



**2801**  
**W AVENUE H**  
LANCASTER, CA 93536

**926,860 SF Cross-Dock Distribution  
Facility for Lease**



**ANTELOPE VALLEY  
DISTRIBUTION CENTER (AVDC)**

**CBRE**

# PROPERTY INFORMATION



**926,860 SF**

Available For Lease



**Fenced/Paved**

With Guard Shack



**32'-36'**

Clear Height



**2**

Grade Level Doors



**131**

Dock Doors



**91.6 Gross/84.5 Net**

Acres



**2000**

Year Built



**837 Auto Parking**

**472 Trailer Stalls**

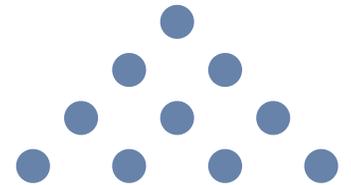


**24,000  
Amps Total**

(Six (6) 4,000 Amp Transformers)



**LED  
Lighting**



# PROPERTY HIGHLIGHTS



**FREESTANDING INDUSTRIAL / DISTRIBUTION BUILDING**



**CROSS-DOCK LOADING AND 32'-36' CLEAR**



**ABUNDANT CAR & TRAILER PARKING**



**LARGE AVAILABLE EXISTING BUILDING IN LA COUNTY**



**GATED & SECURED YARD WITH A GUARD SHACK**



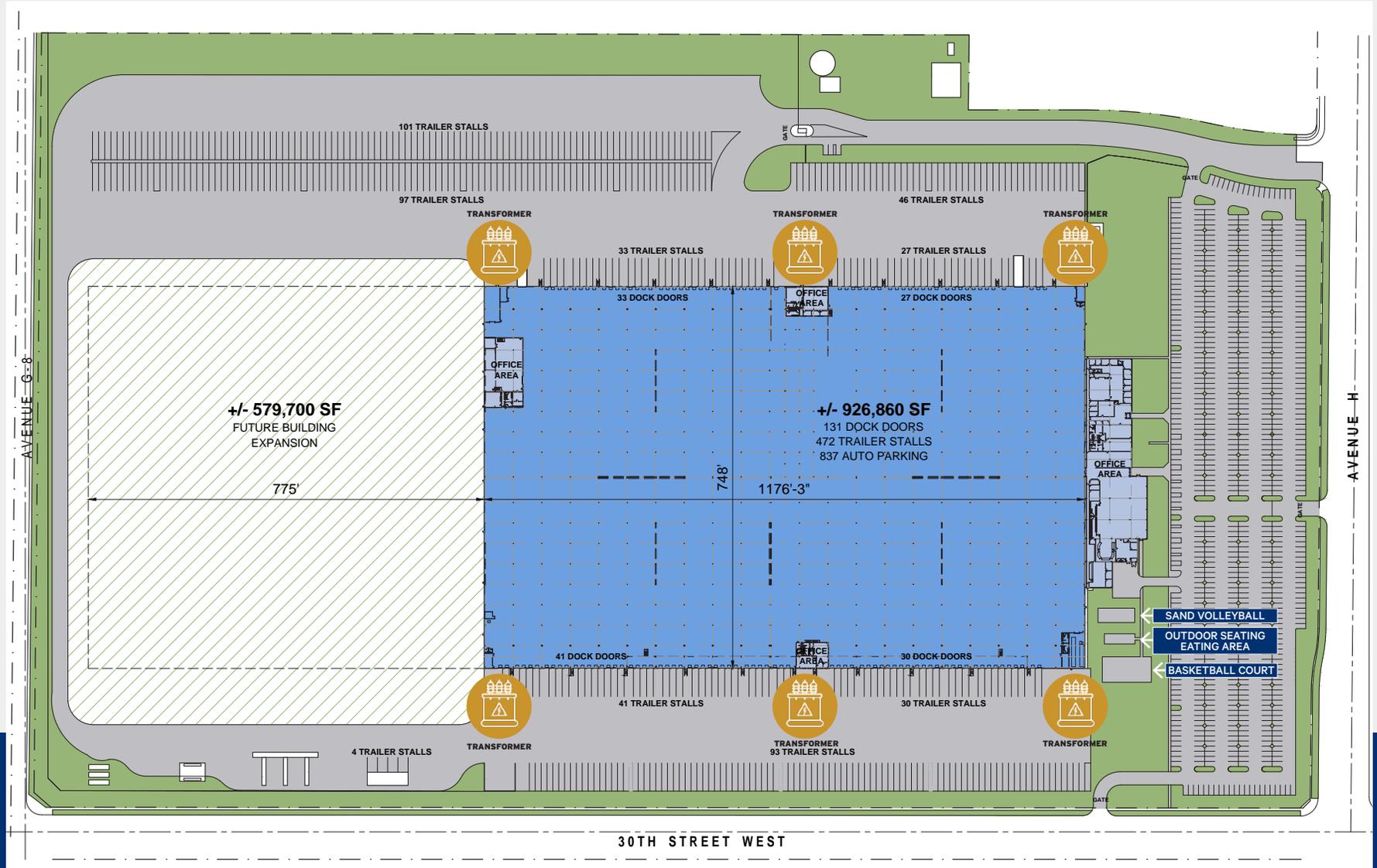
**EFFICIENT OFFICE BUILD OUT INCLUDING EMPLOYEE CAFETERIA / BREAK AREA, FITNESS CENTER AND LOCKER ROOM**



# SITE PLAN



TRANSFORMER

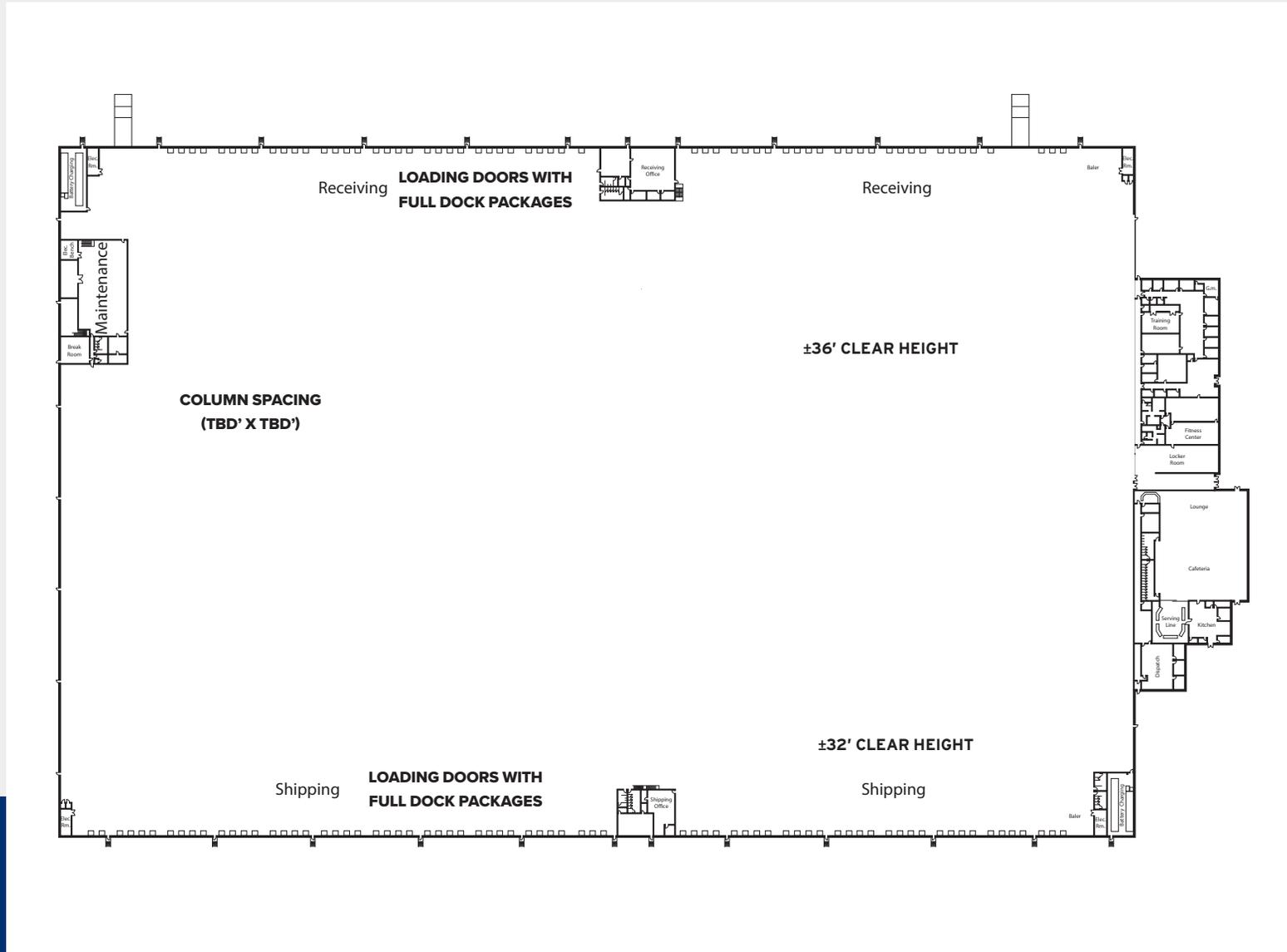


# AREA MAP

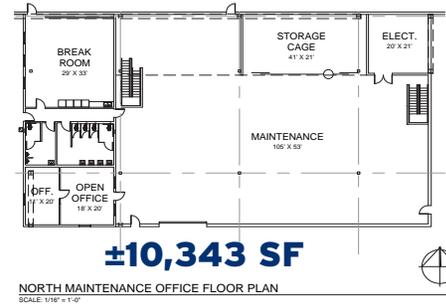
CLOSE PROXIMITY TO THE 138 & 14 FREEWAYS



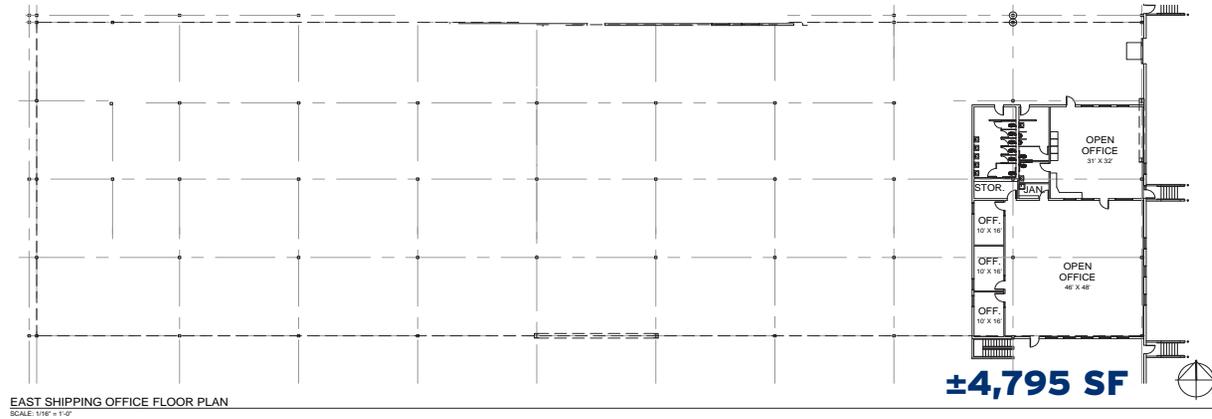
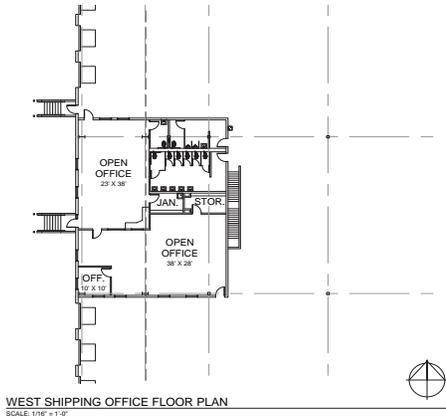
# FLOOR PLAN (Existing)



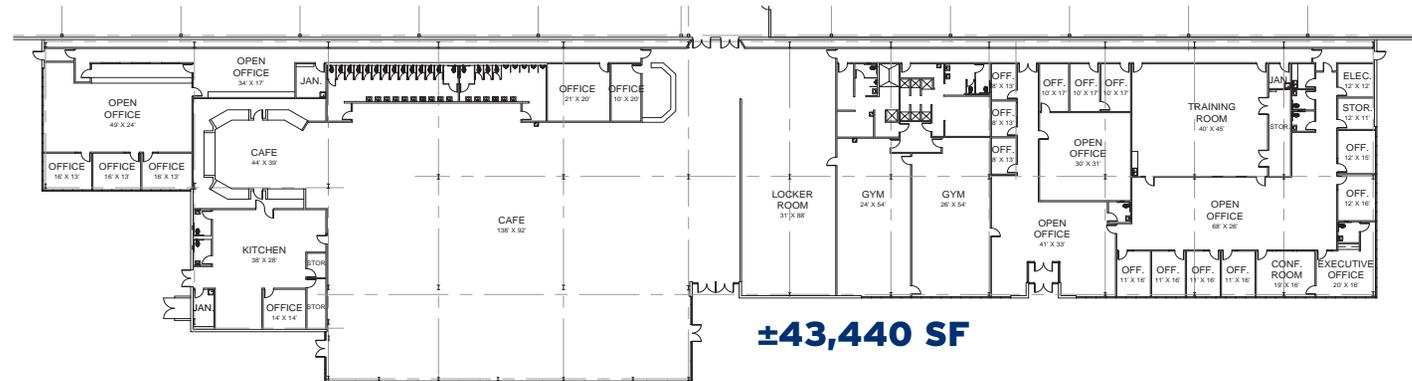
# EXISTING OFFICE BUILD OUT



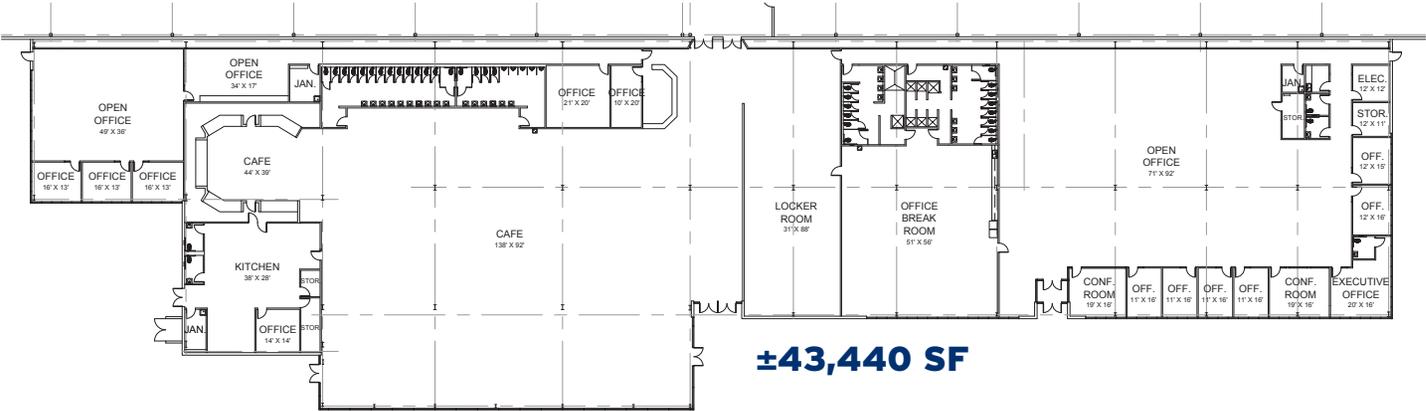
**±3,210 SF**



**±4,795 SF**

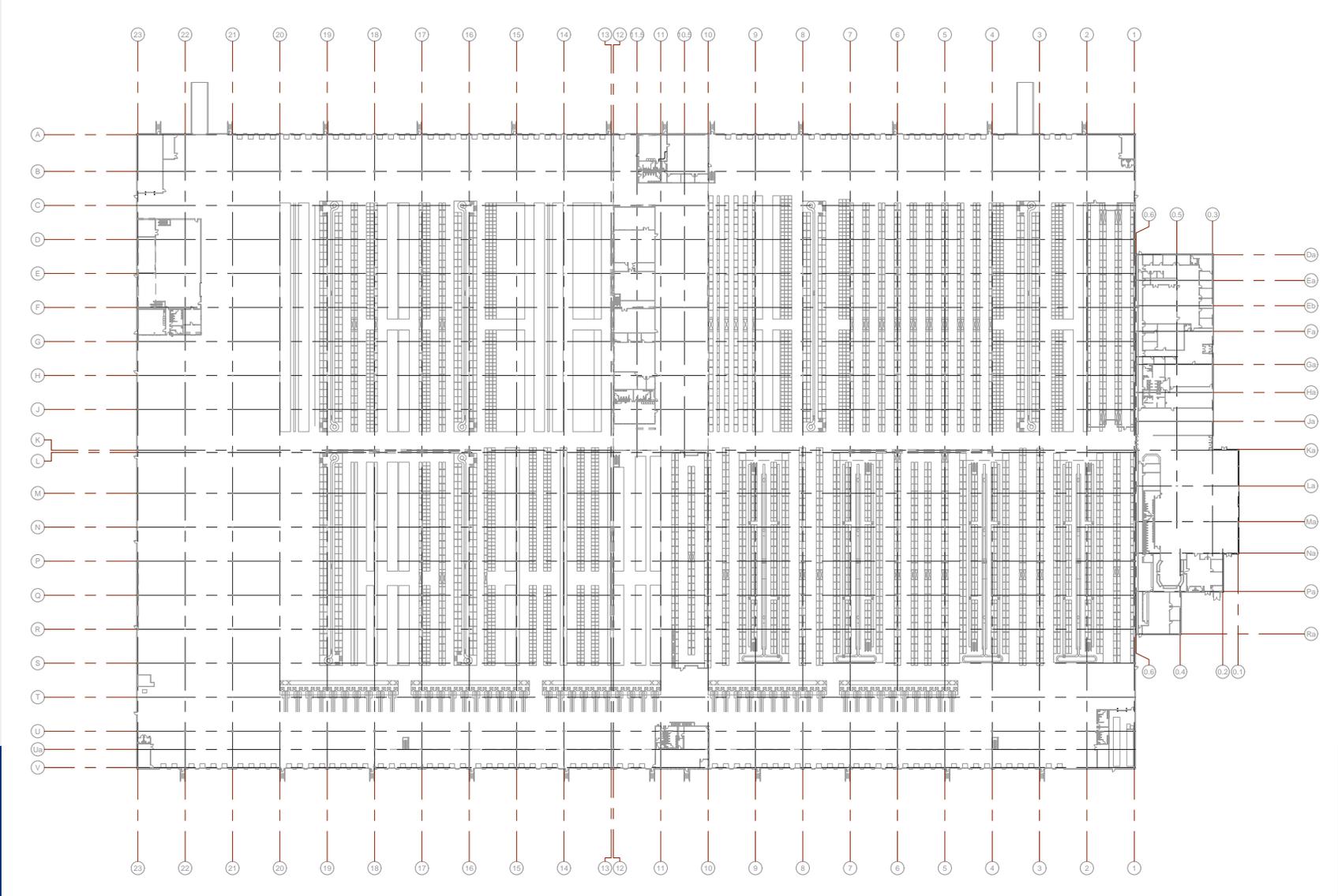


# CONCEPTUAL OFFICE PLAN

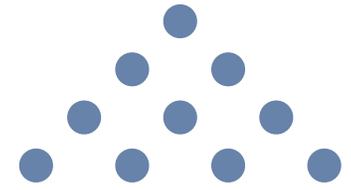


±43,440 SF

# CONCEPTUAL RACKING FLOOR PLAN



# STRATEGIC LOCATION



Efficient Transportation & Accessibility For Companies Looking To Distribute Or Service Both Southern California & The Southwest Region Of The United States.

## KEY DISTANCES

HIGHWAY 14	0.8 mi
HIGHWAY 138 (TO INTERSTATE 5)	4.8 mi
PALMDALE REGIONAL AIRPORT	14.0 mi
HIGHWAY 58 (TO INTERSTATE 40)	28.3 mi
I-5	40.2 mi
SANTA CLARITA	41.8 mi
BURBANK AIRPORT	60.0 mi
DOWNTOWN LA	72.9 mi
ONTARIO INTL AIRPORT	86.0 mi
LA/LONG BEACH PORT	97.9 mi

# STRATEGIC DISTRIBUTION LOCATION



**2801**  
**W AVENUE H**

**3 HOURS**

**6 HOURS**

**9 HOURS**

**11 HOURS**

## POPULATION REACH

3 HOURS		<b>20M</b>
6 HOURS		<b>32M</b>
9 HOURS		<b>50M</b>
11 HOURS		<b>53M</b>

# 2801 W AVENUE H



## AREA OVERVIEW

### AV INDUSTRIAL HIGHLIGHTS

- + Efficient transportation and accessibility for companies looking to distribute or service both Southern California and the Southwest Region of the United States
- + Cost-effective submarket for larger users looking to be in the Greater Los Angeles area
- + Amazon recently purchased a 68 acre site for development in Lancaster adding to their existing 130k SF in Palmdale demonstrating their belief in the Antelope Valley location
- + Lancaster offers competitive rents to the Inland Empire with logistical advantages to serving the greater Los Angeles / SoCal market
- + Users continue to relocate to the Antelope Valley for the same reasons they moved to Valencia decades ago - competitive economics and established labor force
- + Regional land shortage for available 50+ acre sites across all of Southern California

# ANTELOPE VALLEY MARKET HIGHLIGHTS

## 3Q25



**SUBMARKET**

±7,667,000 SF



**VACANCY**

3.1%



**UNDER CONSTRUCTION**

±2,057,000 SF



**AVAILABLE BUILDING COUNT  
OVER 500,000 SF**

2

*\*Source CBRE Research*

## REGIONAL POPULATION

2010 Census

**496,676**

2020 Census

**534,632**

*\*Source AV Edge 2025 Economic Roundtable Report*

**Growing Corporate  
Presence in Antelope Valley**

**Cost Effective  
Facilities**

**Access To Large,  
Highly Skilled Workforce**

**Reverse  
Commute**

**Affordable Housing Alternatives For  
Employees Highly Skilled Workforce**





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