



**LEASE
OR SALE
Industrial
Up To
92K SF
--
4.33
Acres**

8TH STREET INDUSTRIAL

Lancaster, CA



****Sample Rendering**** Subject to change based on City feedback

LANCASTER, CA



Los Angeles County

Lancaster, CA is located in Northeast Los Angeles County, approximately 1 hour from Downtown LA.



Business Friendly

Named the most business friendly city in LA County in 2007, 2013, & 2019



Growth Market

While the rest of LA County has seen decline in population, Lancaster's has steadily increased.



THE OFFERING

Fully Entitled 92,528 Square Feet Industrial Building on 4.33 Acres

- For Sale as Entitled Land or BTS
Entitlements Received January 2025

- 17k to 92k Square Feet For Lease or Build to Suit
Delivery in Q2 2026

Price: TBD

Call Broker to Discuss

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Lancaster



POPULATION STATISTICS

5 MILE RADIUS

- 200,000 Population
- Average Age: 32.8
- Nearly 28% currently commute more than 40 minutes

100 MILE DRIVE

- 17.5M Population with 100 Mile Drive
- \$119K Average Household Income
- Nearly \$400B Spent Annually by Consumer

300 MILE RADIUS

- Access to 10% of the US Population
- Range from Bay Area to Las Vegas to Arizona
- \$781B in total Consumer Spend

SURROUNDING AREA

Several New Commercial/Industrial Developments

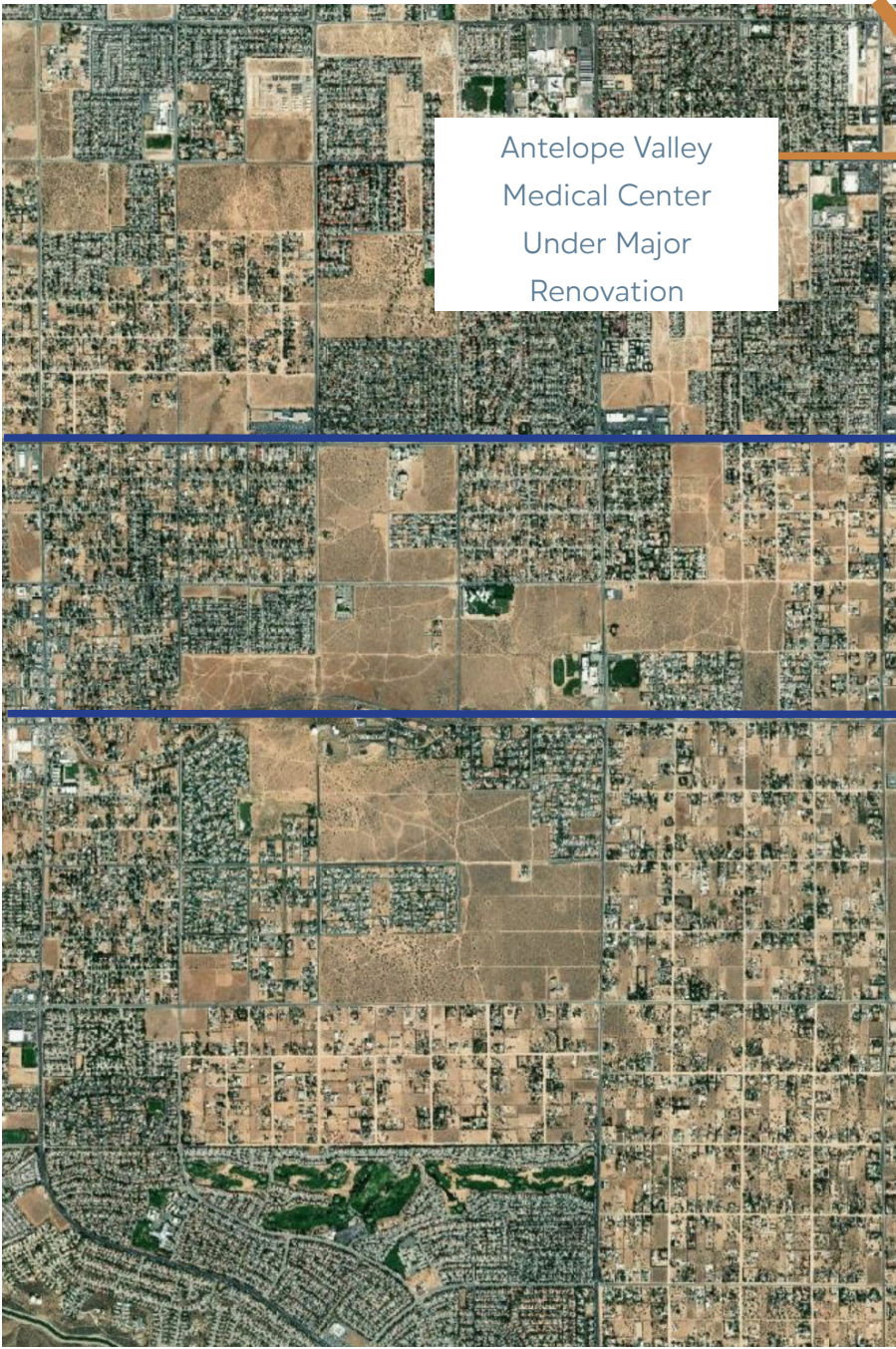
Close Proximity to Antelope Valley Medical Center

2.5 Miles to Palmdale Regional Airport (PRA)

PRA is home to Northrup's \$100M B-21 Raider Contract

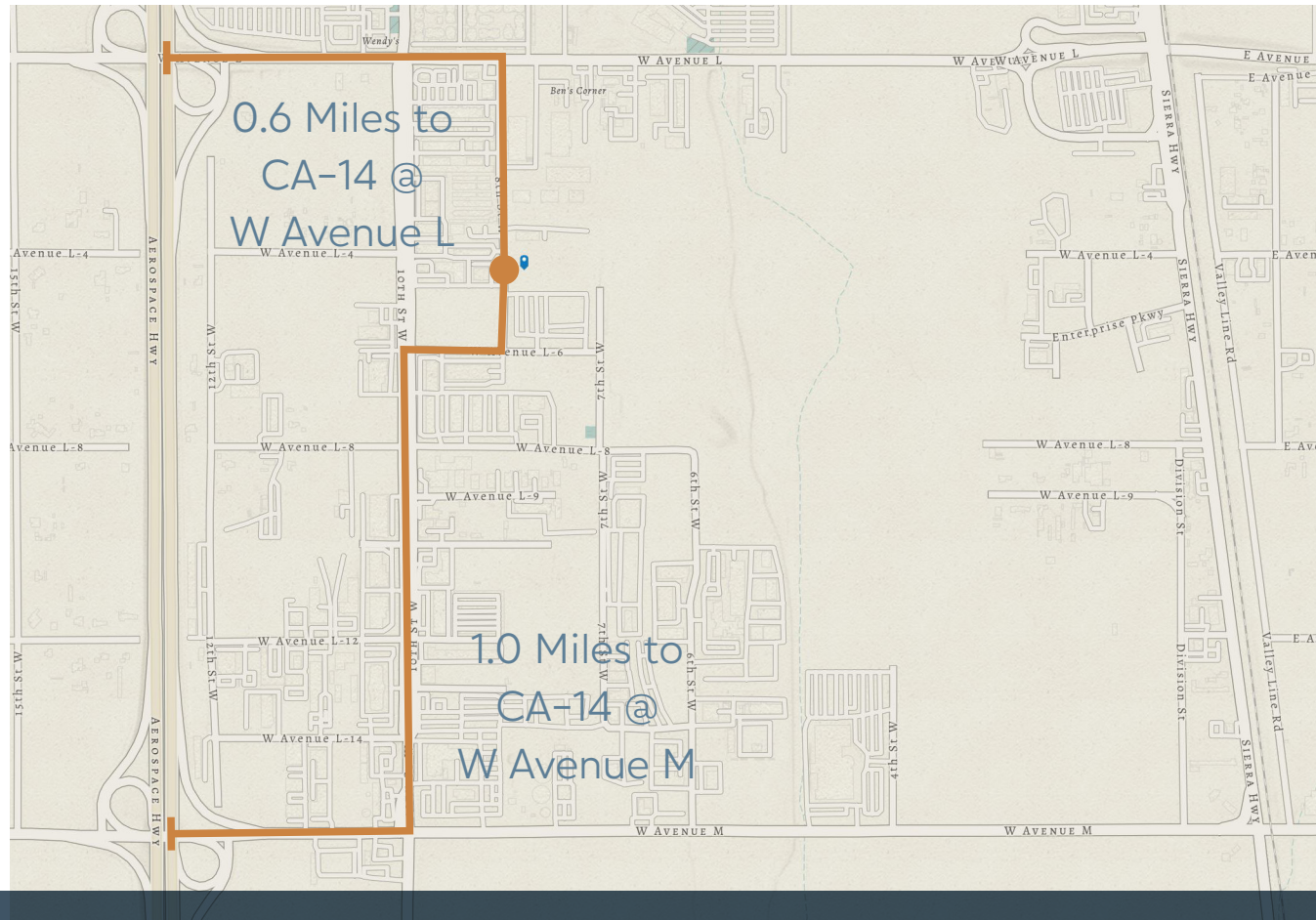
PRA is considering commercial air travel

Adjacent to Lancaster DMV





Freeway Access to SR-14



8th Street offers immediate freeway access to SR-14 at both W Avenue L and W Avenue M.

SR-14 provides North-South Freeway traffic with access to
 Santa Clarita (30 MInutes south)
 Los Angeles (1 Hour, 15 minutes south)
 Bakersfield (1 Hour, 30 minutes north)

Plot Date: 6/27/2023 8:10:38 AM
Last Save By: slve
Login: Steve Hong
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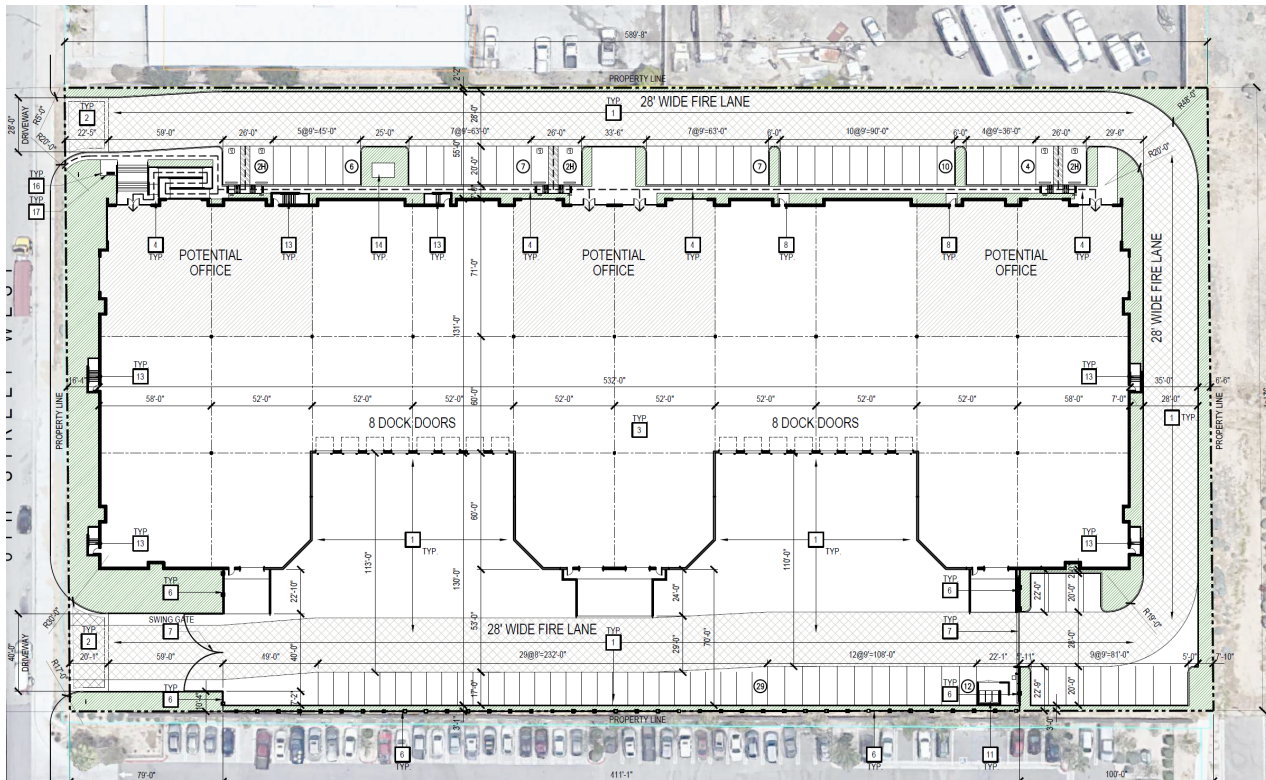


SCALE
1" = 30'-0"



Lancaster, CA

Total Building	Demisable to	DH / GL	Clear Height
92,528 sf	17,733 sf	16 / 4	32'



BUILDING SPECIFICATIONS

- ESFR Sprinkler System
- Gated Yard
- 130' Truck Court
- 55 Parking Spaces
- BTS Power
- Up to 8,000 SF office planned
- 1 to 4 Units Available
- Unit A - 28,733 SF - 2,000 SF Office
- Unit B - 17,333 SF - 2,000 SF Office
- Unit C - 17,333 SF - 2,000 SF Office
- Unit D - 28,733 SF - 2,000 SF Office

CLASS 'A' INDUSTRIAL

The subject property will be a newly constructed Class-A industrial building built in 2024.



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

COLORED ELEVATION DESIGN
GM PROPERTIES
8TH STREET LANCASTER



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