



**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

Price: TBD

Call Broker to Discuss



# 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

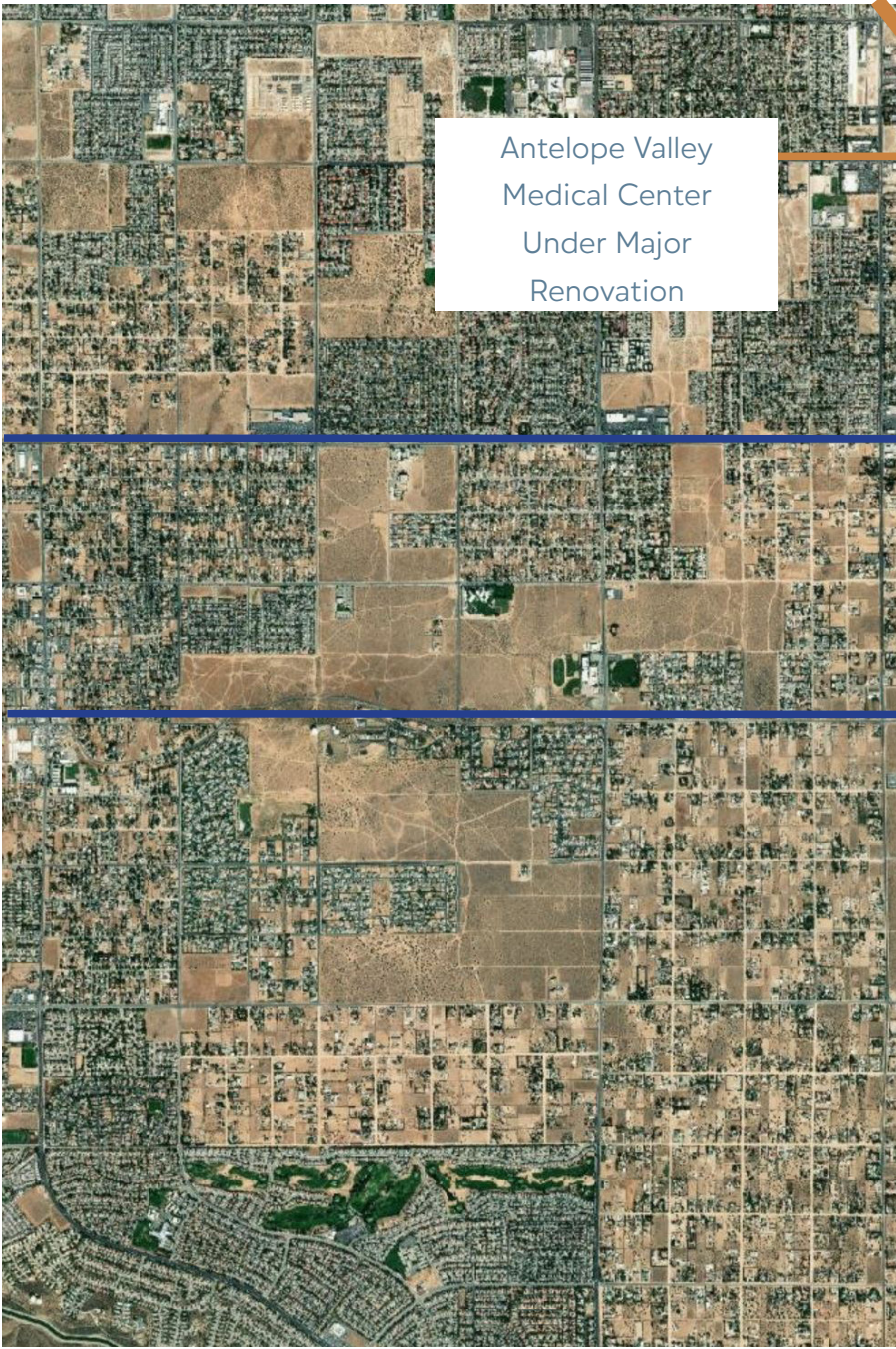
Close Proximity to Antelope Valley Medical Center

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

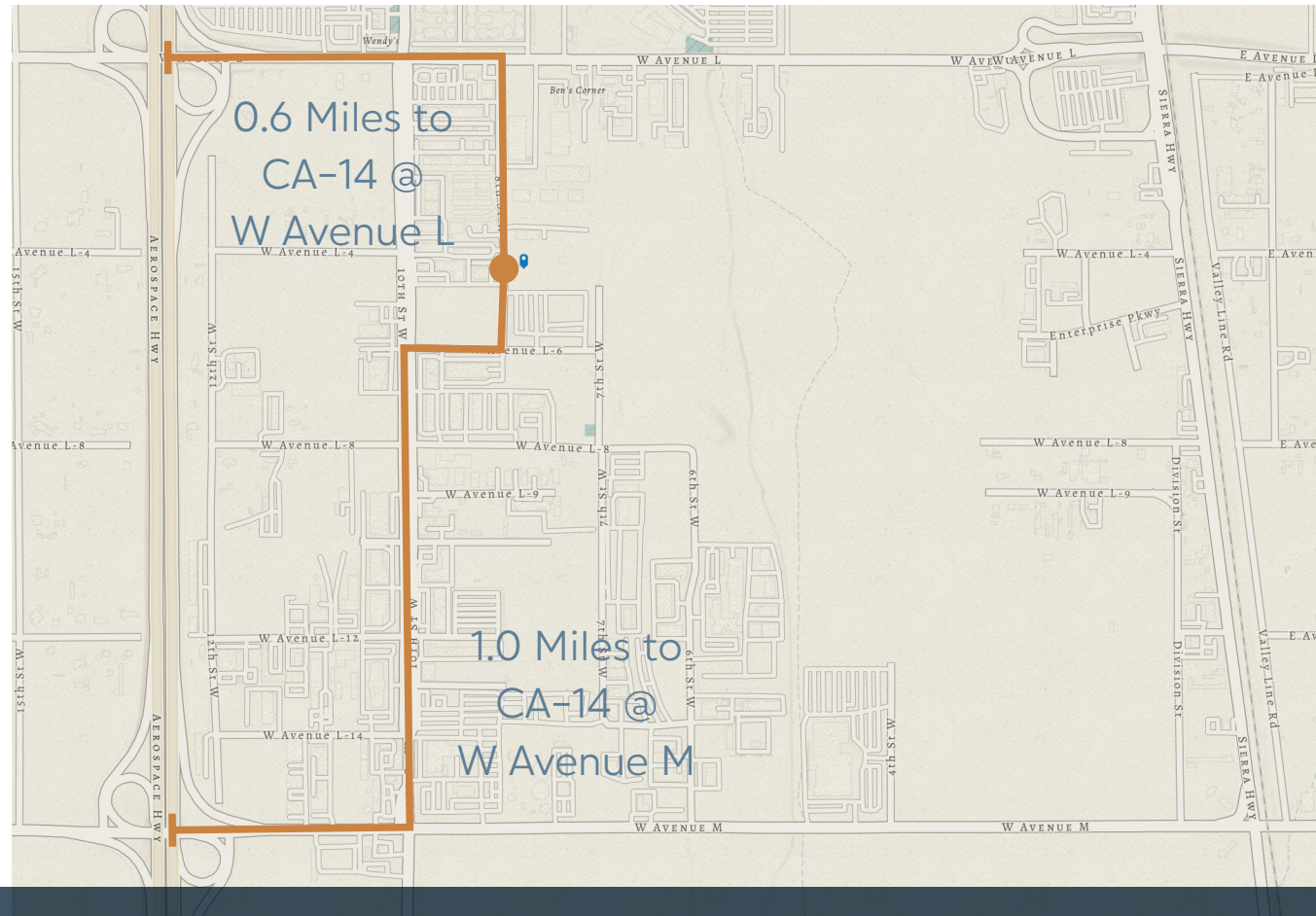








# Freeway Access to SR-14



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  
L:\Projects\GM Properties\23-020 Lancaster, 8th Street\03 - Design\04 - Design\04 - Enfillements And CD\DRCA1\_01.dwg



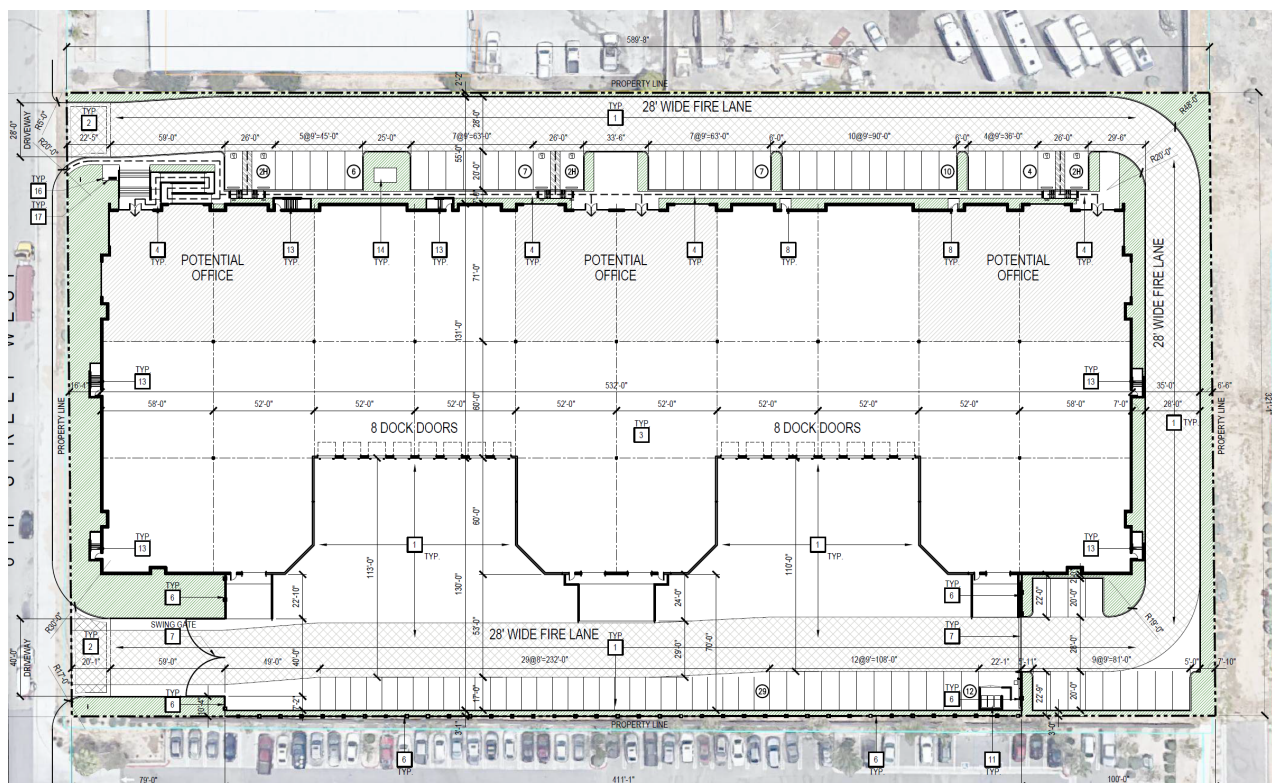
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Lancaster, CA



| 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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