

BUILT TO SUIT FOR SALE / LEASE

# NE CORNER I-14 & G AVE

LANCASTER, CA

**Voit**  
REAL ESTATE SERVICES



## ±578,000 SF NEW CLASS “A” INDUSTRIAL BUILDING

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**CLIENT**  
RESOURCE GROUP

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## PROPERTY FEATURES

- Entitlements Received April 2023
- New ± 578,000 SF Freestanding Distribution Facility
- Turnkey Building to be Delivered
- Lowest Priced Building Over 500k in Southern California
- 26 Acre Land Parcel
- 10,000 SF Office To Suit
- Antelope Valley AQMD (No ISR Fees - Verify)
- SR-14 Freeway Frontage
- Fully Fenced Lot and Truck Court

## BUILDING SPECIFICATIONS

- 36' Clear Height
- 56 Dock High Positions with Pit Levelers
- 2 Grade Level Doors
- ESFR Sprinklers
- 50' x 55' Column Spacing
- 5,000 AMP Electrical Service
- 8" Thick Steel Reinforced Slab
- 90 Trailer Parking Stalls
- 704 Auto Stalls

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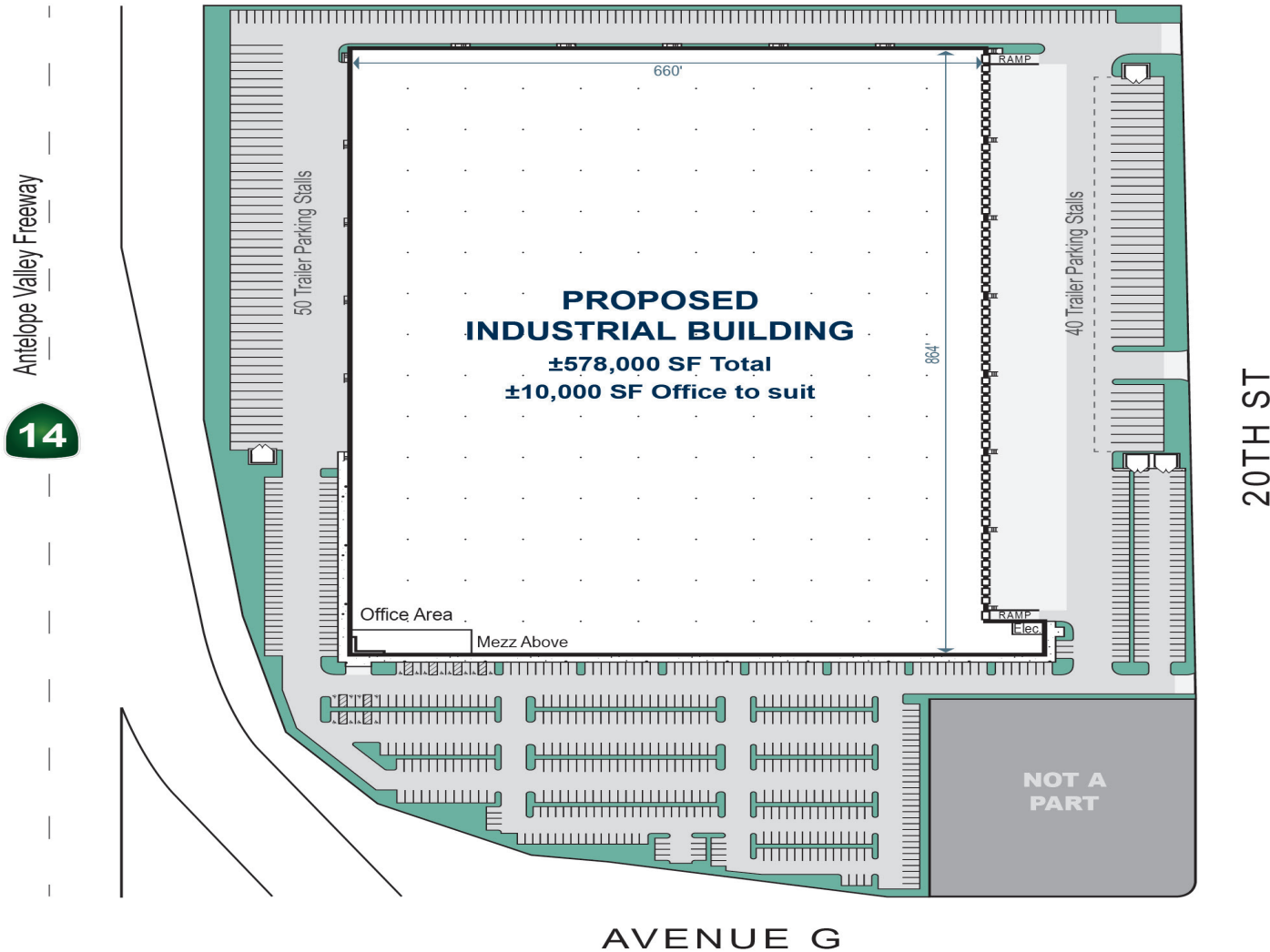
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### Driving Distance

1	Palmdale Regional Airport	14 Miles
2	Port of LA	97 Miles
3	Port of Long Beach	98 Miles
4	LAX Airport	78 Miles
5	Ontario Airport	85 Miles
6	Long Beach Airport	97 Miles
7	BNSF - Barstow	88 Miles
8	BNSF - LA (Hobart)	80 Miles
9	BNSF - San Bernardino	80 Miles
10	Union Pacific - City of Industry	93 Miles
11	Union Pacific - LA	79 Miles



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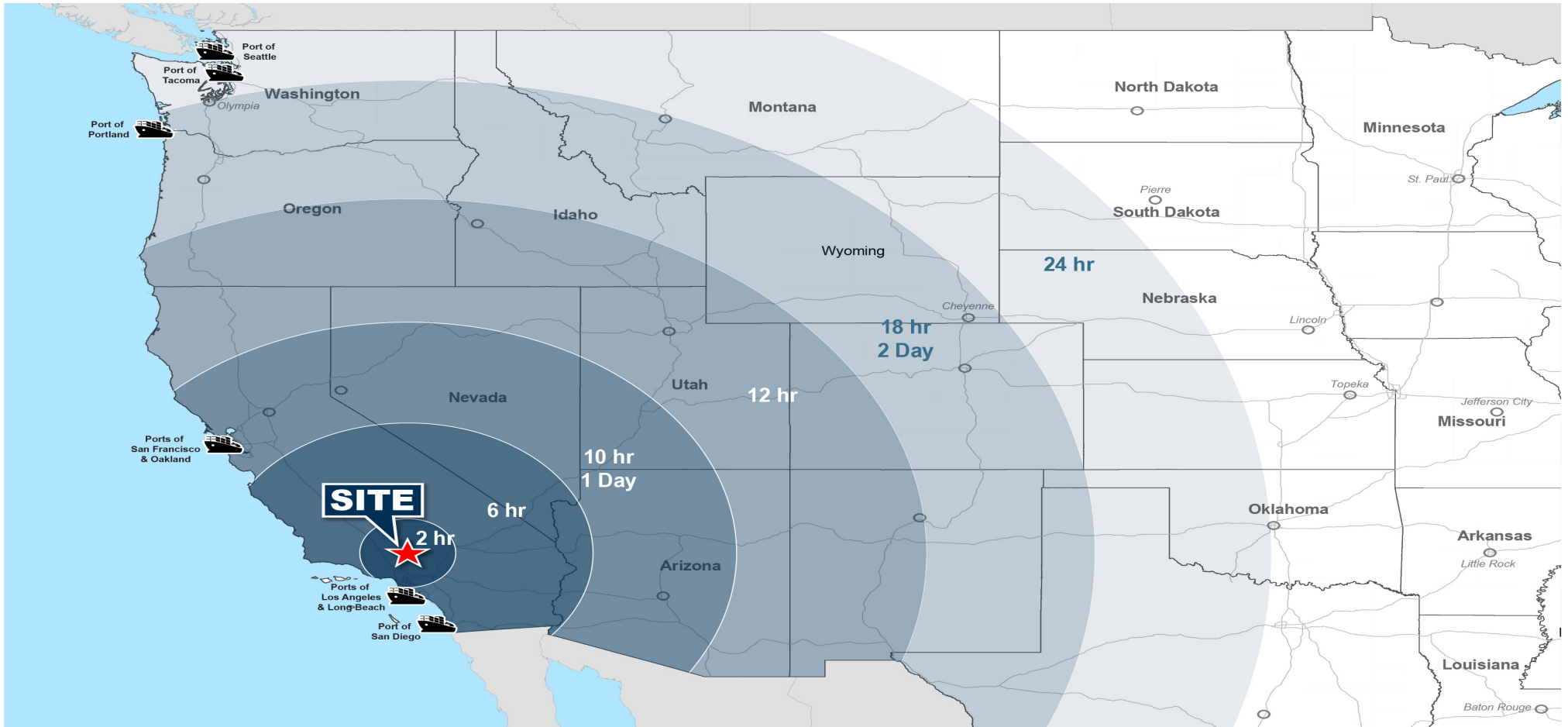
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## ESTIMATE DRIVING DISTANCE MAP

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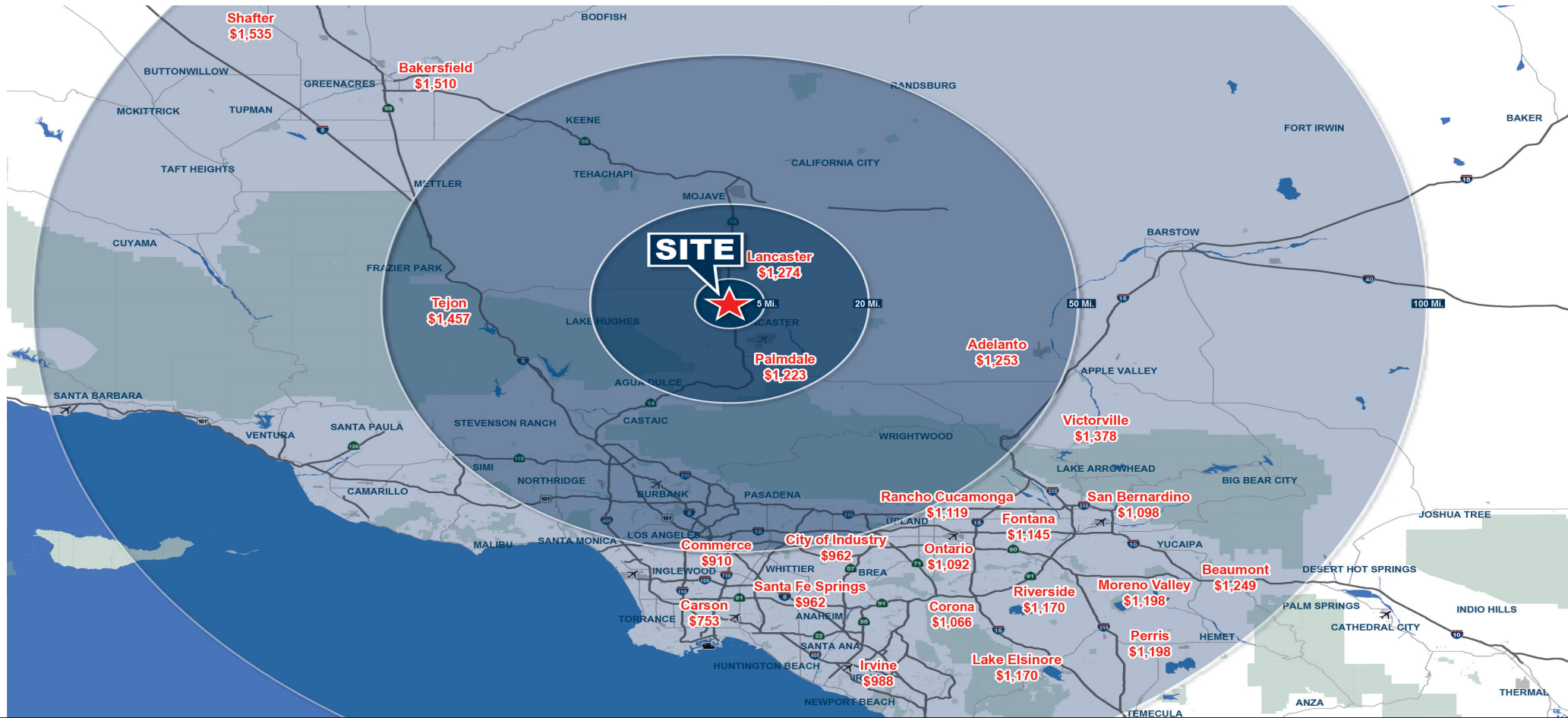
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## ESTIMATE DRAYAGE COST FOR Q1 2023

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**NORTH ELEVATION (A)**  
SCALE 1" - 0" = 30'-0"

**SOUTH ELEVATION (B)**  
SCALE 1" - 0" = 30'-0"

**EAST ELEVATION (C)**  
SCALE 1" - 0" = 30'-0"

**ELEVATION KEYNOTES :**

- CONCRETE TRIM PANEL SMOOTH FINISH PAINTED WITH TWO COATS OF ACRYLIC FLAT FINISH COLOR COAT OVER UNPRIME # 1403 ACRYLIC EPOXY PRIMER COAT OR APPROVED EQUAL.
- COOL GRAY REFLECTIVE STOREFRONT GLAZING (REFLECTED GLASS IN ANODIZED ALUMINUM FRAMES) RIVER DOOR W/ 1/2" BEHIND CLEAR ALUMINUM STOREFRONT BOTTOM SILL.
- COOL GRAY REFLECTIVE WINDOW GLAZING IN ANODIZED ALUMINUM FRAME, TYPICAL.
- 17' X 14' ROLL UP DOOR AT GRADE LEVEL FOR LIFT ACCESS DOOR REID PAINTED TO MATCH BUILDING COLOR.
- 150" X 104" VERTICAL LIFT DOOR HIGH LOADING DOOR REID PAINTED TO MATCH BUILDING COLOR, TYPICAL.
- CONCRETE STAIRS. SEE ENLARGED STAIR PLAN.
- 3' X 7' HOLLOW CORE METAL DOOR PAINT TO MATCH BUILDING COLOR. W/ 1/2" BEHIND CLEAR ALUMINUM STOREFRONT BOTTOM SILL.
- PANEL JOINT, TYPICAL SEE (A)
- 2" WIDE X 3/4" DEEP HORIZONTAL REVEAL, TYPICAL SEE (B)
- 2" WIDE X 3/4" DEEP VERTICAL REVEAL, TYPICAL SEE (C)
- ROOF LINE BEYOND SHOWN DASHED FOR CLARITY.
- ALUMINUM CLADDING.
- AREA LIGHTING WALL PACK MOUNTED TO THE FACE OF BUILDING, TYPICAL. SEE ELECTRICAL DRAWINGS. FINISH COLOR OF BOXES TO MATCH BUILDINGS.
- IF BOTH BUILDING ADDRESS NUMBERS, COLOR SHALL CONTRAST WITH BACKGROUND. (SEE REE DEPARTMENT NOTES ON SH1, A4.1)
- LINE OF TRUCK WELLS PAVING BEYOND SHOWN DASHED.

NOTE: ALL EXTERIOR GLAZING WITHIN 4' FROM GRADE SHALL BE TEMPERED GLASS.

**PANEL JOINT AND REVEAL DETAILS:**

TYP. PANEL JOINT  
**DETAIL - A**

2" HORIZONTAL REVEAL  
**DETAIL - B**

2" VERTICAL REVEAL  
**DETAIL - C**

**COLOR SCHEDULE (EXTERIOR COLORS):**

◇ ACCENT 1 COLOR	SW7081 SENSUOUS GRAY	
◇ FIELD COLOR	SW6000 SNOWFALL	
◇ ACCENT 2 COLOR	SW6002 ESSENTIAL GRAY	
◇ GLAZING	COOL GRAY REFLECTIVE DUAL GLAZING	
◇ CLADDING	ANODIZED ALUMINUM TRIM PREFABRICATED	

**NOTES:**

- EXTERIOR CONCRETE SHALL BE PAINTED WITH WETA PAINT DURATONE (2003) ACRYLIC FLAT FINISH COLOR COAT OVER UNPRIME # 1403 ACRYLIC EPOXY PRIMER COAT OR APPROVED EQUAL.
- MOCKUP PANELS REQUIRED TO BE PAINTED EARLY AND OUT OF SEQUENCE FOR OWNER/ARCHITECT REVIEW. MOCKUP PAINT TO BE APPLIED AT THE PRIMARY OFFICE ONLY.

**EXTERIOR ELEVATIONS**

NO.	DATE	DESCRIPTION	BY	CHK.

PA / PR: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 JOB NO.: LANCASTER RTE

SHEET  
**A-3**

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**WAREHOUSE BUILDING**  
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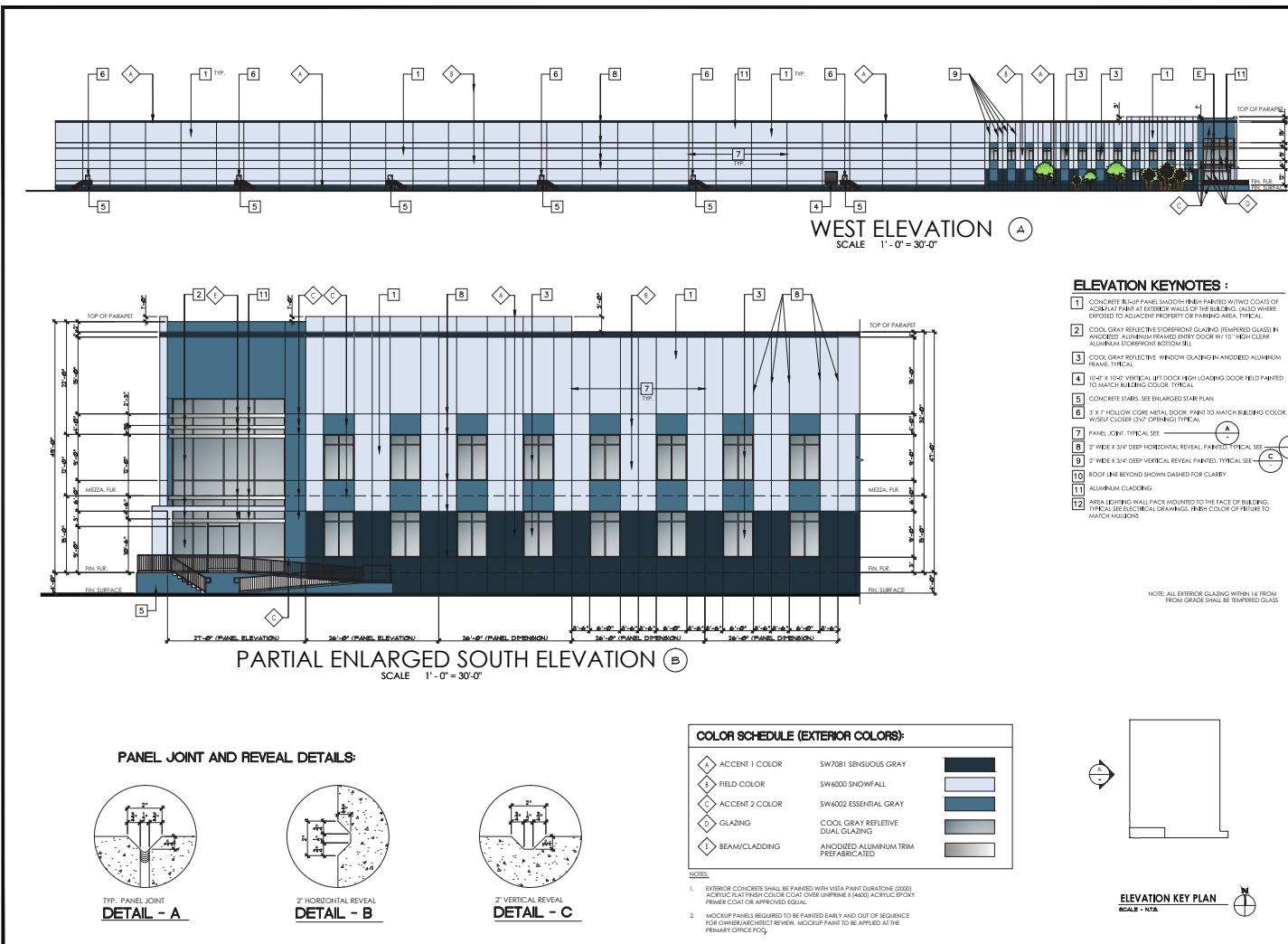




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**WAREHOUSE BUILDING**  
AVE G PAV20 STREET STW DRT.,  
LANCASTER, CA 93536

**EXTERIOR ELEVATIONS**

NO.	DATE	REVISION

BY: JFM  
DRAWN BY: K.L.  
JOB NO.: LANCASTER SITE

SHEET  
**A-4**

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## Antelope Valley Regional Advantages:

### Substantial Overhead Savings

The subject property provides substantial cost savings when compared to other regions in Southern California. With an asking price of \$139 per square foot for a turnkey building, the value of this opportunity is second to none. There are currently no buildings for sale over 500,000 square feet in Orange County and the Los Angeles Basin, and minimal opportunities in the Inland Empire with estimated prices ranging from \$180 per square foot to \$400 per square foot and higher, the subject property provides the buyer with the highest value per square foot compared to all other buildings listed on the market for sale in this size range today. – AIR Catalyst Data

### Outstanding Labor Pool

Fed by innovative programs such as the highly acclaimed SOAR High School, Lancaster has placed renewed emphasis on putting relevant science, technology, engineering, and math skills into the hands of the talent it develops.

The City's University Center has brought California State University engineering and science programs to the community while Antelope Valley College, home to more than 15,000 students, continues to expand its 135 acres with new health and science facilities designed to educate a new generation of highly skilled workers. Nearly 60% of Lancaster's workforce has solid college experience. The City's median age is just 32.4 years, giving our workforce great vitality. – Lancaster Economic Development

### No Indirect Source Rule Fees (Verify)

Located outside of the South Coast Air Quality Management District (South Coast AQMD), the Antelope Valley region is currently exempt from any fees attributed to the Indirect Source Rule. The Indirect Source Rule, as proposed by the South Coast AQMD, "Would require warehouse operators with more than 100,000 square feet of indoor space to reduce emissions by limiting the number of trucks that can come to their building and pay a "mitigation fee." Initially, this rule will cost warehouse operators nearly a dollar per square foot, every single year, with NO SUNSET DATE. Annual increases are expected thereafter with no limit on this new endless tax. Warehouse operators would be required to track and report all truck trips and the rule imposes costly, duplicative requirements on top of California Air Resources Board's already stringent rules." – NAIOP SoCal

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