



An Elevated
Industrial Campus
Experience



State-of-the-Art Industrial Buildings
From 57,200 SF to 1.6 Million SF

CBRE

A 9.4 Million SF Industrial
Business Park Coming Online
in the Antelope Valley

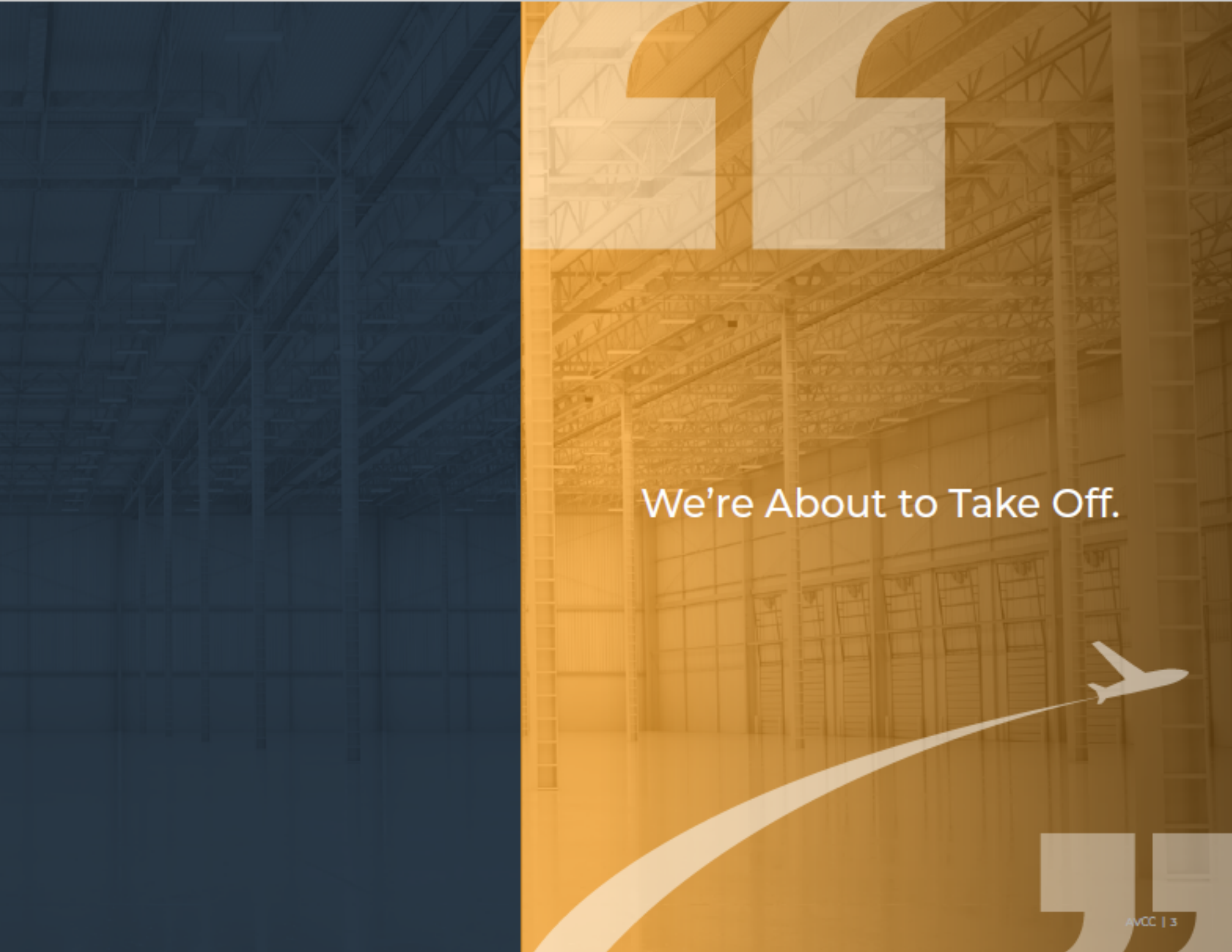
PALMDALE | CALIFORNIA



The Antelope Valley Commerce Center An Elevated Industrial Campus Experience

The City of Palmdale is ready for takeoff. It's thriving, energetic and rapidly growing. In the last 10 years its population has skyrocketed as the Southern California population has grown. And this is the home of the **Antelope Valley Commerce Center (AVCC)** - a cutting-edge 9.4M SF multi-phase project in the heart of the Antelope Valley.

The **17-building** project folds the former **AVCC** and **The Hub** developments under the umbrella of AVCC (now named subgrouped as AVCC West and AVCC East, respectively) - featuring modern, architecturally stunning industrial buildings with available floor plans from **57,200 SF to 1.6 Million SF** boasting 32' to 42' clear industrial buildings with ESFR sprinklers, exceptional dock high loading and trailer parking.



We're About to Take Off.

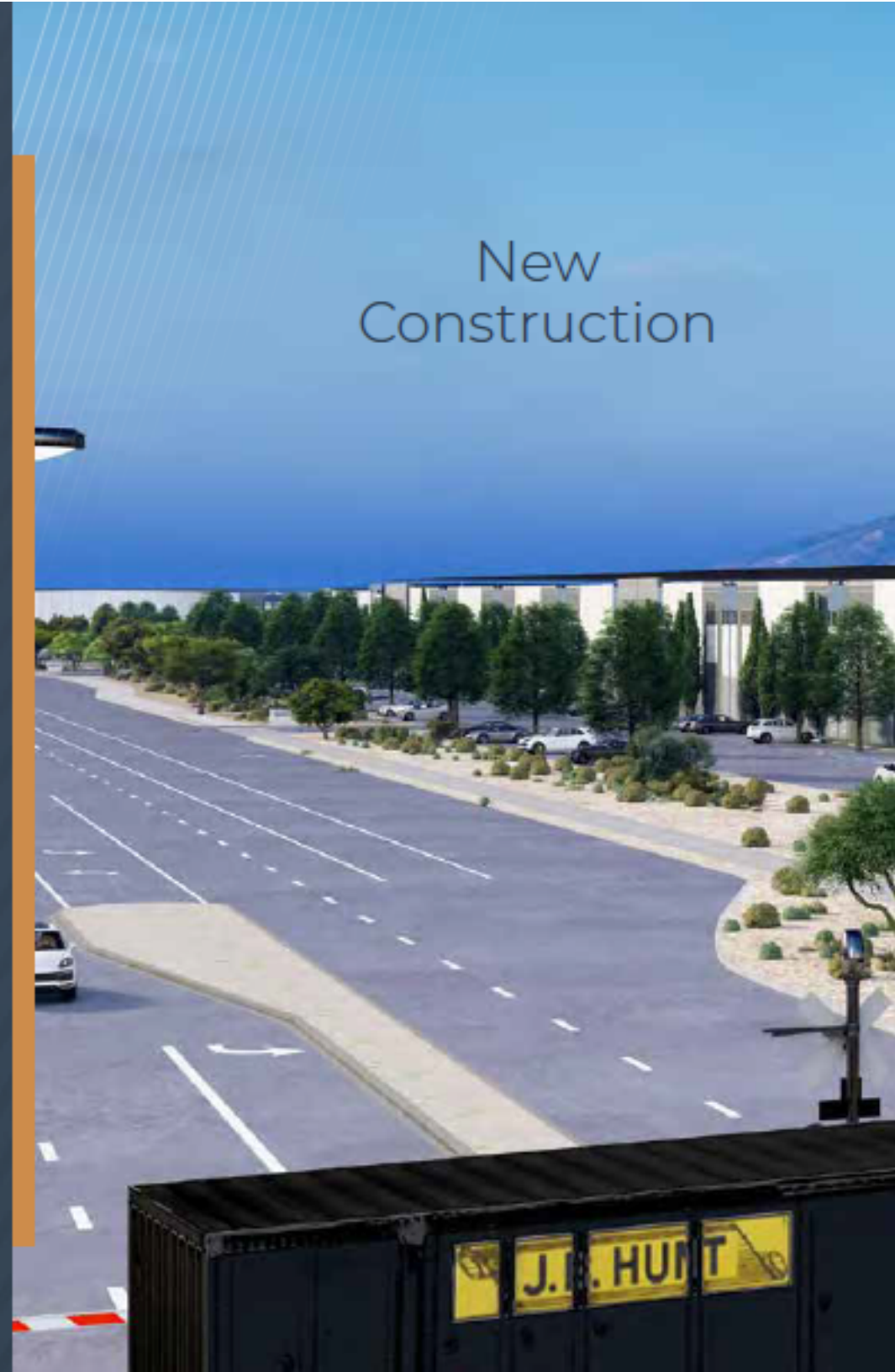
Your Next Smart Move Is Here

The Antelope Valley Commerce Center offers an unparalleled workplace experience close to where you live and play. The location is strategic, allowing quick access to the population of Southern California and the Ports of Los Angeles/Long Beach. The Antelope Valley Commerce Center, also, sets the stage for innovation, acting as a hub that places you in the center of an influential corporate community. And with the opportunity to build facilities to match your needs, The Antelope Valley Commerce Center is not only practical, it's your next smart move.

Features Include:

- 32' to 42' Clear Height
- ESFR Sprinklers
- Exceptional Architectural Design & Construction
- Large Truck Courts and Trailer Parking
- Extraordinary Dock High and Ground Level Loading
- Office Area Can Be Built-to-Suit
- Direct Access to Highway 14
- Regional Infrastructure - Interstate 5 (via Highway 14 & 138) and Interstate 15 (via Highway 138 & 58) easily accessible
- Cross Dock Facilities
- Zoning - AI (Aerospace Industrial)
- On Site Trailer Parking

New Construction



9.4 Million SF
Master Planned
Industrial Campus

State-of-the-Art
Buildings





EAST AVENUE M

AVCC



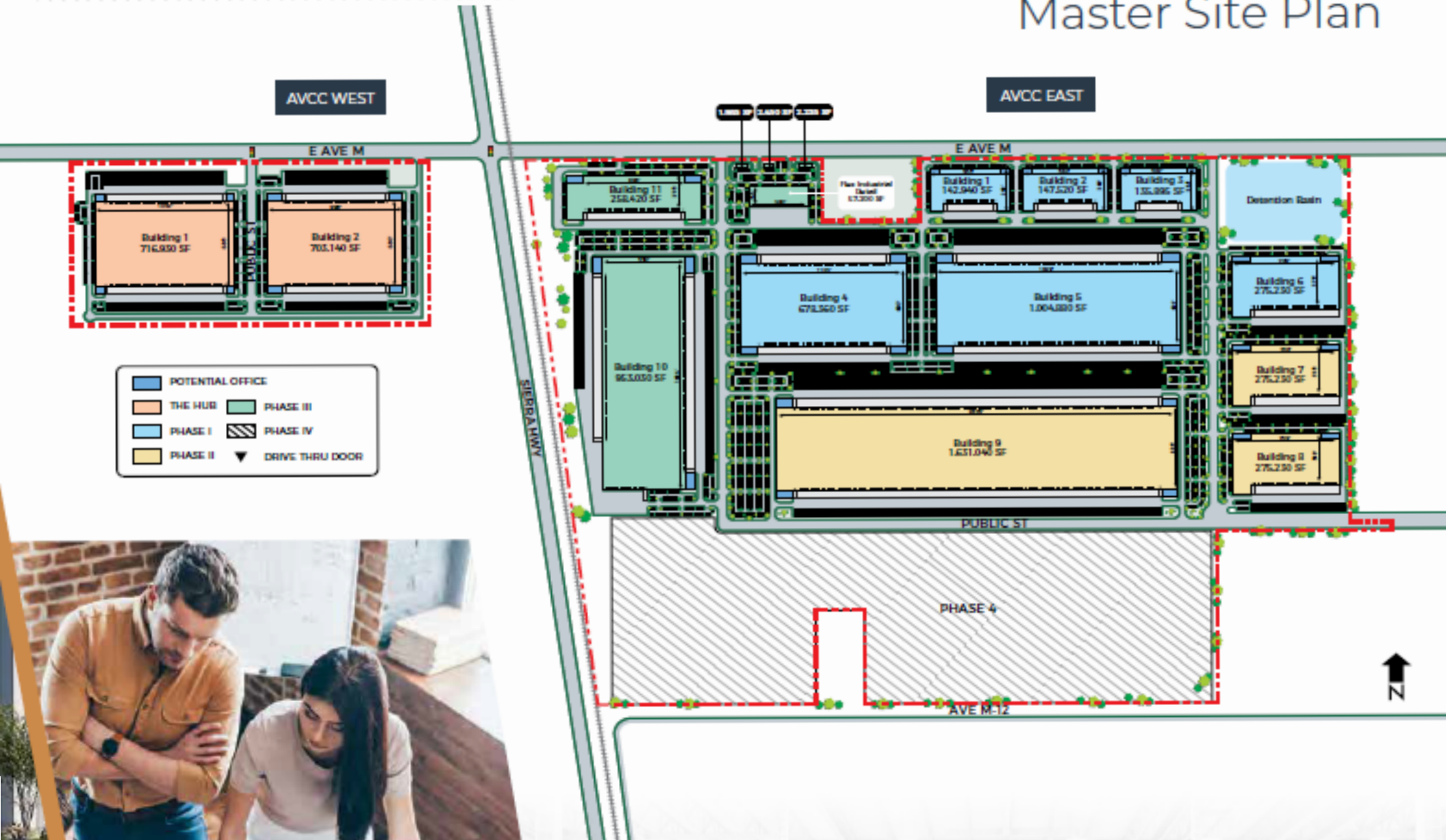
Project Highlights

The **Antelope Valley Commerce Center** is a premier campus work environment, featuring:

- **A Multi-Phase Building Program**
- **Amenity-Rich Environment.** On-site amenities and countless retail, dining and entertainment options just minutes away
- **Transportation.** Unbeatable access to Highway 14, Palmdale Metrolink, high speed rail station (planned), Palmdale Regional Airport and Fox Field.
- **Proximity to Key Locations.** Palmdale is located approximately one hour from downtown Los Angeles, 45 minutes to Burbank, with similar proximity to West Los Angeles, Los Angeles International Airport and the Ports of Los Angeles /Long Beach



Master Site Plan

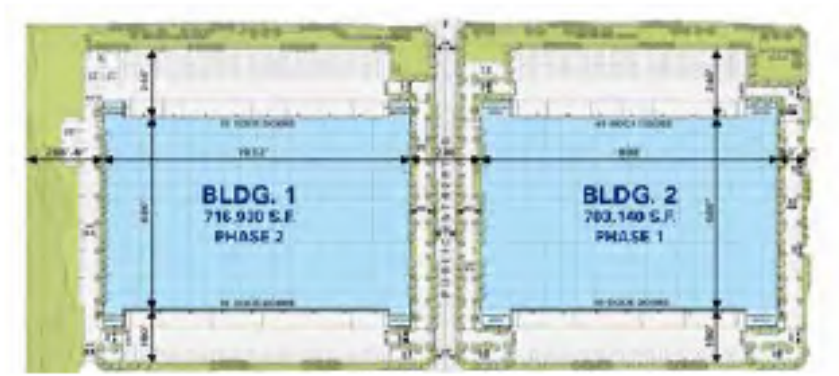


AVCC WEST

The building program for the Antelope Valley Commerce Center will commence with construction of AVCC East - a state-of-the-art two building Industrial campus, just across Sierra Highway from AVCC West, also on Avenue M.



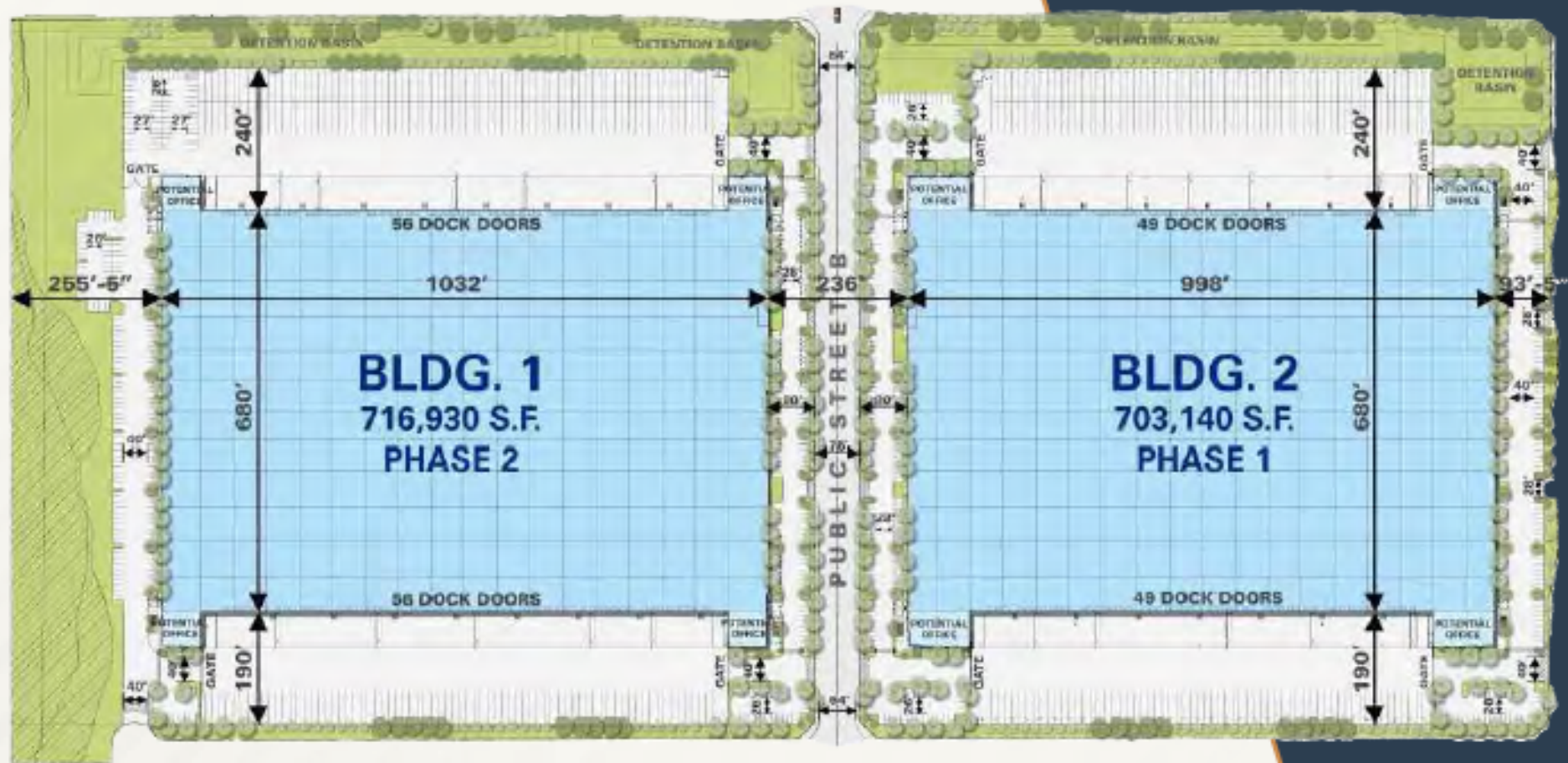
AVCC West



	BUILDING 1 (AVCC West)	BUILDING 2 (AVCC West)
TOTAL BUILDING AREA:	716,930 SF	703,140 SF
SITE AREA (ACRES):	70.68	70.68
OFFICE SPACE:	5,000	5,000
CLEAR HEIGHT:	40'	40'
SPRINKLERS:	ESFR	ESFR
TOTAL PARKING:	593 (375 Auto / 218 Trailer)	570 (384 Auto / 186 Trailer)
DOCK HIGH DOORS:	112	98
GROUND LEVEL DOORS:	4	4
POWER:		

AVCC West - Site Plan

WEST AVENUE M

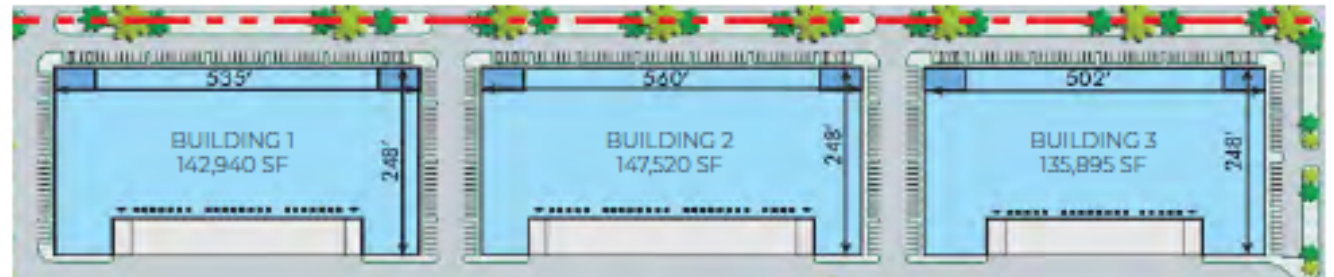


PUBLIC STREET A

AVCC EAST

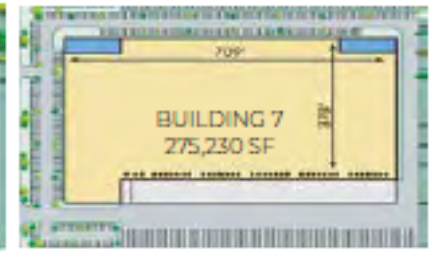


AVCC East

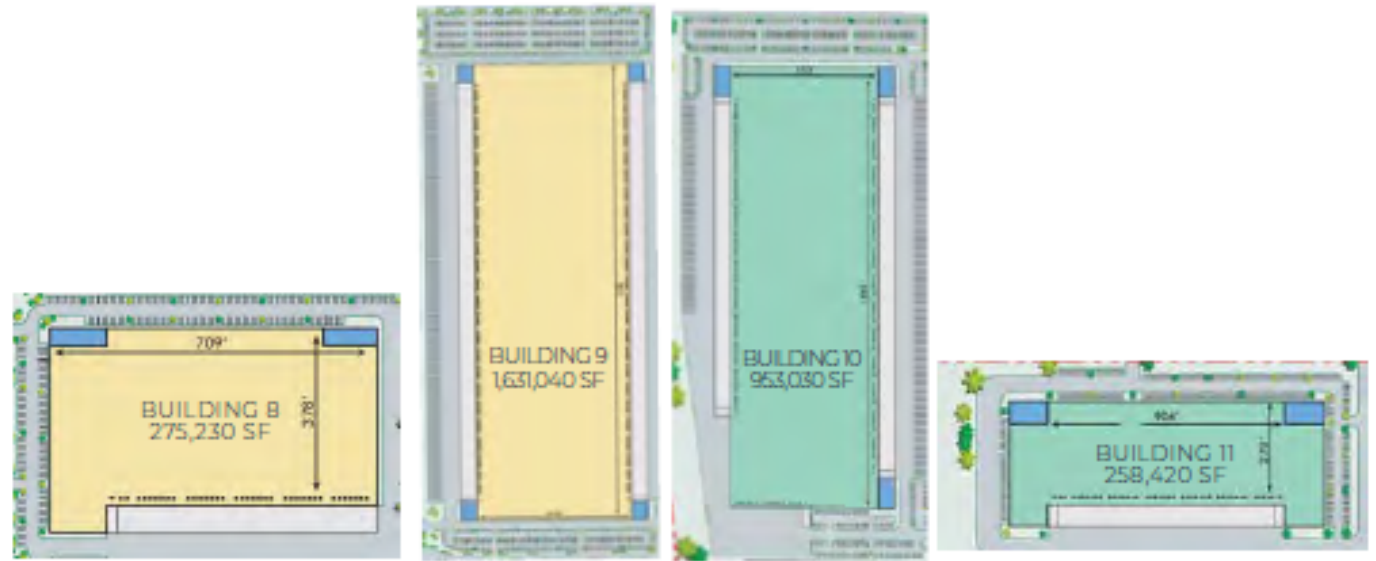


	BUILDING 1 (PHASE I)	BUILDING 2 (PHASE I)	BUILDING 3 (PHASE I)
TOTAL BUILDING AREA:	142,940	147,520	135,895
SITE AREA (ACRES):	7.31	7.30	6.78
OFFICE SPACE:	TBD	TBD	TBD
CLEAR HEIGHT:	32'	32'	32'
SPRINKLERS:	ESFR	ESFR	ESFR
TOTAL PARKING:	118	122	115
DOCK HIGH DOORS:	22	25	18
GROUND LEVEL DOORS:	2	2	2
POWER:	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts

Building Summary



	BUILDING 4 (PHASE I)	BUILDING 5 (PHASE I)	BUILDING 6 (PHASE I)	BUILDING 7 (PHASE II)
TOTAL BUILDING AREA:	678,360	1,004,880	275,230	275,230
SITE AREA ACRES:	31.78	45.90	12.41	12.37
OFFICE SPACE:	TBD	TBD	TBD	TBD
CLEAR HEIGHT:	42'	42'	36'	36'
SPRINKLERS:	ESFR	ESFR	ESFR	ESFR
TOTAL PARKING:	439	545	249	259
DOCK HIGH DOORS:	108	180	37	37
GROUND LEVEL DOORS:	4	4	1	1
POWER:	2 - 4,000 Amps, 277/480 Volts	4,000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts



	BUILDING 8 (PHASE II)	BUILDING 9 (PHASE II)	BUILDING 10 (PHASE III)	BUILDING 11 (PHASE III)
TOTAL BUILDING AREA:	275,230	1,631,040	953,030	258,420
SITE AREA (ACRES):	12.19	77.37	43.54	12.92
OFFICE SPACE:	TBD	TBD	TBD	TBD
CLEAR HEIGHT:	36'	42'	42'	36'
SPRINKLERS:	ESFR	ESFR	ESFR	ESFR
TOTAL PARKING:	237	1,080	527	245
DOCK HIGH DOORS:	37	320	191	42
GROUND LEVEL DOORS:	1	4	5	2
POWER:	2000 Amps, 277/480 Volts	4,000 Amps, 277/480 Volts	4,000 Amps, 277/480volts	2000 Amps, 277/480 Volts

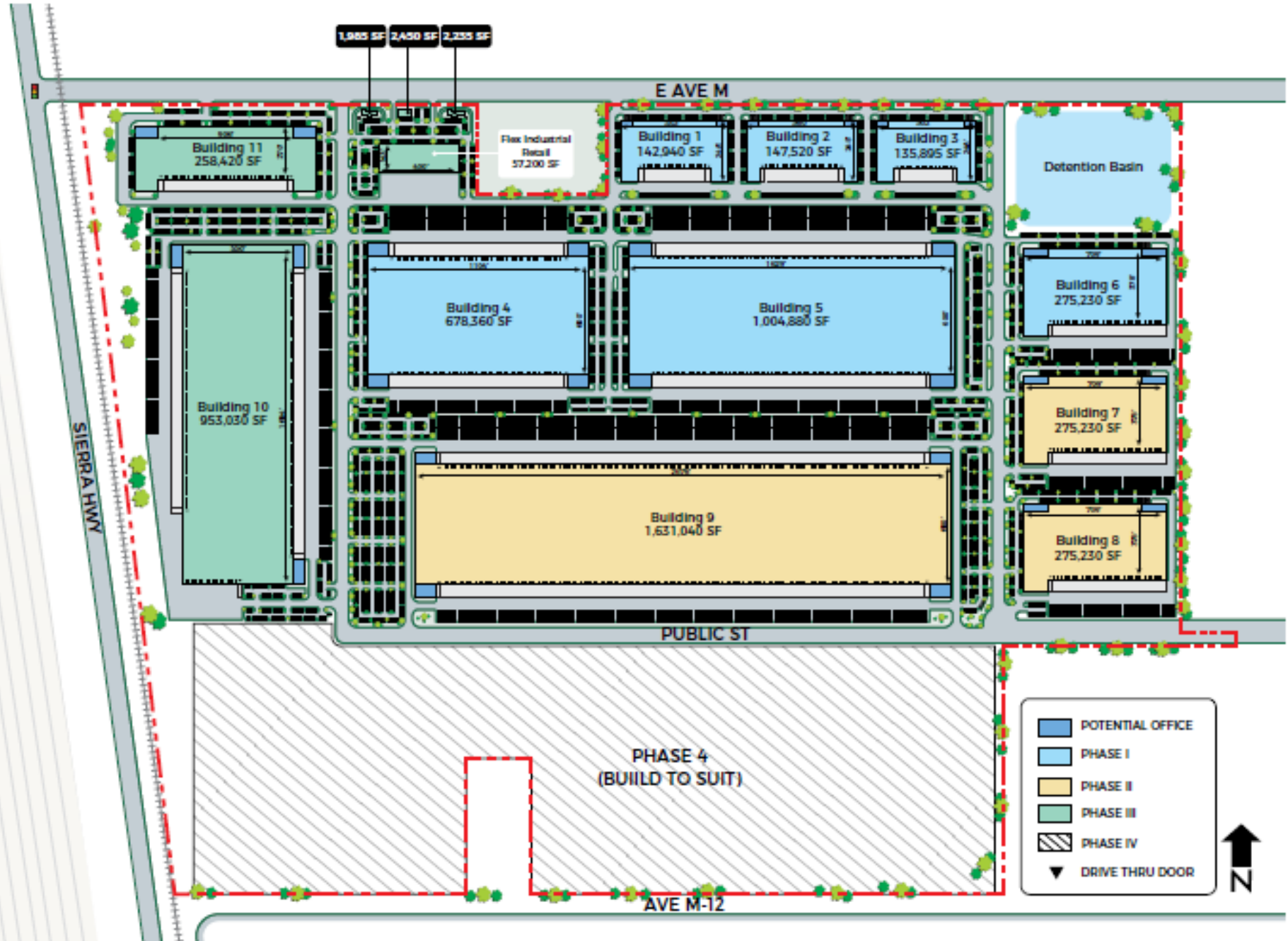
Flex/Retail Summary



FLEX / RETAIL CONSOLIDATED (PHASE III)	
TOTAL BUILDING AREA:	63,870
SITE AREA (ACRES):	7.11
OFFICE SPACE:	Build to Suit
CLEAR HEIGHT:	N/A
SPRINKLERS:	ESFR
TOTAL PARKING:	293
DOCK HIGH DOORS:	N/A
GROUND LEVEL DOORS:	N/A
POWER:	2000 Amps, 277/480 Volts



AVCC East Site Plan





Antelope Valley Commerce Center Corporate Neighbors

The Antelope Valley Commerce Center 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:

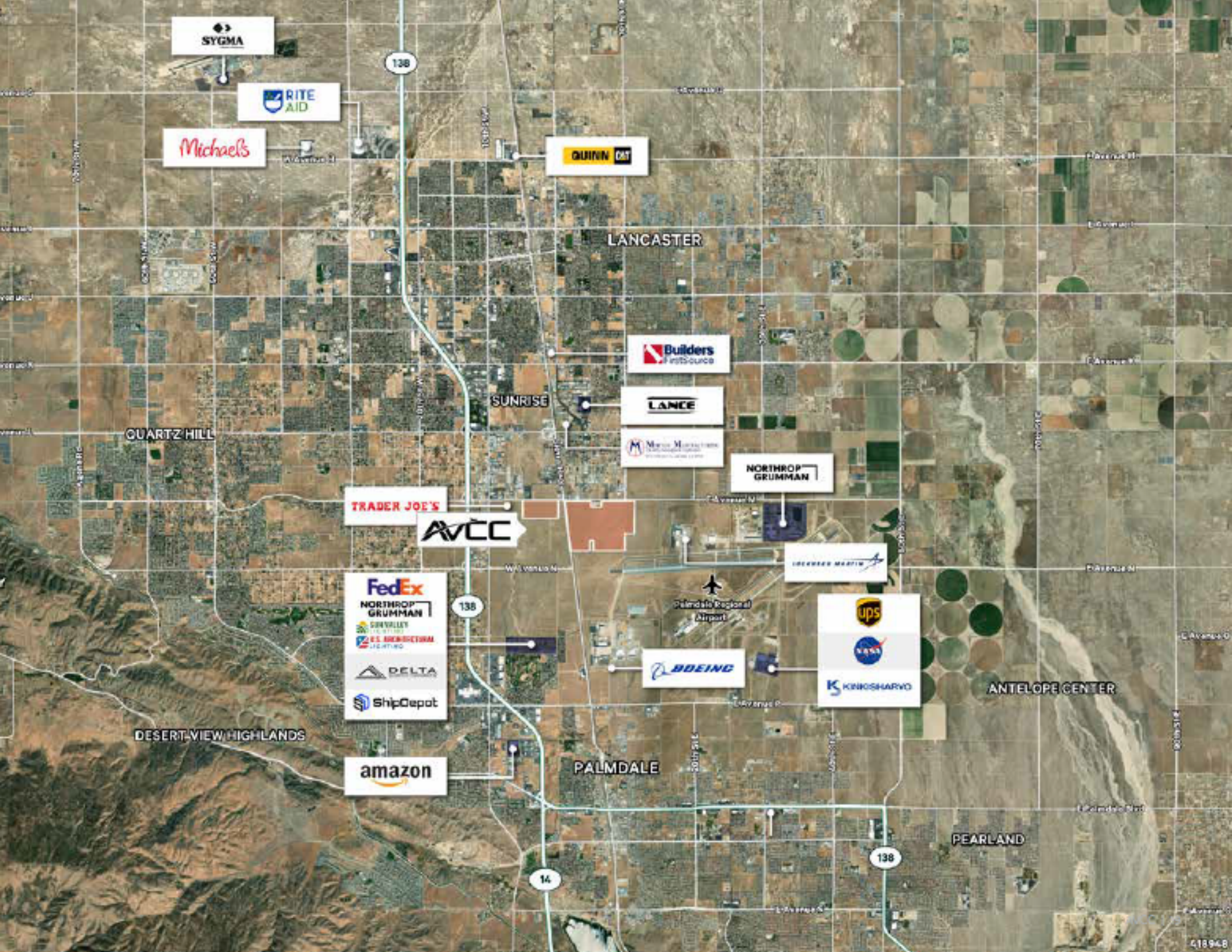
Distribution Centers

- Trader Joes
- Rite Aid
- Michaels
- Sygma

Aerospace & Defense

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





SYGMA

RITE
AID

Michaels

QUINN DAT

LANCASTER

Builders
FirstSource

LANCE

Northrop
Grumman

NORTHROP
GRUMMAN

TRADER JOE'S

AVCC

LOCKHEED MARTIN

Palmdale Regional
Airport

FedEx
NORTHROP
GRUMMAN
CORVALLEY
U.S. ARCHITECTURAL
DELTA
ShipDepot

BOEING

ups
NASA
KONGSHARVO

ANTELOPE CENTER

DESERT VIEW HIGHLANDS

amazon

PALMDALE

PEARLAND

City of Palmdale

Thriving Local Culture

Palmdale has a lot to celebrate. Buttressed by a booming local economy, over the last 25 years the City of Palmdale has consistently been ranked in the top 25 fastest growing cities in the nation and is the 6th most populous and rapidly growing city in Los Angeles County. The city's healthy economy is reflected in the tremendous growth of sales tax revenue – a 73% increase over the last decade.

Even better, over one-third of all residents have annual incomes greater than \$75,000 and its upper middle class boasts an income 28% higher than that of Los Angeles. The City of Palmdale also ensures that its residents move through town with ease, as evidenced by its outstanding transportation alternatives, which provide easy access to the Los Angeles basin via the Antelope Valley Freeway, the Metrolink commuter rail system and Antelope Valley Transit Authority buses. Now, that's something to ride home about.



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





The Antelope Valley Advantage

In-Area Labor Force Efficiency (All Jobs) "If AV residents were matched with employment growth within the region, over 100,000 commuters could improve quality of life by working locally" (see graphic)

AV Advantages (AV Edge Labor Study 2022)

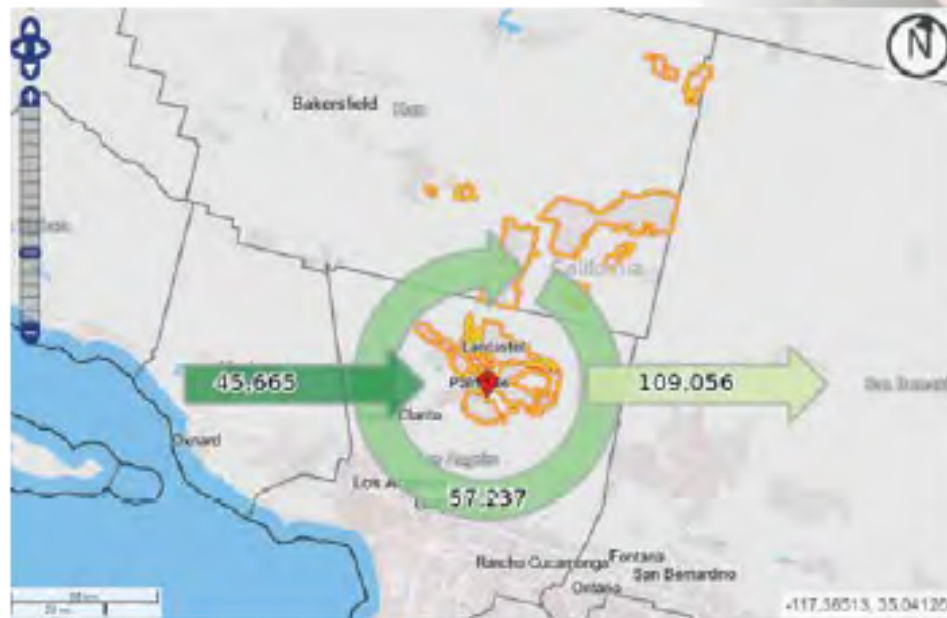
- Cost of living lower than that of most of California and 29% lower than Los Angeles
- Rent & monthly housing costs only about 80% of statewide average
- Numerous development & expansion opportunities with growth projected across all business and industry sectors
- Business & industry growth strongly supported by local government
- Youthful, skilled & hungry labor force with +/- 100k residents leaving the immediate trade area for employment
- Northeast LA County, proximate to greater LA Region & Southern California ports, infrastructure and markets
- Lower overall costs for businesses, development and employees compared to region



In-Area Labor Force Efficiency (All Jobs)

Antelope Valley residents currently commute in large numbers. If matched with employment growth within the region, over 100,000 commuters could improve their quality of life by working locally.

	2018		2016		2014		2012		2010		2008	
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
Living in the Selection Area	166,293	100%	157,340	100%	145,053	100%	138,107	100%	130,652	100%	129,395	100%
Living and Employed in the Area	57,237	34.4%	54,235	34.5%	48,495	33.4%	45,049	32.6%	44,789	34.3%	42,391	32.8%
Living in the Selection Area but Employed Outside	109,056	65.6%	103,105	65.5%	96,558	66.6%	93,058	67.4%	85,863	65.7%	87,004	67.2%







Drayage Rates

The Better Cost of Doing Business in The Antelope Valley

CONTAINER DRAYAGE RATES (2023)	
DESTINATION	DRAYAGE RATE
PALMDALE	\$1,223
Adelanto	\$1,253
Bakersfield	\$1,510
Banning	\$1,307
Beaumont	\$1,249
Elsinore	\$1,170
Hesperia	\$1,274
Lancaster	\$1,274
Moreno Valley	\$1,198
Murrieta	\$1,223
Ontario	\$1,092
Perris	\$1,198
Rancho Cucamonga	\$1,119
Riverside	\$1,170
San Bernardino	\$1,098
Shafter	\$1,535
Tejon	\$1,457
Victorville	\$1,378

Don't Worry. We'll Adapt

Customize your space to suit your business needs. Buildings at the **Antelope Valley Commerce Center** can be adapted to the needs of any business with its high ceilings, various loading options, flexible warehouse layouts and ample areas for focused work.



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>.



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