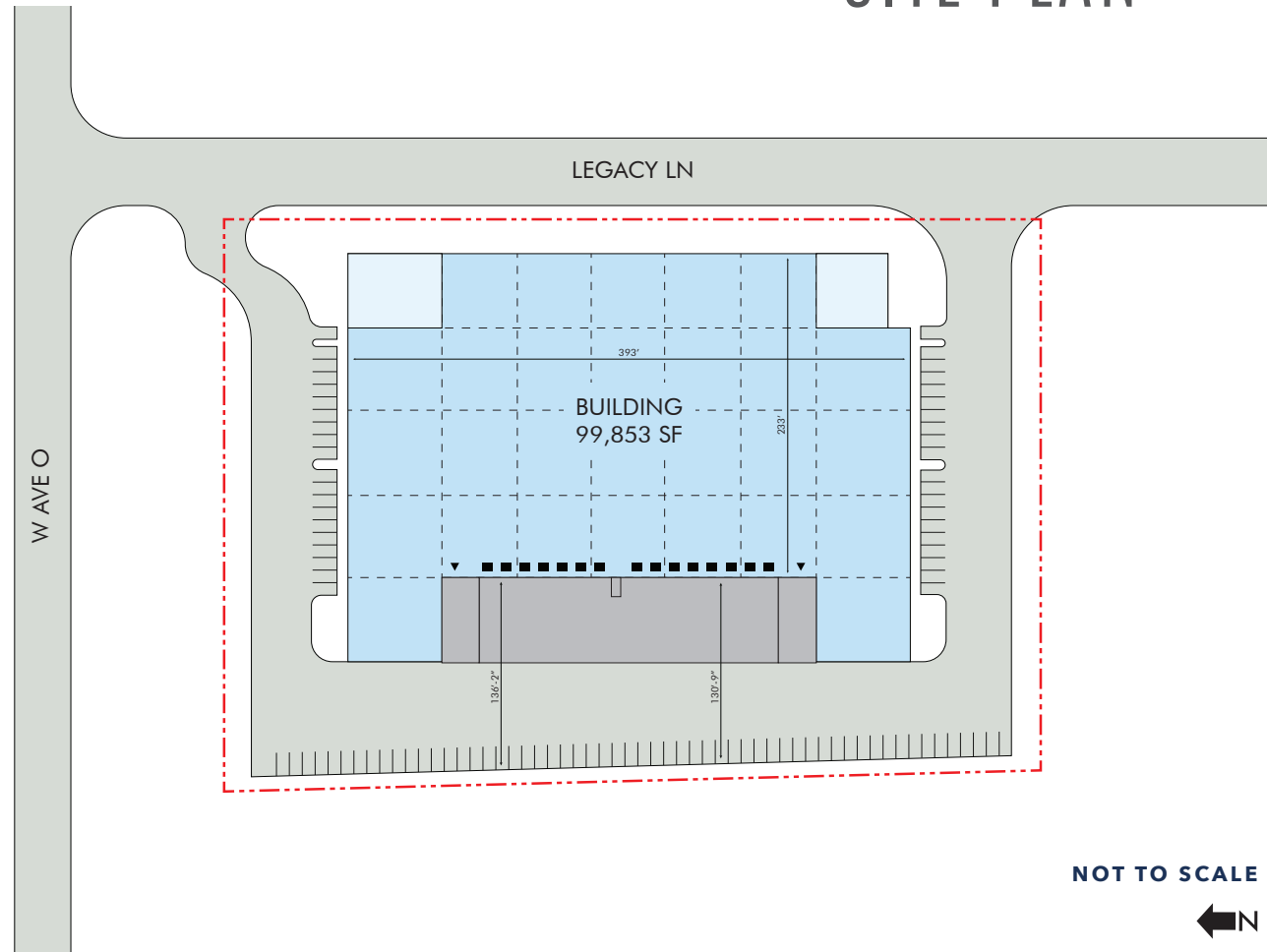
# PROPERTY INFORMATION

AVAILABLE SPACE	99,853 SF
TOTAL OFFICE SPACE	5,837 SF
FIRST FLOOR OFFICE	4,139 SF
MEZZANINE	1,698 SF
LEASE RATE/SF/MO	\$1.10 NNN / SF / MO
SALE PRICE	TBD
CLEAR HEIGHT	32'
POWER	2,000 Amps
DOCK HIGH DOORS	15
GROUND LEVEL DOORS	2
CONSTRUCTION TYPE	Tilt-Wall
FLOOR SLAB	7" Thick, 4,000 PSI Reinforced Slab
PARKING SPACES	92
FIRE SPRINKLER SYSTEM	ESFR

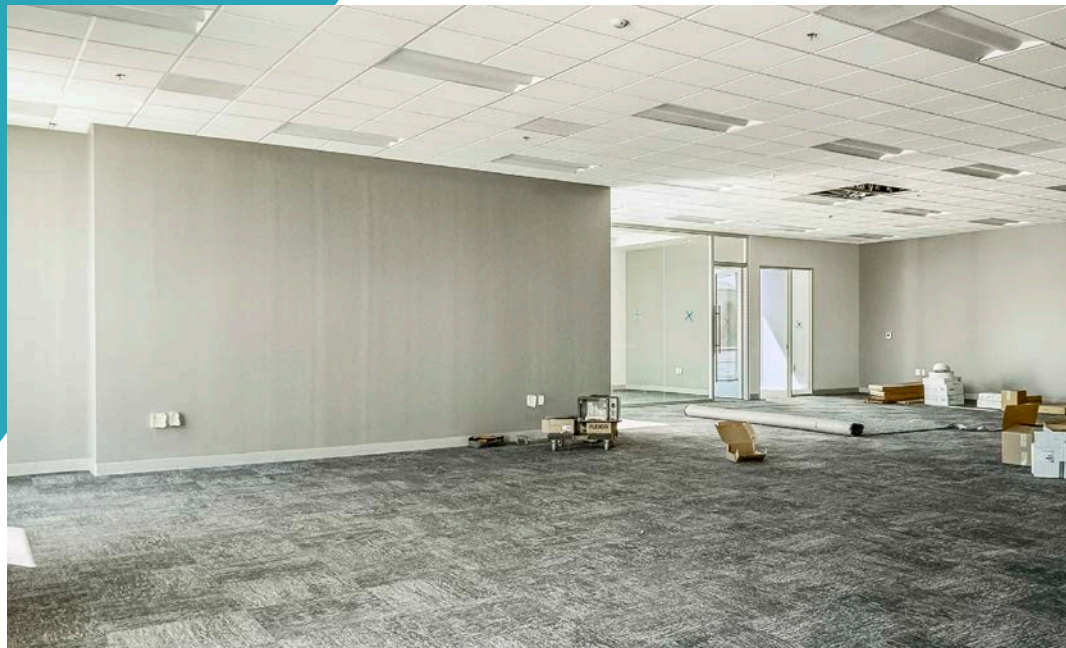
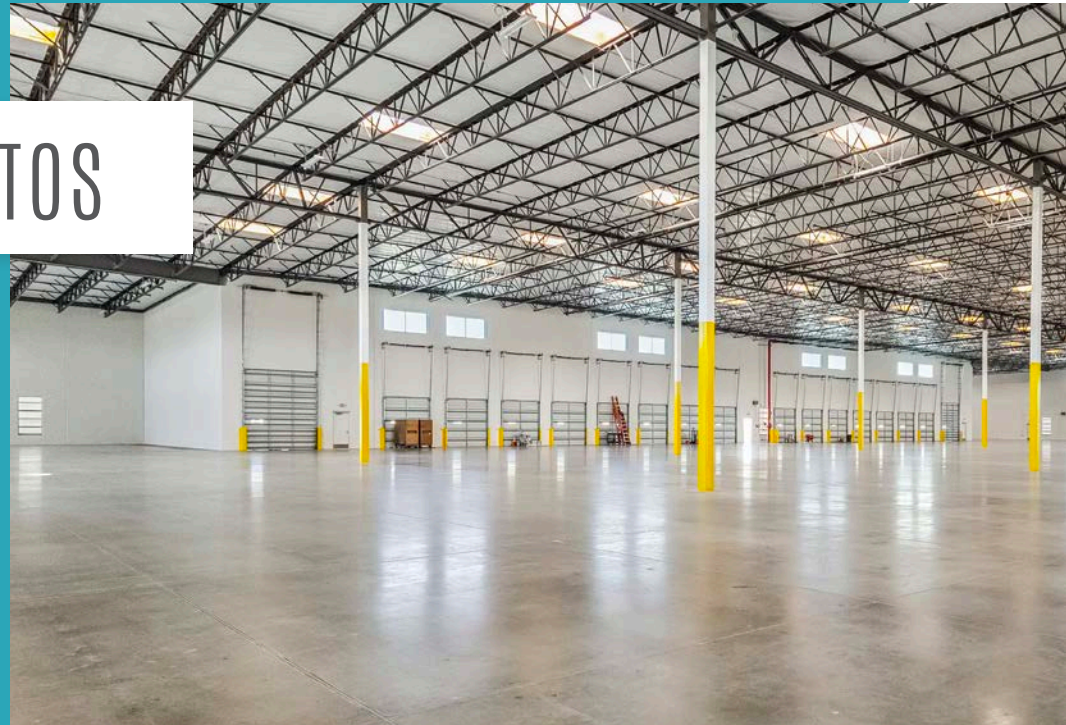




# SITE PLAN



# NEW CONSTRUCTION PHOTOS



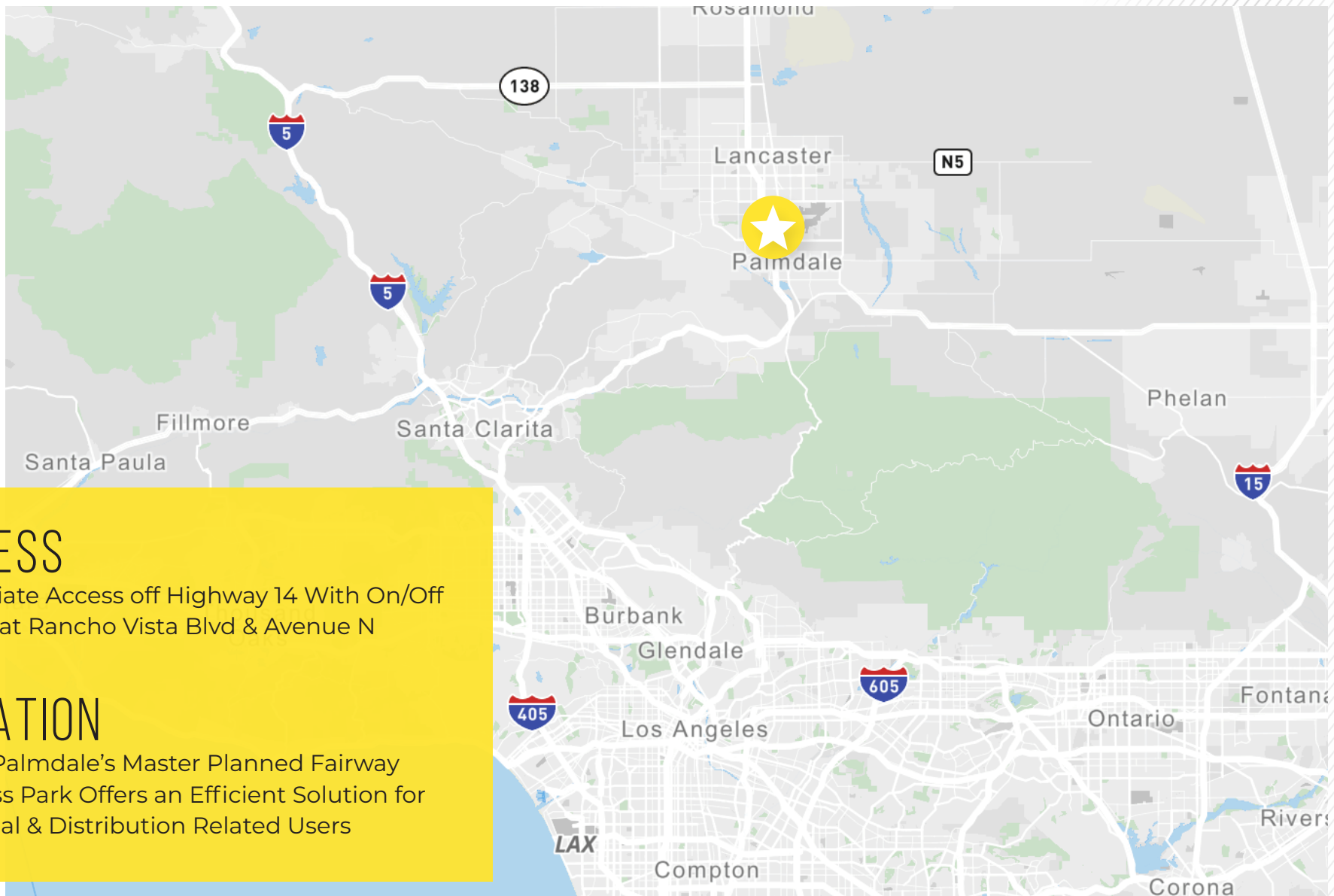


# LOCATION





# REGIONAL MAP



## ACCESS

Immediate Access off Highway 14 With On/Off Ramps at Rancho Vista Blvd & Avenue N

## LOCATION

City of Palmdale's Master Planned Fairway Business Park Offers an Efficient Solution for Industrial & Distribution Related Users

# ELEVATIONS



North Elevation



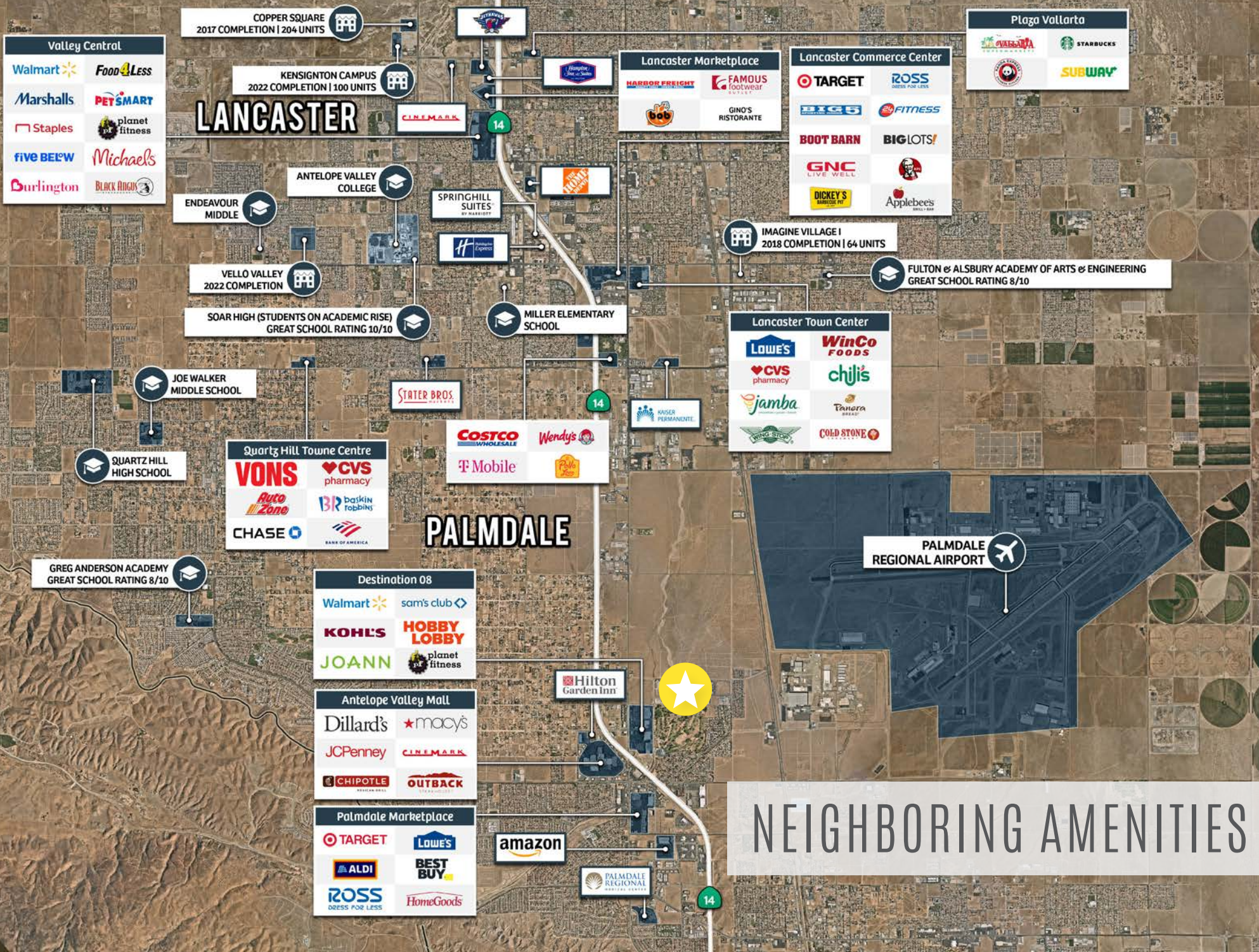
West Elevation



South Elevation



East Elevation



**Valley Central**

- Walmart
- Food 4 Less
- Marshalls
- PET SMART
- Staples
- planet fitness
- FIVE BELOW
- Michaels
- Durlington
- BLACK ANCHOR

**COPPER SQUARE**  
2017 COMPLETION | 204 UNITS

**KENSINGTON CAMPUS**  
2022 COMPLETION | 100 UNITS

**LANCASTER**

**ANTELOPE VALLEY COLLEGE**

**ENDEAVOUR MIDDLE**

**VELLO VALLEY**  
2022 COMPLETION

**SOAR HIGH (STUDENTS ON ACADEMIC RISE)**  
GREAT SCHOOL RATING 10/10

**JOE WALKER MIDDLE SCHOOL**

**QUARTZ HILL HIGH SCHOOL**

**GREG ANDERSON ACADEMY**  
GREAT SCHOOL RATING 8/10

**Quartz Hill Towne Centre**

- VONS
- CVS pharmacy
- Auto Zone
- BR Baskin Robbins
- CHASE
- BANK OF AMERICA

**PALMDALE**

**Destination 08**

- Walmart
- sam's club
- KOHL'S
- HOBBY LOBBY
- JOANN
- planet fitness

**Antelope Valley Mall**

- Dillard's
- macy's
- JCPenney
- CINEMARK
- CHIPOTLE
- OUTBACK

**Palmdale Marketplace**

- TARGET
- LOWE'S
- amazon
- ALDI
- BEST BUY
- ROSS DRESS FOR LESS
- HomeGoods

**Lancaster Marketplace**

- HARBOR FREIGHT
- FAMOUS footwear
- bob
- GINO'S RISTORANTE

**Lancaster Commerce Center**

- TARGET
- ROSS DRESS FOR LESS
- BIG 5
- 24 FITNESS
- BOOT BARN
- BIG LOTS!
- GNC LIVE WELL
- KFC
- DICKEY'S BARBECUE PIT
- Applebee's

**IMAGINE VILLAGE I**  
2018 COMPLETION | 64 UNITS

**FULTON & ALSBURY ACADEMY OF ARTS & ENGINEERING**  
GREAT SCHOOL RATING 8/10

**Lancaster Town Center**

- LOWE'S
- WinCo FOODS
- CVS pharmacy
- chijis
- Jamba
- TANERA BREAD
- WING STOP
- COLD STONE

**Plaza Vallarta**

- STARBUCKS
- SUBWAY

**PALMDALE REGIONAL AIRPORT**



**NEIGHBORING AMENITIES**

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 **TRANSWESTERN** DEVELOPMENT COMPANY

**CBRE**

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