



PATRIOT BUSINESS PARK

ENTITLED FOR IMMEDIATE DEVELOPMENT



LOCATED IN THE EPICENTER OF AEROSPACE VALLEY
BLACKBIRD DR. PALMDALE, CALIFORNIA

BUILD-TO-SUIT OPPORTUNITY FOR SALE OR LEASE

6.05 AC with Opportunities for Expansion

ENTITLED PROJECT WITH ALL CEQA APPROVED

PROPERTY OVERVIEW

JLL is pleased to introduce this rare build-to-suit opportunity at Patriot Business Park, available for sale or lease.

Introducing Patriot Business Park (PBP) - an unparalleled opportunity for qualified users and/or buyers seeking to acquire or enter into a build-to-suit sale or lease. This ±6.05 AC heavy industrial site known as “The Property” is fully entitled and ready for final design. PBP is strategically located adjacent to the Air Force Base Plant 42 and Lockheed Martin, making it ideal for new development.

This 6.05 AC property is an ideal opportunity for production, distribution, storage, or manufacturing in the Aerospace industry.

This site is entitled with all CEQA approved.



105,000 SF
TOTAL BUILDING SIZE



100,000 SF
BUILDING FOOTPRINT



UP TO 42'
CLEAR HEIGHT



5,000 SF
TOTAL OFFICE



5,000 SF
OFFICE MEZZANINE



6.05 AC
GROSS LAND SIZE (NET 5.2)



8-10
DOCK HIGH DOORS



ESFR
SPRINKLERS



ABSOLUTE FLAT
CONCRETE SLAB



TEMPERATURE CONTROL
/ INSULATION FACTOR



1-2
GROUND LEVEL DOORS



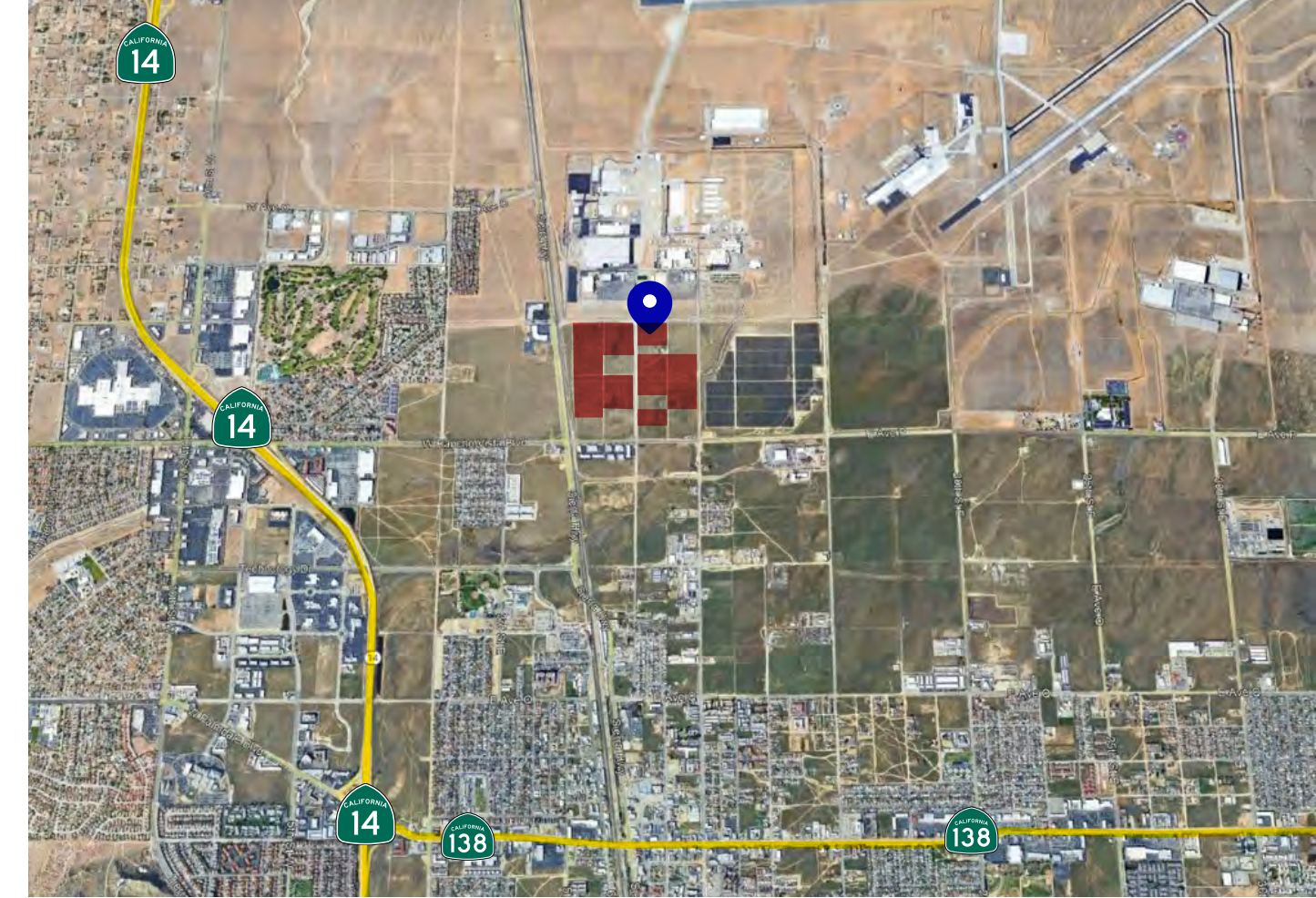
2000 AMPS
EXPANDABLE



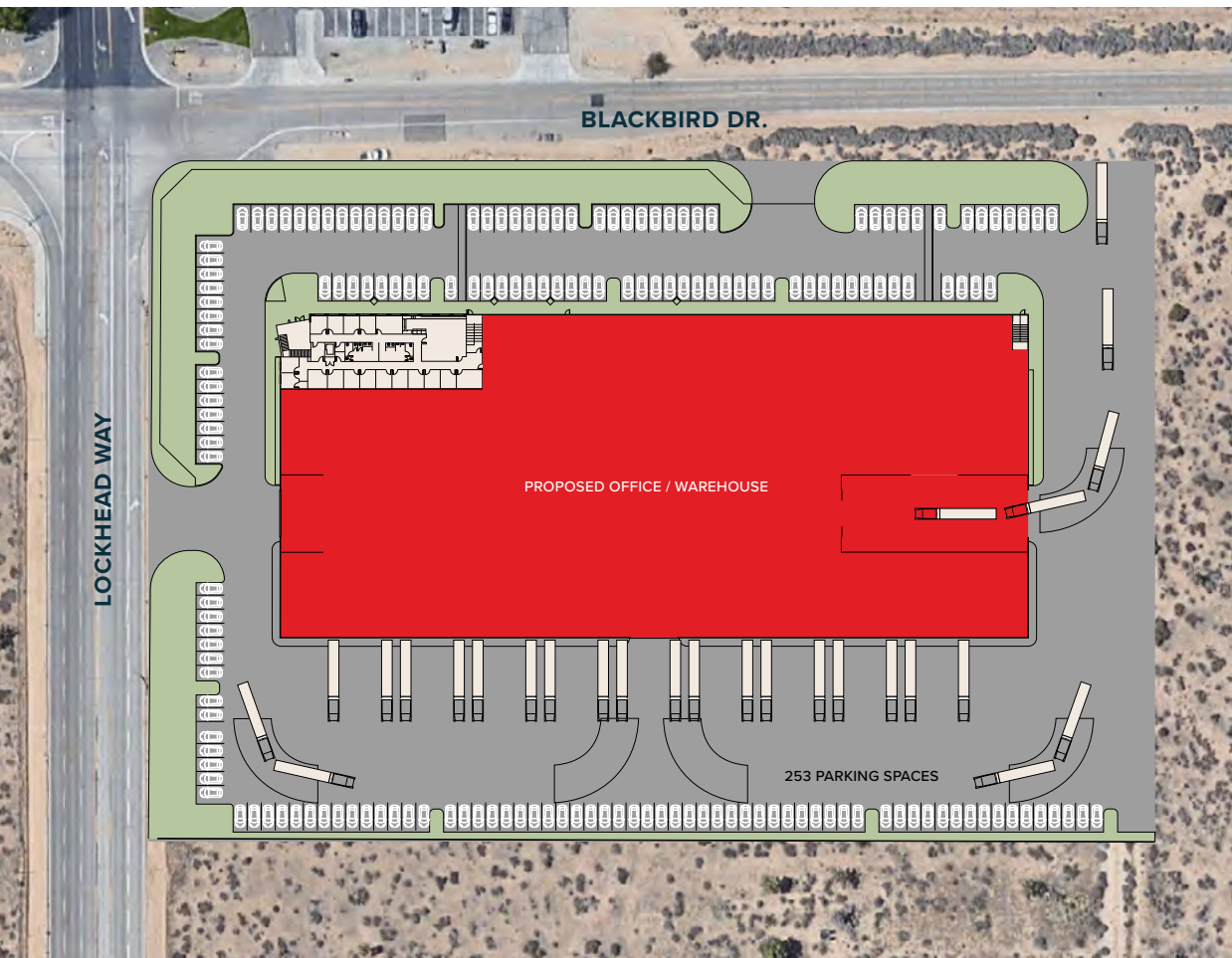
SECURE
AND ISOLATED CORNER LOT



UTILITIES
AT OR NEAR SITE



CONCEPTUAL SITE PLAN



OFFICE SPACE
5,000 SF

BAY SPACING
56' X 50'

WAREHOUSE
100,000 SF

PARKING SPACES
175

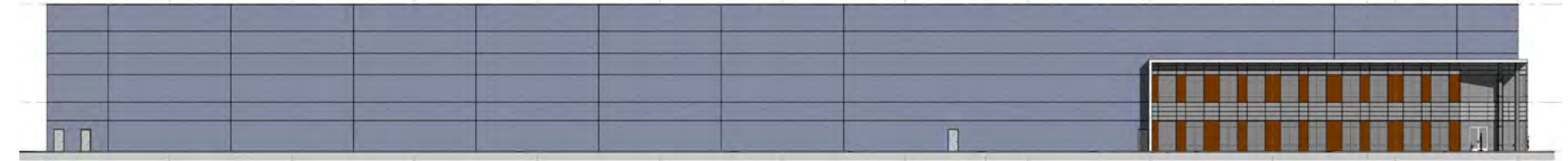
MEZZANINE
5,000 SF
(EXPANDABLE)

EXPANSIVE OPEN BAY WAREHOUSE

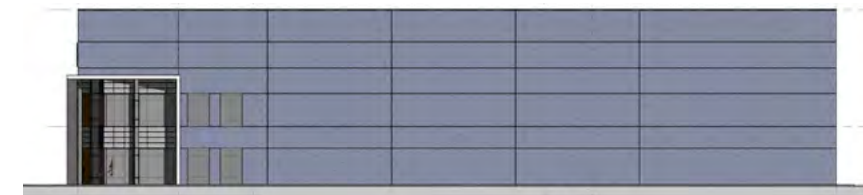
AMPLE TURNING RADIUS

DRIVE THROUGH CAPABILITY

FRONT (NORTH) ELEVATION



RIGHT (WEST) ELEVATION



LEFT (EAST) ELEVATION



REAR (SOUTH) ELEVATION



EXPANSION OPTIONS

This development opportunity offers up to eighty-five (85) additional acres of land available for sale or build-to-suit development. Recently annexed into the LA County Water District, this region is strategically positioned for development into an industrial campus.





INFRASTRUCTURE HIGHLIGHTS

UNPRECEDENTED DEVELOPMENT OPPORTUNITY

Historically without water rights, these ideally located parcels were undevelopable until Patriot Development's recent successes in annexing them into Los Angeles County Water District, transforming them into an exclusive and exceptional opportunity.

AVAILABLE UTILITIES AND INFRASTRUCTURE

Conveniently situated in close proximity to the City Center, this property benefits from easy access to all necessary utilities, which are readily available either on-site or in the immediate vicinity. The surrounding area features well-developed roads, including signalized corners, providing optimal connectivity and accessibility.

RAIL ACCESS

Offering a rare and coveted opportunity for rail access, the subject parcels are conveniently located adjacent to the serviceable Union Pacific Rail. It is important to note that the provision of rail service is subject to approval by Union Pacific.

ZONED HEAVY INDUSTRIAL

The combination of generous parcel size, contiguous land layout, and the heavy industrial zoning designation presents a myriad of possibilities for this property. With such attributes, it opens the door to a diverse range of potential uses, including but not limited to manufacturing, warehousing, film production, outdoor storage, and even a freight trucking facility.

UTILITIES

The subject property benefits from the presence of all utilities, conveniently located either on-site or in the immediate vicinity. This ensures easy access and availability of essential services for seamless operations.

WATER

ELECTRICITY

FIBER OPTICS

SEWER

NATURAL GAS

THE HEAVY INDUSTRIAL (HI)

ZONING

PERMITTED USES

- Aerospace Services
- Commercial Vehicle Parking
- Restaurant, Dine-In and Take-Out
- Film Production & Post Production
- Research & Development
- Construction and Materials Yards
- Food or Beverage Manufacturing
- Hazardous Materials Facility
- Indoor Warehousing, Storage, Wholesaling, and Distribution
- Manufacturing, Outdoors
- Manufacturing/Processing, Light
- Manufacturing/Processing, Heavy
- Mini-Storage Warehousing
- Outdoor Storage (Accessory)
- Outdoor Storage (Primary Use)
- Salvage Yards
- Temporary Structures or Storage Facilities (Temporary & Accessory)
- City/Government
- Public Service Facility
- Freight/Trucking Facility
- Light Fleet-Based Services
- Parking Lots & Structures
- Passenger Transportation Facilities

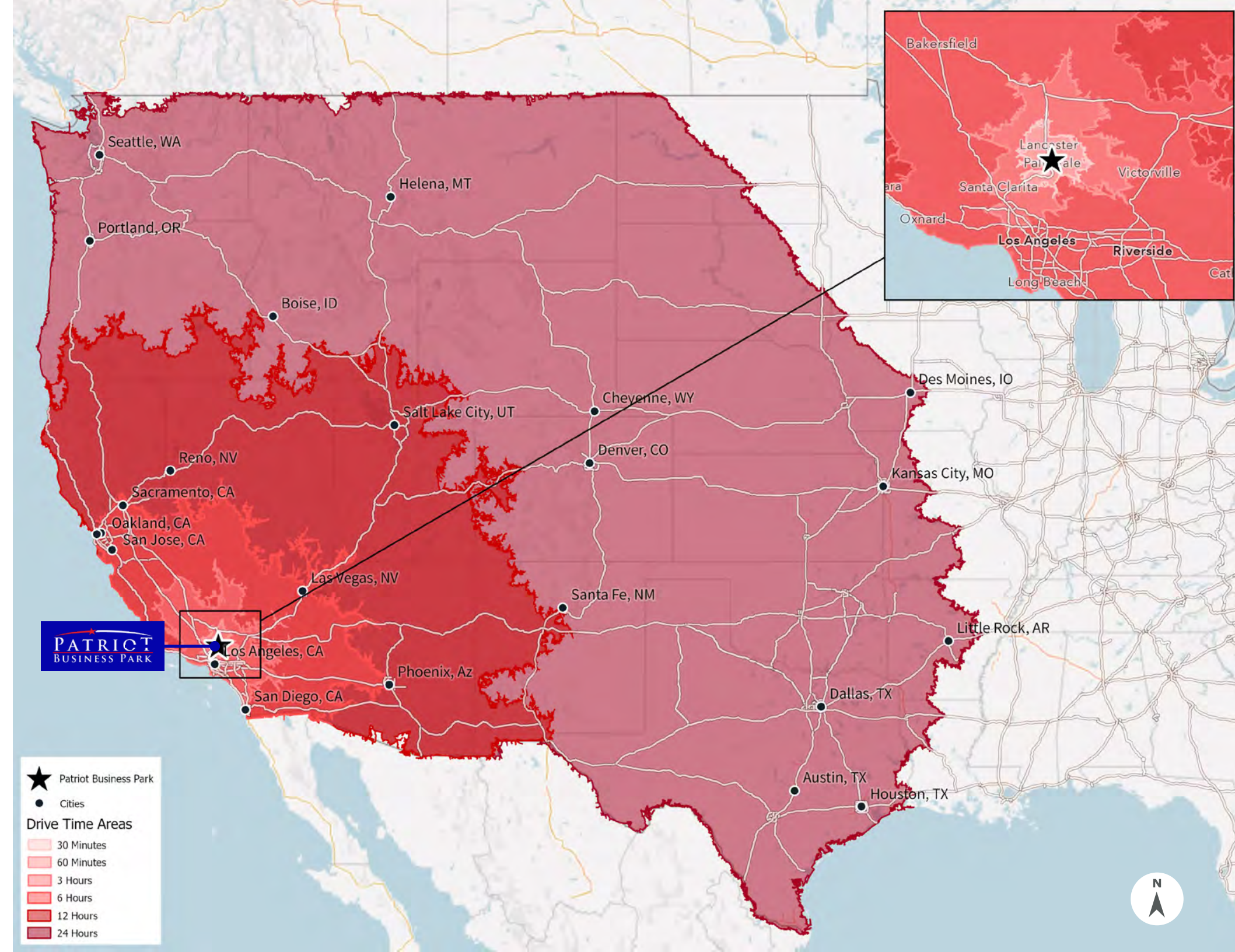


LOCATION & DRIVE TIMES

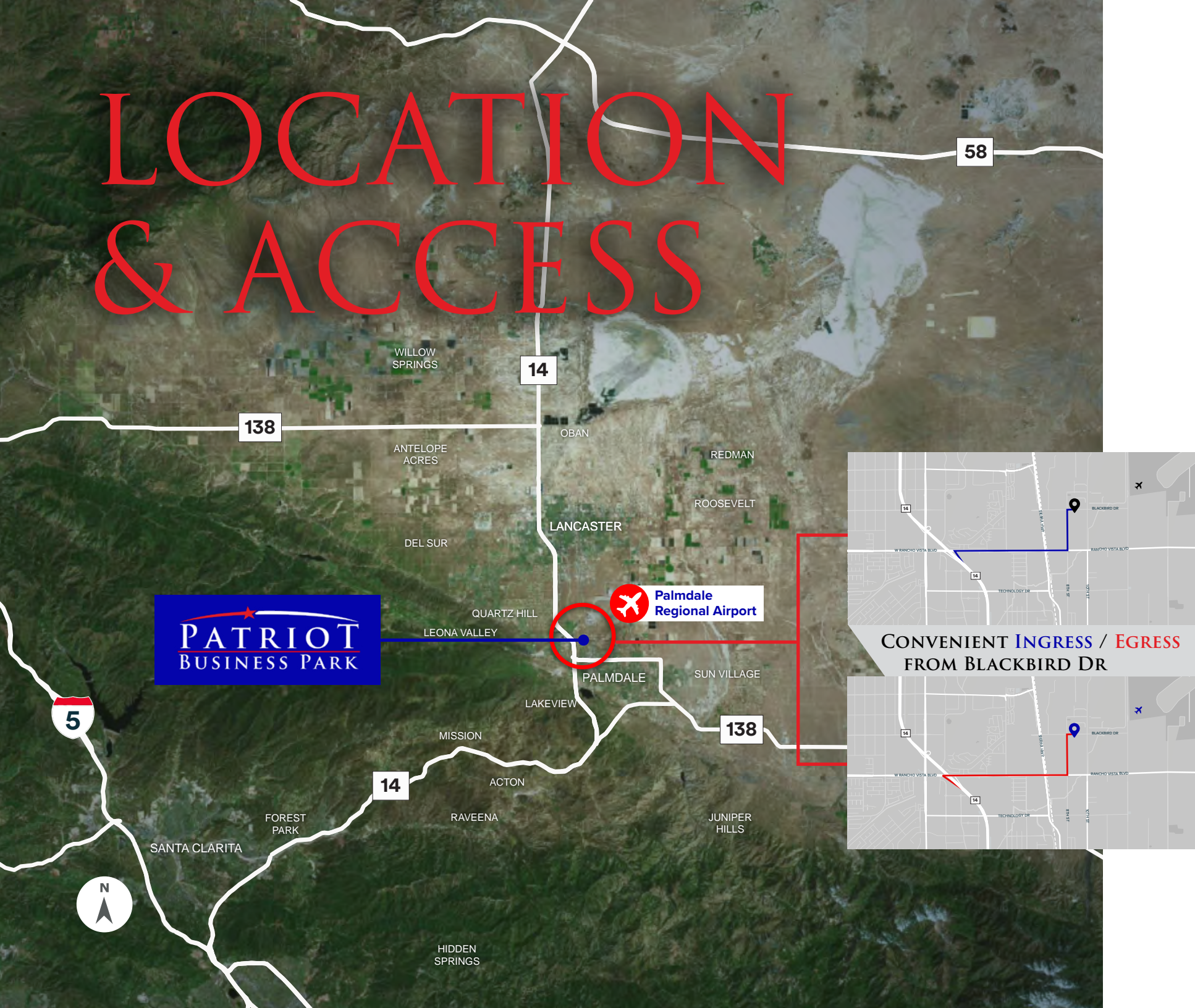
DRIVE TIME

CITY	MILES	TIME
Los Angeles, CA	25	45 min
San Diego, CA	150	3 hr 10 min
Las Vegas, NV	285	4 hr 55 min
San Jose, CA	328	5 hr 25 min
Oakland, CA	362	5 hr 45 min
San Francisco, CA	371	6 hr 5 min
Sacramento, CA	373	6 hr
Phoenix, AZ	401	6 hr 45 min
Reno, NV	461	7 hr 50 min

CITY	MILES	TIME
Salt Lake City, UT	700	7 hr 50 min
Boise, ID	830	13 hr 30 min
Santa Fe, NM	859	13 hr 15 min
Portland, OR	951	15 hr 15 min
Denver, CO	1,036	16 hr 40 min
Cheyenne, WY	1,121	17 hr 35 min
Helena, MT	1,150	18 hr 12 min
Seattle, WA	1,127	18 hr 29 min



LOCATION & ACCESS



TALENT TO BUILD IN THE AEROSPACE VALLEY

Located within Palmdale, California, Patriot Business Park is ideally positioned at the heart of Aerospace Valley. Its strategic location, a mere 60 miles north of downtown Los Angeles, provides seamless connectivity to major transportation arteries, such as HWY 14, HWY 138, I-5, and HWY 58. This prime location sets the stage for a distinctive build-to-suit opportunity, offering occupiers the ultimate advantage of being situated in the most sought-after Aerospace industry destination in the market.

INDUSTRIES



DEMOGRAPHICS



WAREHOUSE WORKER LABOR DENSITY



LANCASTER

POPULATION TOTAL	PRODUCTION TOTAL	CONCENTRATION VS US = 10	NET SUPPLY/DEMAND BALANCE (5MI)	WORKING AGE PARTICIPATION RATE
419,583	419,583	1.7	4,259 SURPLUS	69%

ONTARIO

POPULATION TOTAL	PRODUCTION TOTAL	CONCENTRATION VS US = 10	NET SUPPLY/DEMAND BALANCE (5MI)	WORKING AGE PARTICIPATION RATE
4,790,695	659,638	1.4	27,000 DEFICIT	76%

CORPORATE NEIGHBORS

Nestled in the vibrant city of Palmdale, **Patriot Business Park** occupies a central position that is often regarded as the Aerospace Capital of America. Its strategic location puts it in close proximity to renowned aerospace, research and development, and government facilities, making it an ideal destination for businesses seeking to establish a strong presence and foster collaboration within the thriving Aerospace sector. Here, companies have the opportunity to collaborate, innovate, and thrive, benefiting from the dynamic ecosystem that supports growth and advancement.



PATRIOT BUSINESS PARK

ENTITLED FOR IMMEDIATE DEVELOPMENT

AIR FORCE BASE
PLANT 42



BUILD-TO-SUIT OPPORTUNITY FOR SALE OR LEASE
6.05 AC | **ENTITLED PROJECT WITH ALL CEQA APPROVED**

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