

Freestanding Industrial with Yard



38559 6TH ST. E. PALMDALE, CA 93550



FULLY RENOVATED BUILDING

Commercial Brokers Group is pleased to present this 4,000+/- sf freestanding industrial flex building in the heart of Palmdale! Situated on an almost 10,000sf lot, the site is fully secure with block wall and automated wrought iron fencing. The site features easy front and rear road access and is ideal for a variety of businesses needing office and warehouse space with heavy power, ample parking and plenty of secure privacy.

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COMMERCIAL BROKERS GROUP, INC.

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EXECUTIVE SUMMARY

38559 6TH ST. E. PALMDALE CA 93550

Sale Price:	\$865,000
Property Type:	Industrial Flex
Building Size:	4,000+/-sf
Stories:	1
Construction:	Masonry
Year Built:	1990
Year Renovated:	2025
Parking:	8 spaces + Public Street
Lot Size:	9,770+/-sf
Roll Up Door:	(1) 12'x12'
Power:	480v, 3ph
APN:	3008-012-007
Zoning:	T6-Urban Core
Delivered:	Vacant



[Zoning Ordinance Link](#)

PROPERTY OVERVIEW:

Exterior Features: The property has front and rear yards that are fenced, allowing for street access suitable for parking and deliveries. This can be an attractive feature for businesses that rely on receiving goods or providing visitor access, overnight parking and secure storage of inventory and materials.

Interior Features: The open floor plan and high ceilings in the warehouse make it versatile for various types of large equipment, material storage and operations. The spacious design can accommodate different layouts or be reconfigured to suit your exact business needs.

Amenities: Two restrooms and three offices is beneficial for staff and operational efficiency. The offices can serve as administrative or management spaces contributing to a well-rounded facility.

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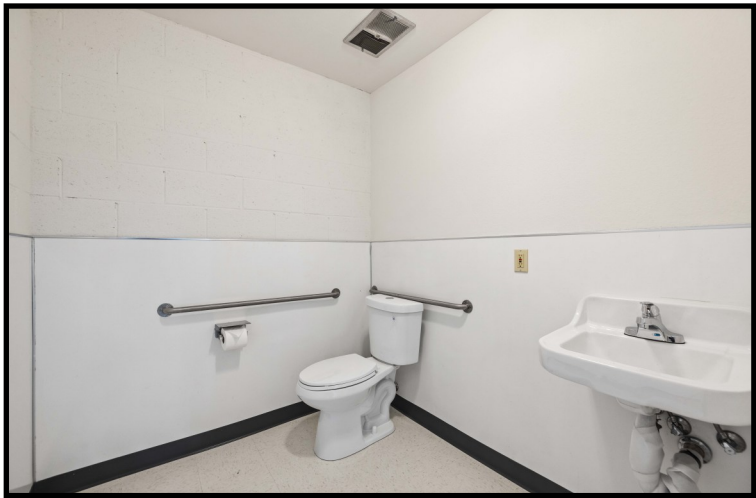
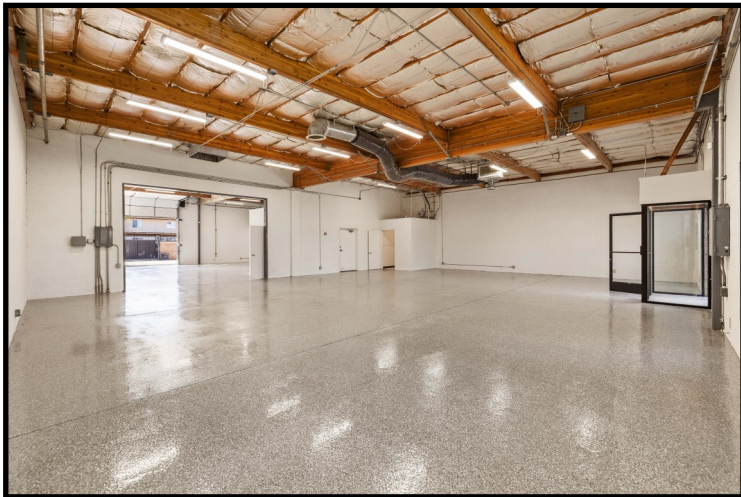
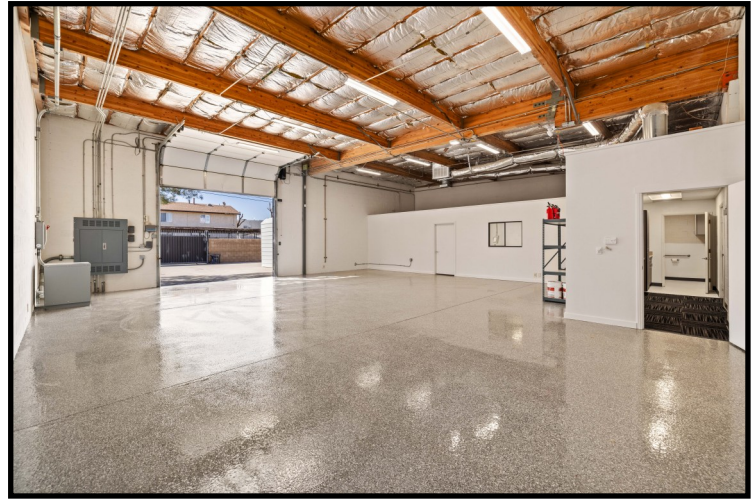
SITE PHOTOS



Freestanding Industrial with Yard



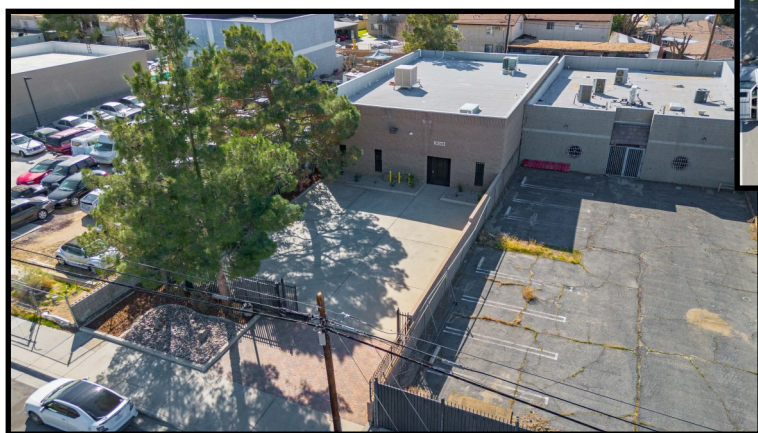
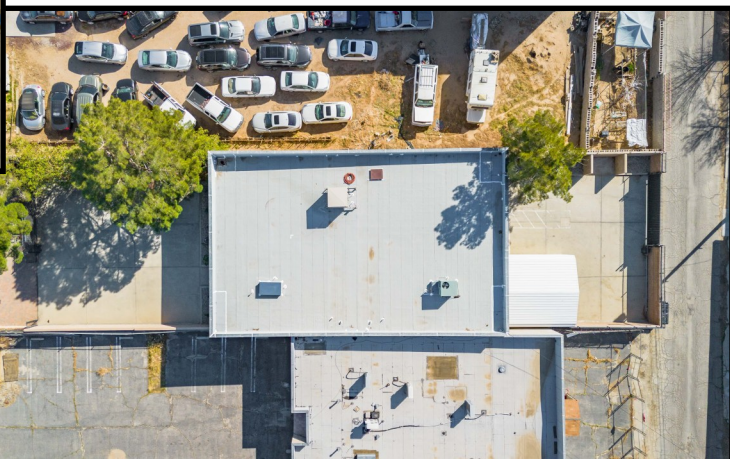
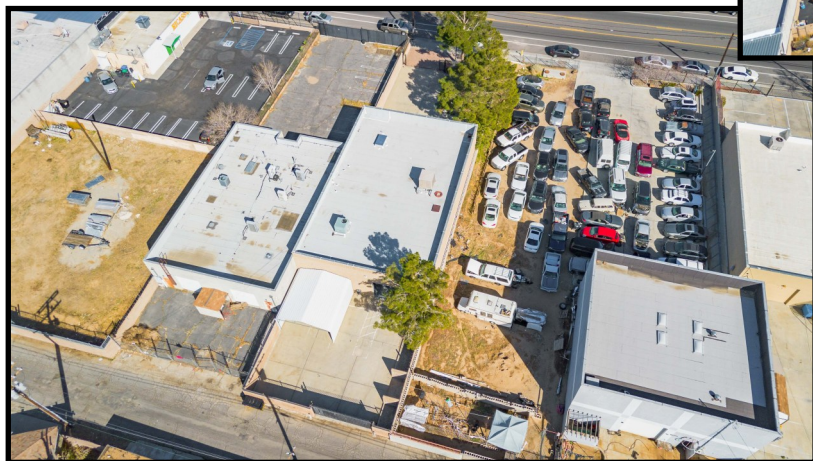
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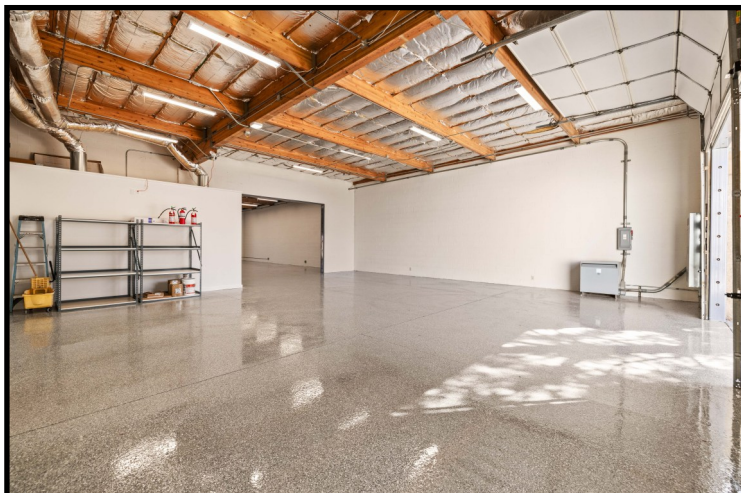
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LOCATION



Easy access from Palmdale Blvd. or Ave. Q and less than 1 mile from the 14 Freeway!

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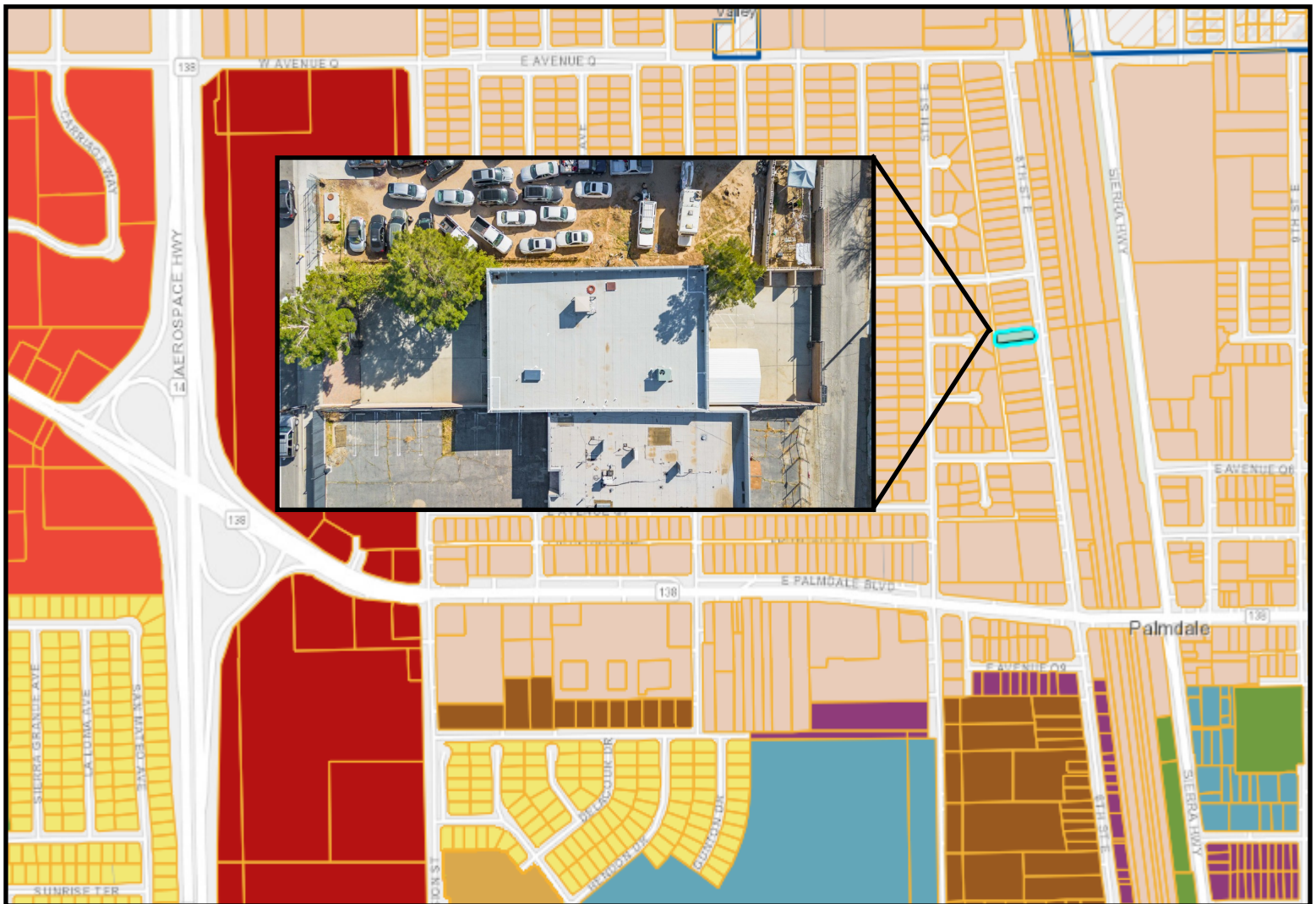
CITY ZONING MAP

Specific Plan-Palmdale Transit Area T-6 Urban Core

Palmdale Zoning Map

<ul style="list-style-type: none"> Equestrian Residential (ER) Low Density Residential (LDR) Single Family Residential 1 (SFR 1) Single Family Residential 2 (SFR 2) Single Family Residential 3 (SFR 3) Mobile Home (MH) Residential Neighborhood 1 (RN 1) Residential Neighborhood 2 (RN 2) Residential Neighborhood 3 (RN 3) 	<ul style="list-style-type: none"> Residential Neighborhood 4 (RN 4) Mixed Use 1 (MU 1) Mixed Use 2 (MU 2) Mixed Use 3 (MU 3) Neighborhood Commercial (NC) Visitor Commercial (VC) Regional Commercial (RC) Office Flex (OFX) Aerospace Industrial (AI) 	<ul style="list-style-type: none"> Light Industrial (LI) Heavy Industrial (HI) Mineral Resource Extraction (MRE) Medical Flex (MEDFX) Educational Flex (EDFX) Specific Plan (SP) Open Space (OS) Public Facility-Park (PF-P) Public Facility-School (PF-S) 	<ul style="list-style-type: none"> Public Facility-Civic (PF-C) Utilities (U) Water Body/Aqueduct 	<ul style="list-style-type: none"> Prezone Equestrian Residential Prezone Low Density Residential Prezone Single Family Residential 1 Prezone Single Family Residential 2 Prezone Single Family Residential 3 Prezone Mobile Home Prezone Residential Neighborhood 2 Prezone Neighborhood Commercial Prezone Aerospace Industrial 	<ul style="list-style-type: none"> Prezone Light Industrial Prezone Heavy Industrial Prezone Mineral Resource Extraction Prezone Specific Plan Prezone Open Space Prezone Public Facility-Park Prezone Public Facility-School Prezone Public Facility-Civic Prezone Utilities 	<ul style="list-style-type: none"> Planned Developments City Boundary Sphere of Influence Major Highway/Arterial Railroad
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PALMDALE
a place to call home



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AREA INFORMATION

For more than 50 years, the Antelope Valley has been on the leading edge of America's newest technologies, with major breakthroughs in aerospace, materials science, energy and the environment. The region's ease of access to Southern California's infrastructure has wooed large corporations to develop distribution centers here, including Amazon, Rite-Aid Corp., Michael's, SYGMA and Trader Joe's.



The Antelope Valley is a thriving community of over 2,000 businesses that encompass not only world-class engineering and state-of-the-art manufacturing & logistics

facilities, but also a strong service sector and a robust medical and retail marketplaces as well.

DEMOGRAPHICS	LANCASTER	PALMDALE
2025 Population Estimate	196,114	177,597
2030 Projected Population	196,241	178,273
Median Age	35.00	34.80
Average Household Income	\$93,904	\$106,055
Median Home Prices	\$430,454	\$464,734



Our country's aerospace sector has relied on The Antelope Valley's skilled workers to arrive at ingenious solutions to tough challenges, with each of the six space shuttles being built here. The City of Palmdale is home to Lockheed Martin's famed Skunk Works®, The Boeing Company, Northrop Grumman, and NASA's Armstrong Research Center!

The Antelope Valley is also proud to be home to Amazon, Delta Scientific (*A Global Provider of Vehicle Barricade Systems*), Vision Engineering (*a pioneer in LED lighting technology*), CarMax (*the largest used car retailer in the U.S.*) and the prestigious Palmdale Regional Medical Center!

TOP EMPLOYMENT SECTORS	
Aviation/Aerospace	Agriculture
Education	Construction
Healthcare	Retail Trades

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DISCLAIMER & CONFIDENTIALITY

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Commercial Brokers Group or by the Seller.

Any projections and any pro forma budgets contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property **"AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.