



**200K
to
807K
SF**

AVENUE M 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.



POPULATION STATISTICS

● Current Population: 173,516

● Expected Growth: 273,000 by 2040

● Average Growth: 2.56%

● 30th Largest City in California

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

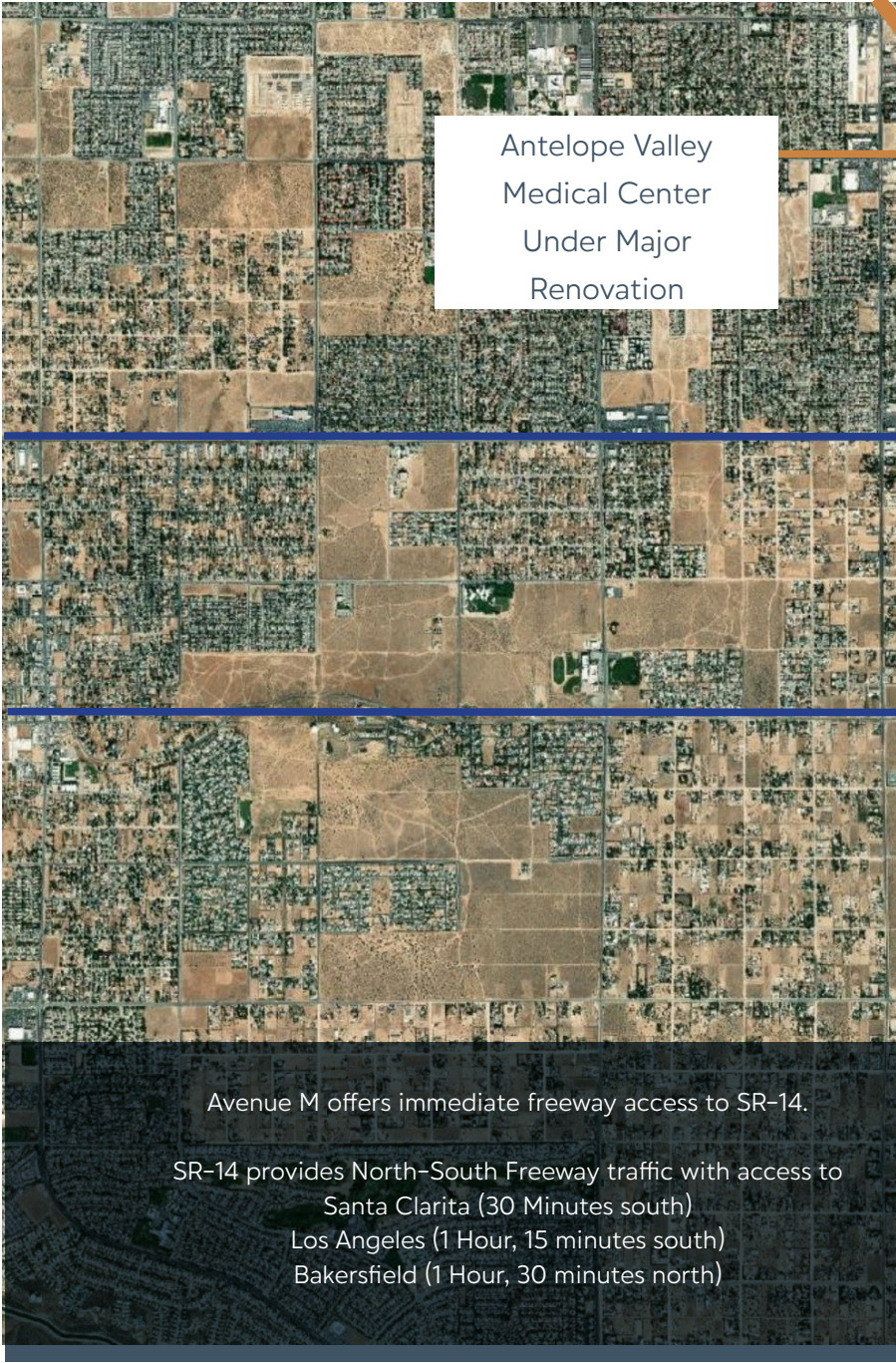
- Access to 10% of the US Population
- Range from Bay Area to Las Vegas to Arizona
- \$781B in total Consumer Spend

SURROUNDING AREA

- Located in Path of Development and Growth
- Close to 10 Million Square Feet of Industrial Proposed in Area
- 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
- Close Proximity to Antelope Valley Medical Center
- Antelope Valley Courthouse - Two Parcels West



Lancaster Class 'A' Industrial





Brand New Retail
Newly Opened



W Avenue L

Sierra Highway

W Avenue M

SR-14



1.5M SF
Ind

1M SF
Ind

5M SF
Ind

3.1M SF
Ind

NORTHROP
GRUMMAN

Palmdale Regional Airport
(PRA)

LOCKHEED
MARTIN

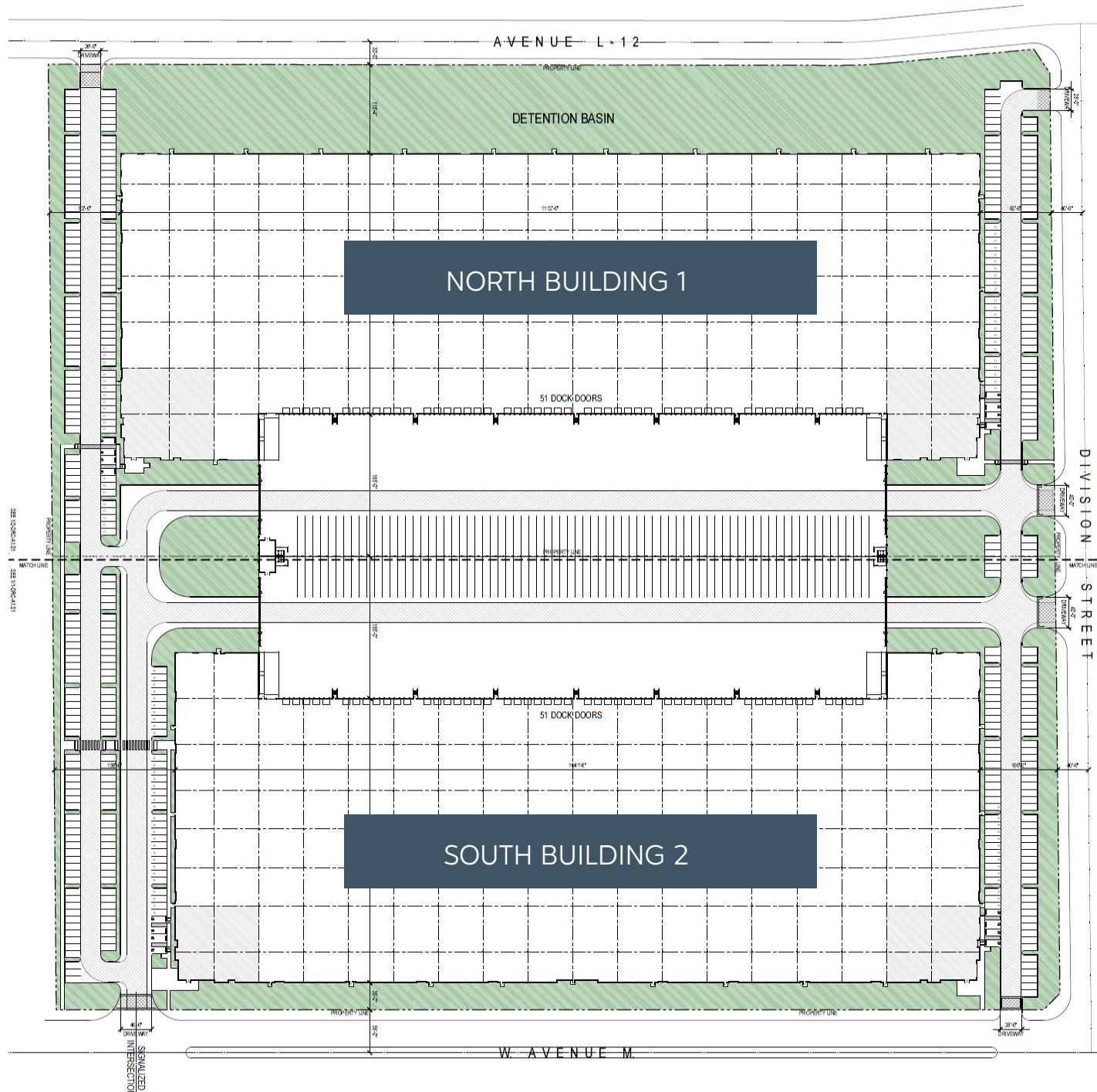


FedEx

LANCASTER AVENUE M INDUSTRIAL



SITE PLAN



North Building 1	Dock High	Trailer Parking	Clear Height
401,973 sf	51	74	42'



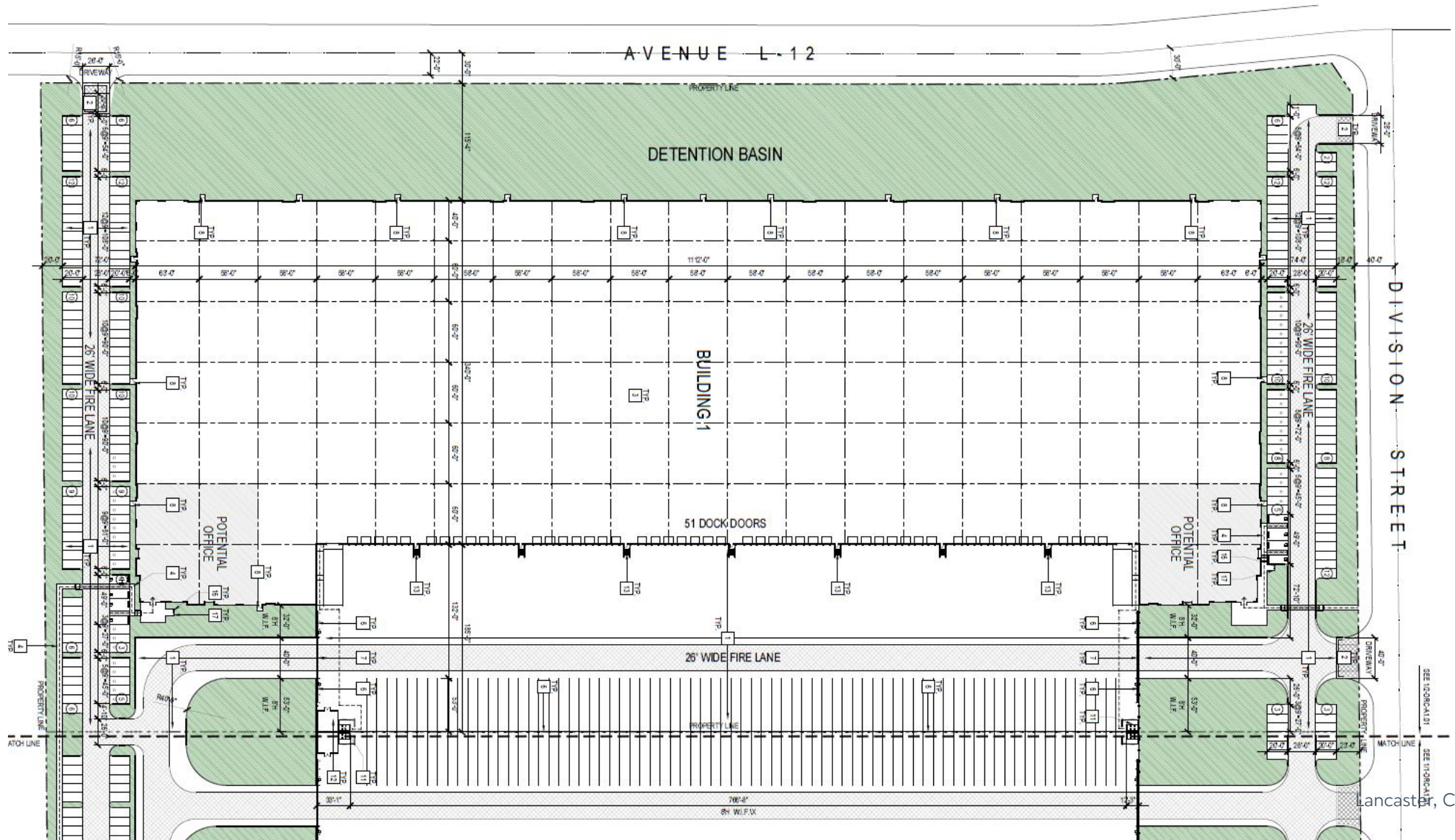
Class 'A' Industrial Building in Lancaster

The subject property will be a Class-A Industrial Building of approximately 401k square feet. Ownership has flexibility for build to suit.

SITE SPECIFICATIONS

- Multiple Points of Entry
- 213 Auto Parking / 74 Trailer Parking
- Estimated Dimensions: 340' by 1112'
- Up to 20,000 Square Feet Office
- Up to 35,600 SF Manufacturing Space
- One Parcel West of Sierra Highway
- Two Parcels East of LA Courthouse
- 1 Mile from SR-14 Freeway
- 1 Mile to Palmdale Regional Airport (PRA)
- Contact Agent for Pricing

NORTH BUILDING 1





NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

COLORED ELEVATION DESIGN BUILDING 1
W. AVENUE M & DIVISION STREET
LANCASTER, CA 93535

South Building 2	Dock High	Trailer Parking	Clear Height
405,032 sf	51	74	42'



Class 'A' Industrial Building in Lancaster

The subject property will be a Class-A Industrial Building of between 339k to 395k square feet. Ownership has flexibility for build to suit.

SITE SPECIFICATIONS

- Major Street Frontage
- 230 Auto Parking / 101 Trailer Parking
- Estimated Dimensions: 370' by 1041'
- Up to 20,000 Square Feet Office
- Up to 42,800 Square Feet Manufacturing
- One Parcel West of Sierra Highway
- Two Parcels East of LA Courthouse
- 1 Mile from SR-14 Freeway
- 1 Mile to Palmdale Regional Airport (PRA)
- Contact Agent for Pricing

2 Lancaster Class 'A' Industrial





NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

COLORED ELEVATION DESIGN BUILDING 2
W. AVENUE M & DIVISION STREET
LANCASTER, CA 93535

Class-A Industrial Lancaster, CA

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