

281,935 SF

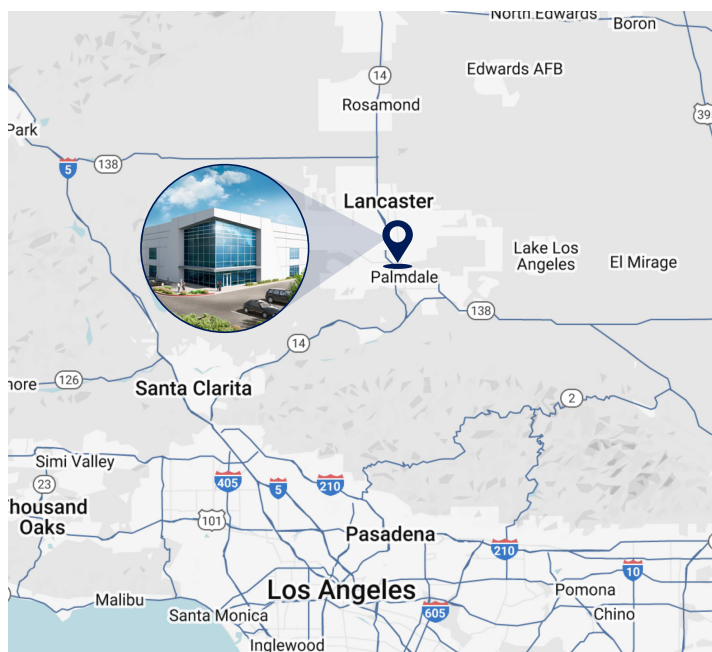
Industrial Space For Lease | Sale



Palmdale Trade and Commerce Center



605 W Technology Drive
Palmdale, CA 93551



LOCATION

- Immediate Access to SR-14 and Hwy 138
- ~2 Miles from Palmdale Metrolink Station

FACILITY

- 281,935 Square Feet
- 36' Clear Height
- Build-To-Suit Office
- 35 Dock High Doors (9'x10')
- 2 Grade Level Doors (12'x14')
- 188' Exclusive Concrete Truck Court
- 159 Auto Parking Spaces
- 54 Trailer Stalls
- Power TBD
- ESFR Sprinklers
- 56' x 50' Typical Column Spacing
- Construction Scheduled to Commence November 2025

CA DRE License #01301202

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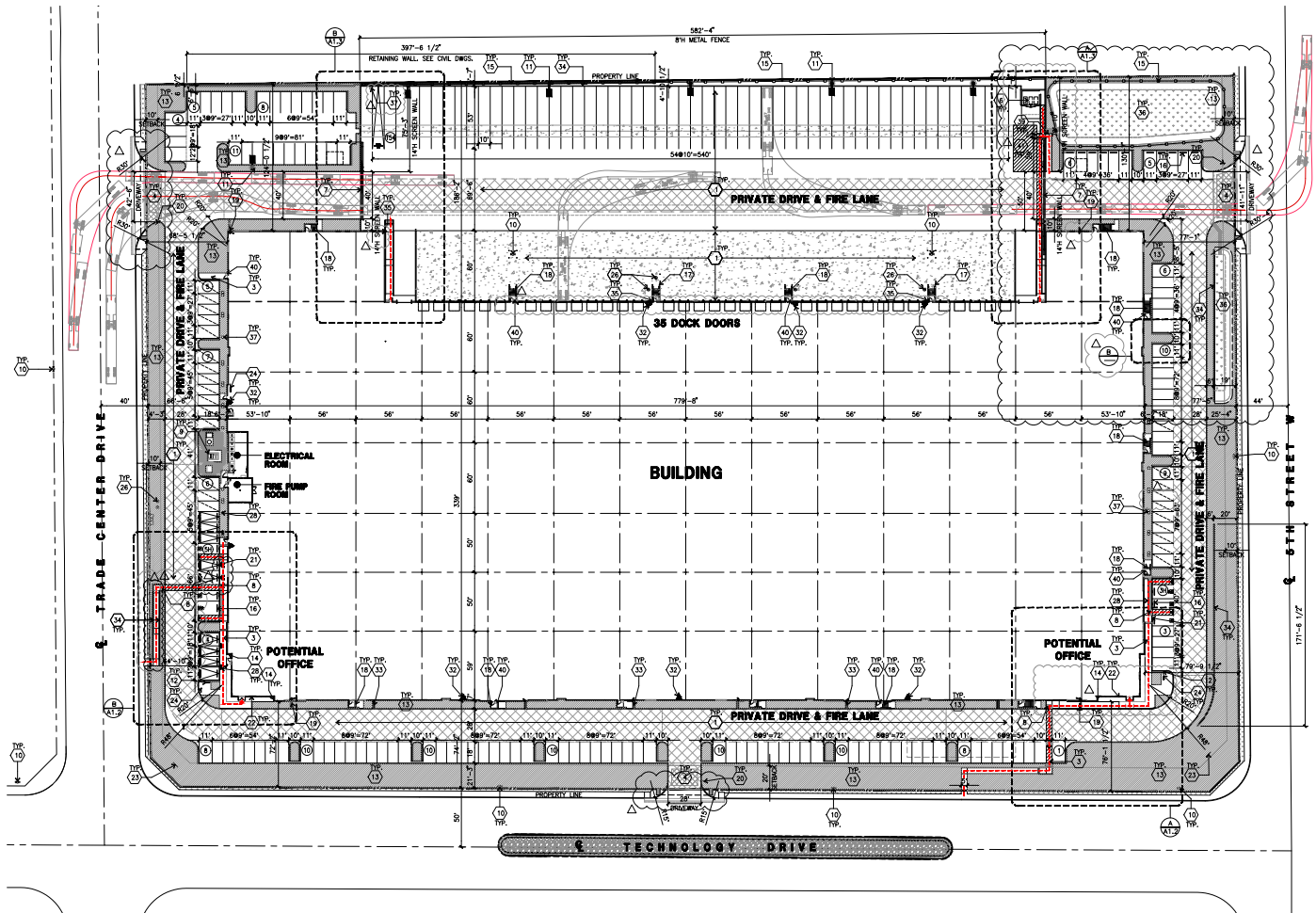
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**REALTY
ADVISORY
GROUP, INC.**

Palmdale Trade and Commerce Center



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Location

- Strategic access to Ports of Los Angeles and Long Beach — approximately 90 miles from the subject property
- Palmdale Regional Airport & Lockheed Martin Aeronautics Co — approximately 6 miles
- Edwards Air Force Base — approximately 37 miles
- Las Vegas, NV — approximately 240 miles
- Oakland / Northern California "Bay Area" Ports — approximately 350 miles
- Foreign Trade Zone designation provides significant advantages for international trade
- Enterprise Zone benefits through caez.org and a cooperative local government
- Skilled and educated labor pool of more than 50,000 workers
- Ample amenities nearby, including 750+ hotel rooms and 100+ food establishments

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Palmdale Market Snapshot 2025

Population & Households

Population (2025 est.)	~162,500
Households (2023)	~47,000
Growth Since 2010	+9% households, +6% population
Median Age	33.2 years

Income Profile

Median Household Income	\$81,151
Average Household Income	\$106,700
Per Capita Income	\$28,767
Owner-Occupied Housing	66.5%

The Market

Summary — Antelope Valley Industrial Market

The Antelope Valley is one of the few remaining Los Angeles submarkets that can accommodate modern large-format logistics and manufacturing facilities. Historically dominated by smaller buildings, development has shifted toward 100,000+ SF projects, supported by ample entitled land and direct SR-14 access to Greater LA and the Ports. Major projects include Trader Joe's 1 MSF owner-user facility (Q1 2025), NorthPoint's 637,300 SF Fox Field building, and several speculative developments ranging from 500,000–1.5 MSF.

Cost Advantages

- Rents average \$1.24/SF, ~20% below peak and materially lower than infill LA.
- Labor costs run lower than South Bay or Inland Empire West, offering real payroll savings.
- Drayage from Palmdale to the Port of LA is competitive with other Inland Empire submarkets.
- Lower utilities, congestion, and tax incentives further reduce operating costs

With 1 M SF delivered in the past year and another 1 M SF under construction, the Antelope Valley offers scale, savings, and connectivity, making it a compelling alternative for large users seeking to lower total occupancy costs.

605 W TECHNOLOGY DR.

PALMDALE, CA



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