

39415

# EIGHTH STREET

380,410 SF FOR SALE OR LEASE (DIVISIBLE)  
STATE-OF-THE-ART INDUSTRIAL | BREAKING GROUND EARLY 2024



UNION PACIFIC / METROLINK RAIL LINE

SIERRA HIGHWAY

RANCHO VISTA BLVD

8TH STREET



# Project Highlights

- 380,410 SF
- Lease Rate: TBD
- Sale Price: TBD
- Office: 6,000 SF
- 54 Dock High Loading Positions
- 2 Grade Level Loading Doors
- 36' Clear Height
- 204 Parking Spaces
- HI Zoning (Heavy Industrial)
- Divisible
- Breaking Ground Early 2024

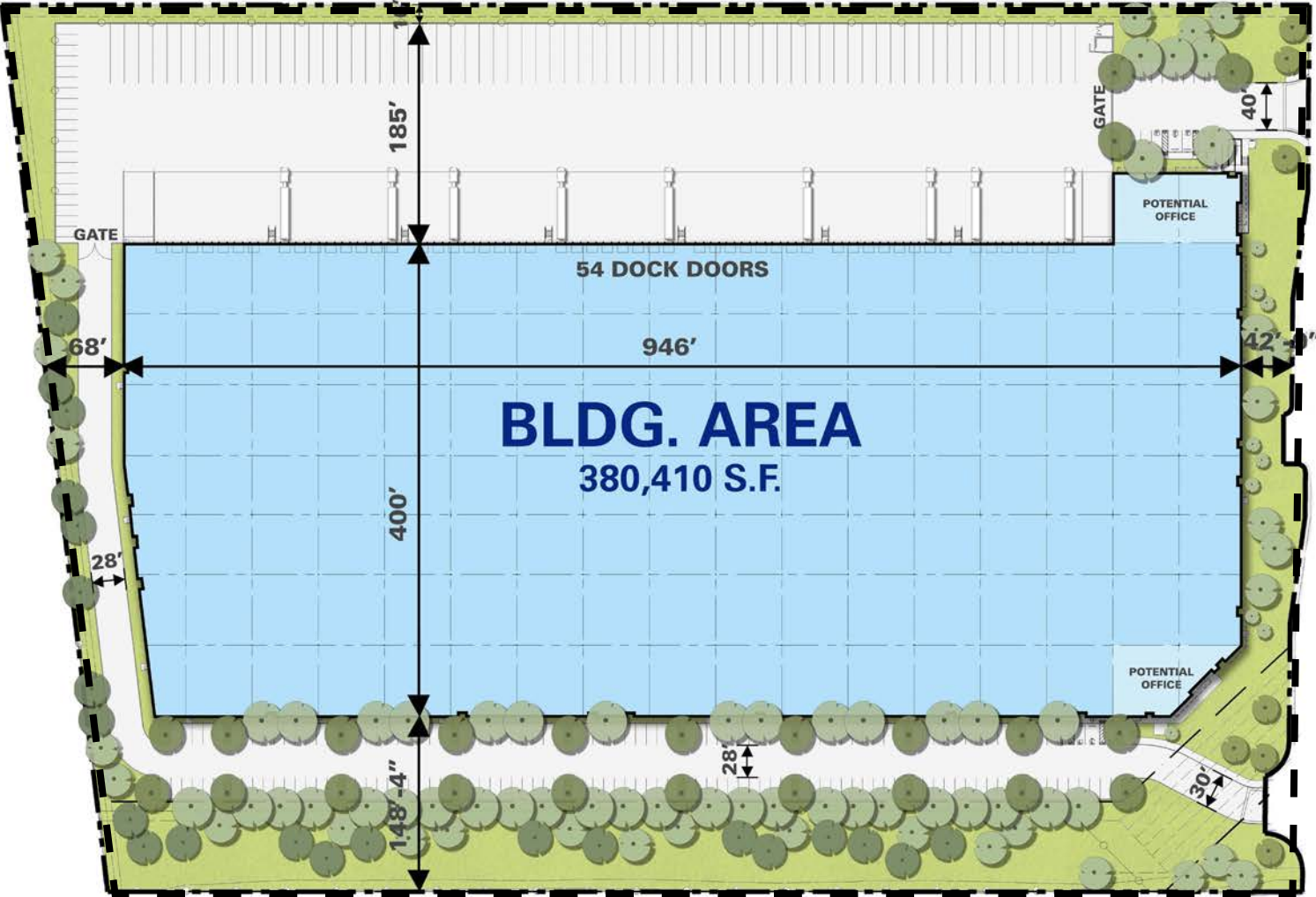
State-of-the-Art  
Industrial

380,410 SF

Breaking Ground  
Early 2024



# Site Plan





# City of Palmdale

## LAEDC'S Most Business Friendly City

- Readily Available Skilled & Motivated Work Force
- Established Aerospace, Industrial, Distribution & Manufacturing User Base
- Easily Accessible Regional Highway Infrastructure
- Growing & Developing Region of LA County

# Antelope Valley Facts & Demographics



### Total Population:

541,511 (2021)

561,336 (2026 Projection)



### Median Age

33.9



### Education

High School / GED 95,661 (27.4%)

Some College 92,873 (26.60%)

Bachelor's Degree 39,444 (11.30%)

Master's Degree 16,368 (4.69%)



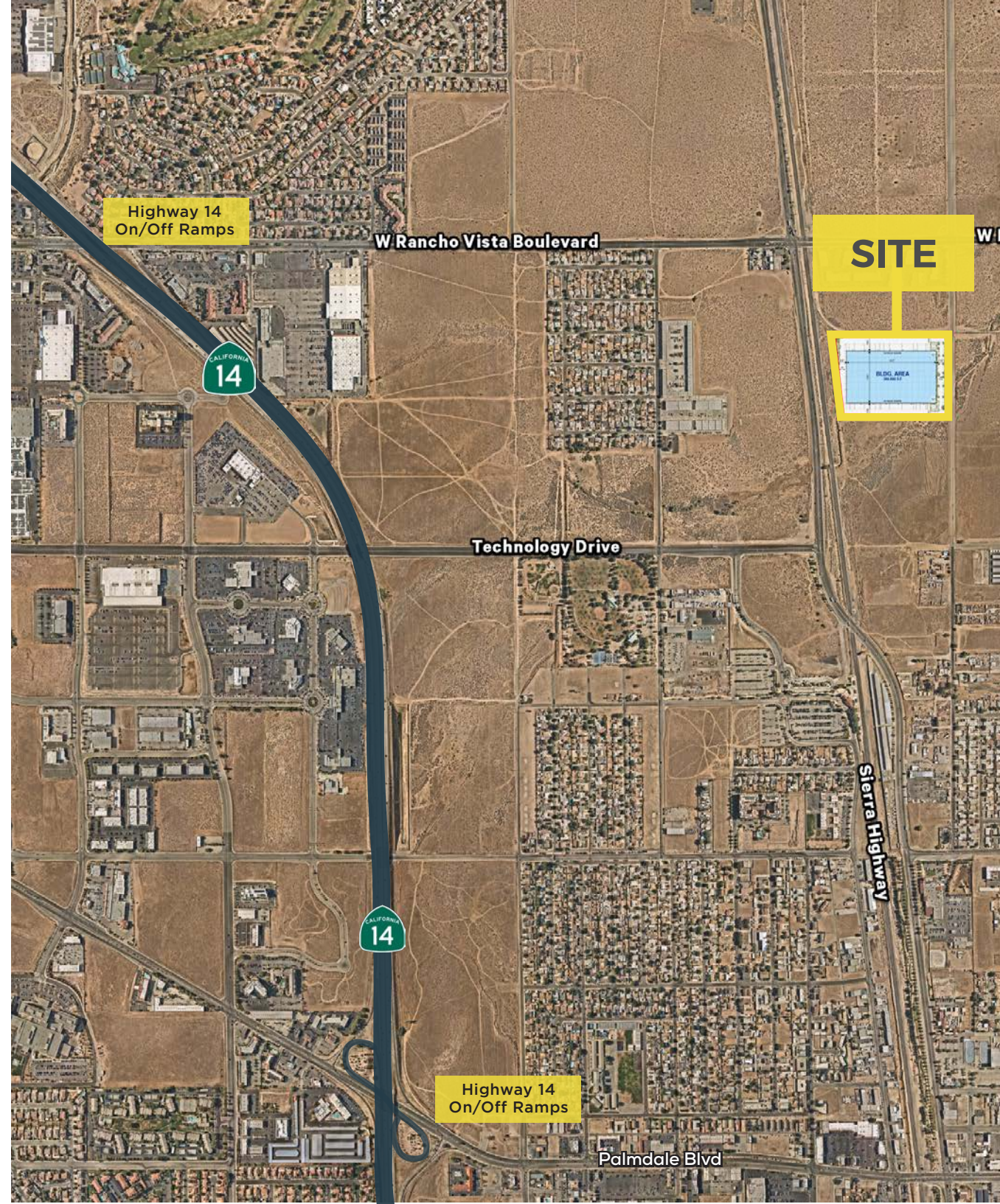
### Average Household Size

3.2



### Average Household Income

\$82,790



LOCATION IS  
EVERYTHING

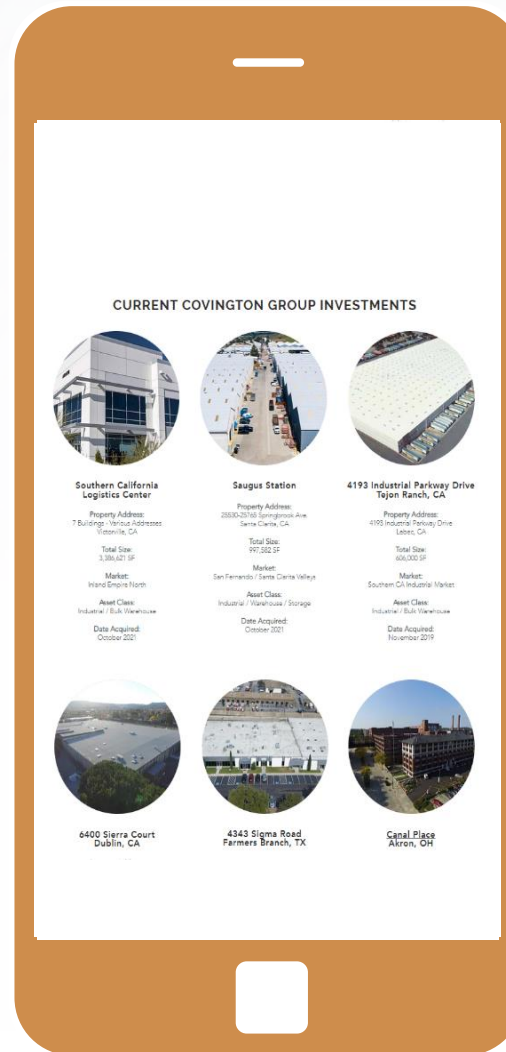
**39415 EIGHTH  
STREET** OFFERS  
IMMEDIATE ACCESS  
TO REGIONAL  
HIGHWAY  
INFRASTRUCTURE

# Covington Group

## Experienced Team. Nationwide Reach.

Covington Group, Inc. is a privately held, Dallas based real estate development and investment company that specializes in redeveloping and repositioning distressed property across the United States. We are a value-add, opportunistic investor committed to creating superior returns on investment by mitigating risk and preserving capital through innovation, persistence, creativity and focus on core competencies.

Throughout the last 30 years, Covington Group, Inc. has focused on the acquisition of corporate dispositions, REOs, and other types of vacant or distressed properties, with the intent of recycling and re-tenanting these properties. Our partners have over 80 years of combined experience and have successfully developed and redeveloped over 25 million square feet of commercial and industrial property, including build-to-suit and spec warehouses, hotels, and master planned communities. Covington Group, Inc. and our affiliate companies/partners currently own over 8,500,000 SF of commercial/industrial space across the U.S.



Covington Development Partners (“CDP”) is the development arm of Covington Group’s fully integrated industrial real estate platform. Founded in 1989, Covington Group specializes in the acquisition, development and management of warehouse, distribution, manufacturing and e-commerce facilities across the nation.

## For More Information

For more information on Covington Group, visit their website at <https://www.covingtongroupinc.com>.

# 39415

# EIGHTH STREET

## 39415 8th Street East Corporate Neighbors

39415 8th Street East enjoys a strategic location in the City of Palmdale, placing your business at the center of a prominent and growing corporate community. Corporate neighbors include, but not limited to:

### Distribution Centers

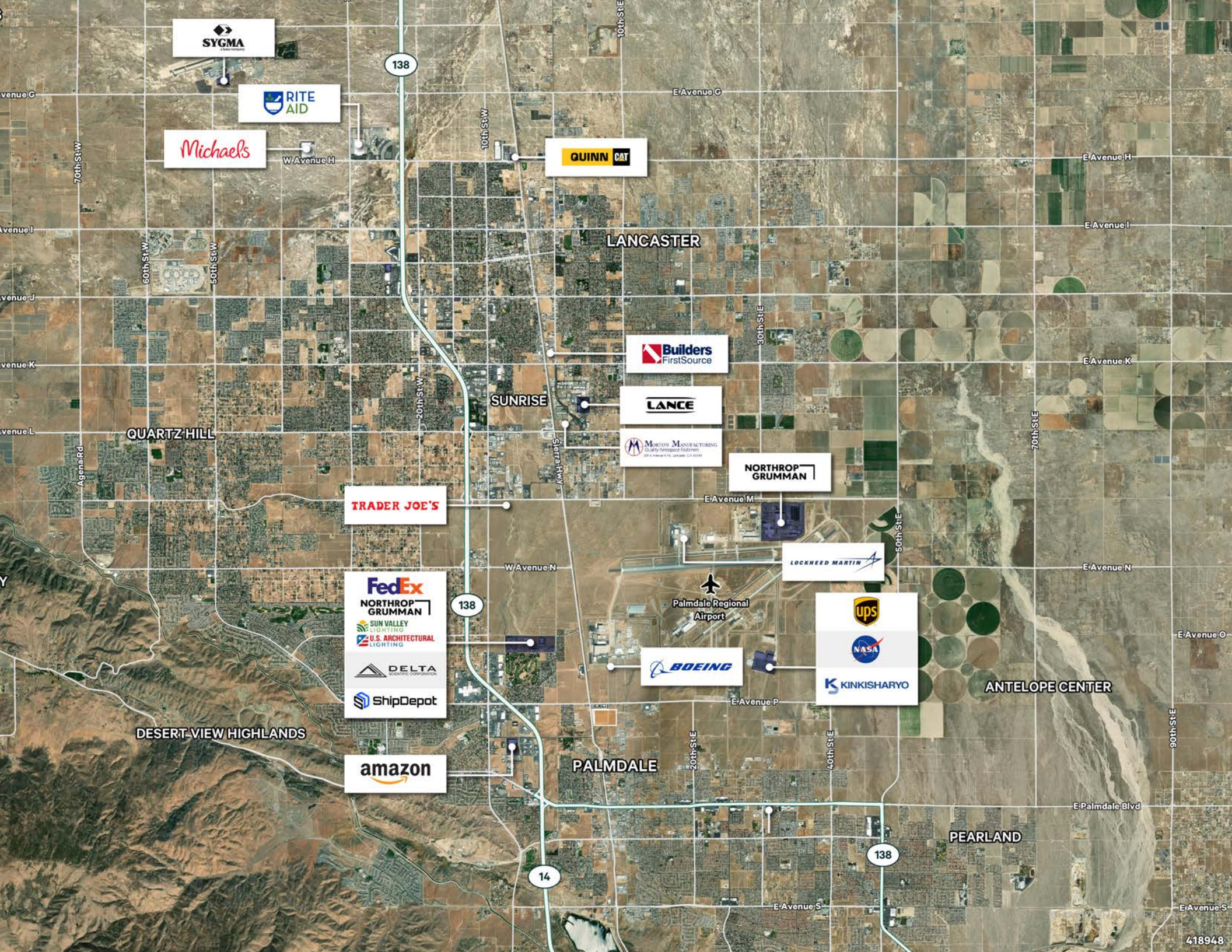
- Trader Joes
- Rite Aid
- Michaels
- Sygma

### Aerospace & Defense

- Northrop Grumman
- Lockheed Martin
- Boeing
- NASA
- Delta Scientific
- BAE Systems
- Airo Industries







**SYGMA**  
a Sun company

**RITE AID**

**Michaels**

**QUINN CAT**

**LANCASTER**

**Builders FirstSource**

**LANCE**

**MORISON MANUFACTURING**  
Quality Aerospace Fasteners  
918 S. WINDYBUSH, PALMDALE, CA 93550

**NORTHROP GRUMMAN**

**QUARTZ HILL**

**TRADER JOE'S**

**Palmdale Regional Airport**

**LOCKHEED MARTIN**

**FedEx**  
**NORTHROP GRUMMAN**  
**SUN VALLEY LIGHTING**  
**U.S. ARCHITECTURAL LIGHTING**  
**DELTA SCIENTIFIC CORPORATION**  
**ShipDepot**

**BOEING**

**ups**  
**NASA**  
**KINKISHARYO**

**DESERT VIEW HIGHLANDS**

**amazon**

**PALMDALE**

**ANTELOPE CENTER**

**PEARLAND**

**39415****EIGHTH  
STREET**

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**CBRE**

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