

INDUSTRIAL LAND FOR SALE

An opportunity to acquire 4.8 Acres of M1 zoned industrial land. One parcel fronting 10th Street E & Avenue P with **all utilities** in place. The property is just south of Lockheed Martin, Palmdale Regional Airport and U.S. Airforce Plant 42. The site can accommodate **±100,000 SF** for a small-scale industrial development or an owner user building.

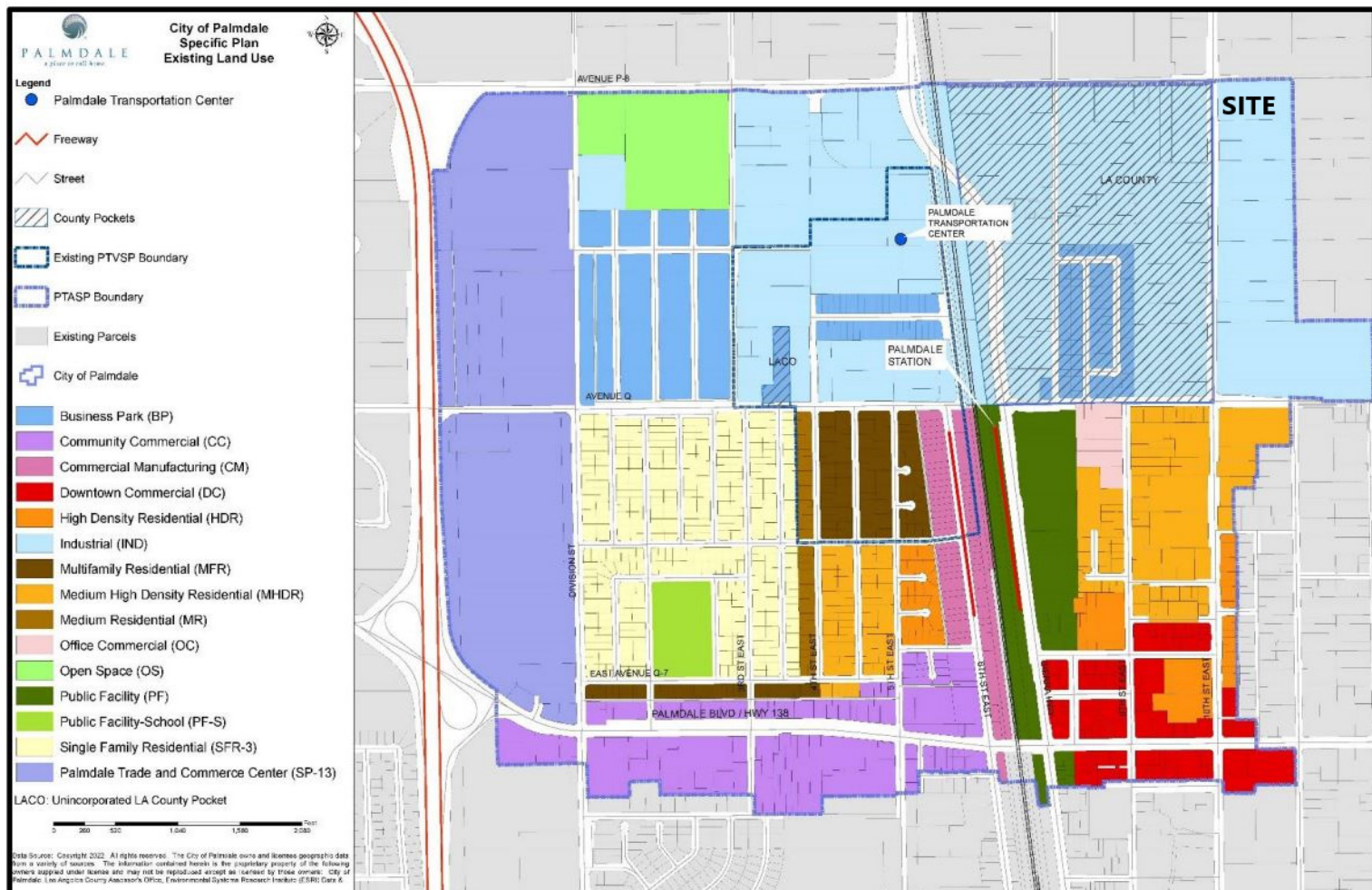


9528 Miramar Rd. #1007 San Diego, CA 92126 | Sovessa.com

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Zoning Map / Specific Plan



Industrial (M1) - Light Industrial

Occupied by limited manufacturing, wholesale, research and development, storage, transportation and similar or related activities. This area does not traverse residential neighborhoods or land uses designations.



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Near Future High Speed Rail Station

The site is located less than 1/2 mile from the new multimodal train station expected to **be operating in 2025**. While Palmdale does have several shopping/commercial centers, it does not have a dedicated downtown. This station will serve as an **Focal Point / Anchor** the area with new retail, office spaces and high density multi family radiating outward.

Active frontages will be located on Palmdale blvd, **Ave Q (south of site)**, and 5th street.

Consisting or 3 rail service tracks (Metrolink) and 1 freight (Union Pacific) and the Brightline West/ High Desert Corridor Stop providing **access to Las Vegas and LA**.



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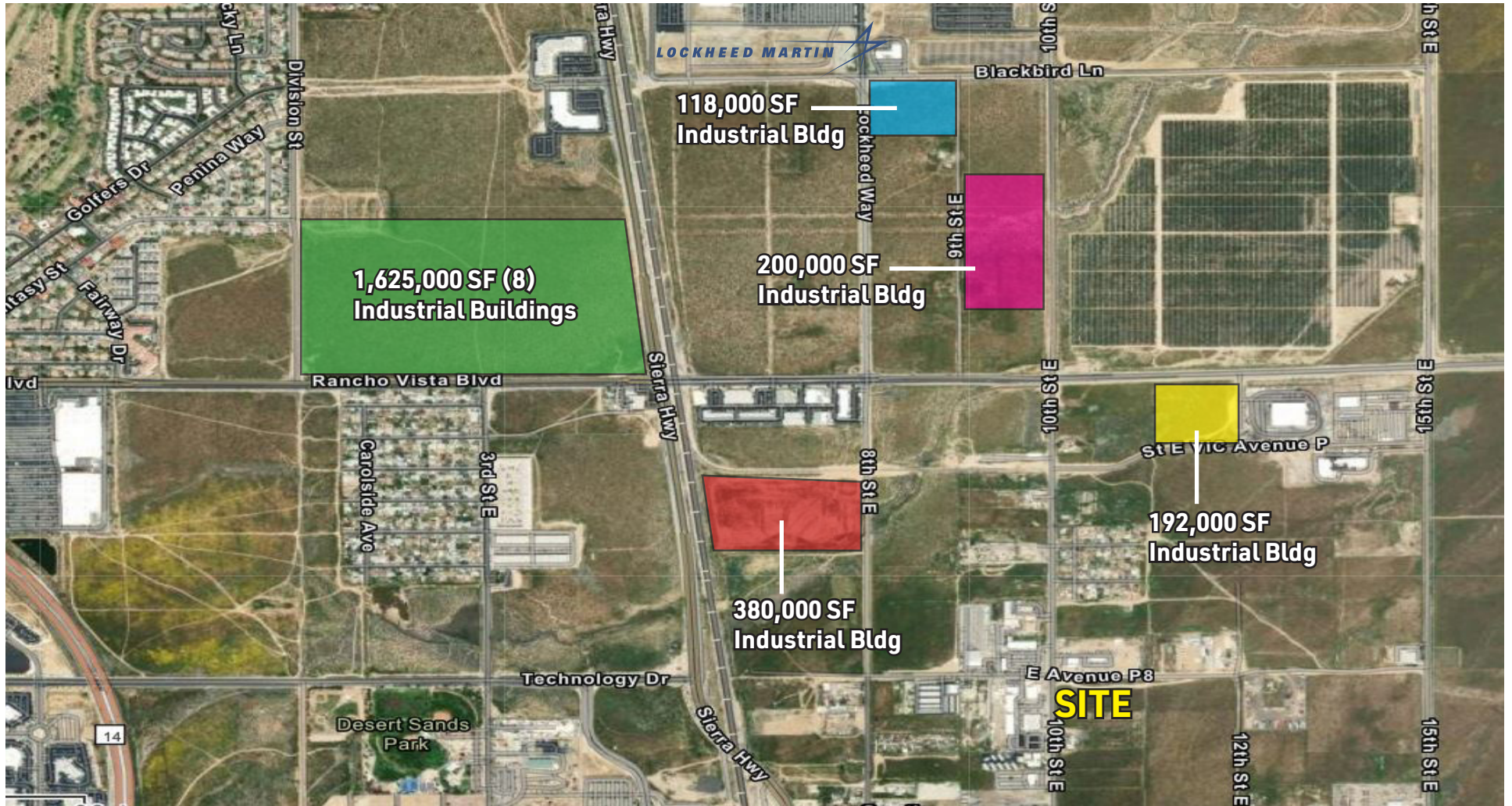
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2.3 Million SF of Development in Progress



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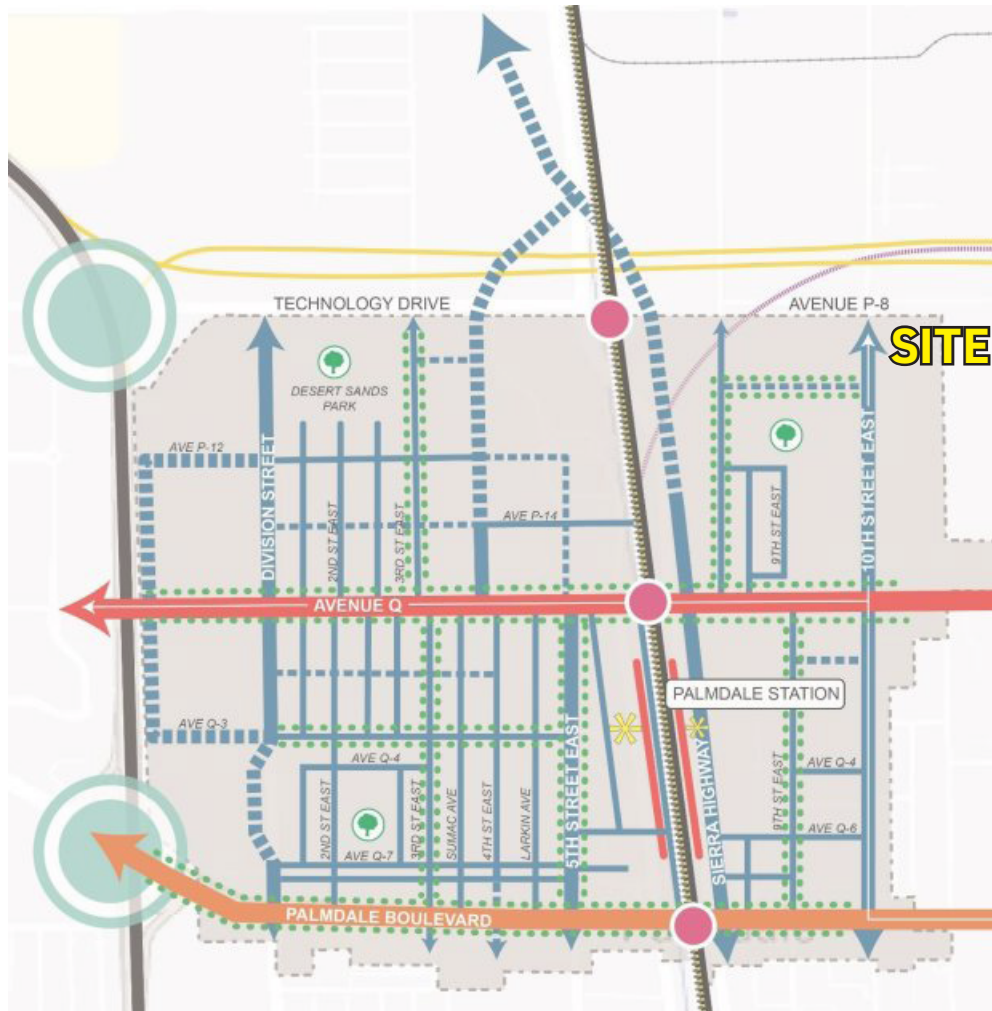
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Located on Major Roadways in the Path of Progress



10th Street East will serve as **North-South Connector** and provide access and connectivity between various parts of the PTASP area. Division Street will also serve as an edge or divider between the Business Mix and Regional Commercial Districts and the adjacent neighborhoods.

Palmdale is a family-oriented community with a high quality of life and is the "Aerospace Capital of the World." Aerospace and service-related jobs are anticipated to increase by 35.8% over the next ten years. Palmdale is the fastest-growing city in Los Angeles County and among the **fastest growing in the US** by population.

The Aerospace industry has a significant presence, home to R&D and production facilities for Boeing, Lockheed Martin, Northrop Grumman. In addition, **Trader Joe's announced a 1 million-square-foot distribution center** in 2023 that's expected to employ 800 to 1,000 workers.

Antelope Valley has been experiencing strong industrial growth in recent years, which has brought stronger investment interest from **nationwide developers**.



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Palmdale City Highlights

HIGH SPEED RAIL INTEGRATION

The City of Palmdale is poised for a transformative shift in the way its residents live, work, and play with the upcoming arrival of the California High-Speed Rail system. This includes the construction of a multimodal high-speed rail station near the Palmdale Transportation Center. The new system will provide commuters with much-needed travel options to the San Fernando Valley, the Los Angeles basin, Victorville and Las Vegas.

PROXIMITY TO MAJOR TRANSPORTATION HUBS

Proximity to Los Angeles, LAX, and the busy ports of Los Angeles and Long Beach make Palmdale a convenient location for businesses with transportation needs. The Port of L.A. is North America's busiest container port and, together with the Port of Long Beach, serves as a critical gateway for US-Asian trade. Additionally, Los Angeles International Airport, which is a major international gateway to the U.S, is only 67 miles away from Palmdale, while the easily accessible Hollywood Burbank Airport is located 50 miles to the south.

PALMDALE REGIONAL AIRPORT DEVELOPMENT

The City of Palmdale also owns 600 acres of land and has plans to develop the Palmdale Regional Airport. A Joint Use Agreement has been submitted to the U.S. Air Force to utilize an existing runway at Air Force Plant 42. The airport is anticipated to start operations with three daily flights and increase to six daily flights, with the Dallas Fort Worth International Airport (DFW) as the targeted hub destination. Commercial air services are expected to begin in 2023.

INCREASED CAPITAL INVESTMENT & INFRASTRUCTURE DEVELOPMENT

The city of Palmdale is experiencing significant development with increased capital investment from both the public and private sectors. This investment is leading to the creation of new roads and support systems, which will enable sustained business growth and future expansion.



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Property Details



APN	3022-016-001
SIZE	± 4.83 Acres
ZONING	M1 - Light Industrial + SP Palmdale Transit Area
TOPOGRAPHY	Level - Desert Sprawl
MUNICIPALITY	Palmdale, Los Angeles County
VISIBILITY	310' frontage on (10th St E) Across from Palmdale School District North Complex
UTILITIES	On Site (10th St E) *Buyer to Verify
FEATURES	<ul style="list-style-type: none">• No Joshua Trees• Main North South Roadway• 1/2 Mile to New Multi Modal Train Station
PRICE	\$1,680,000.00



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