



**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

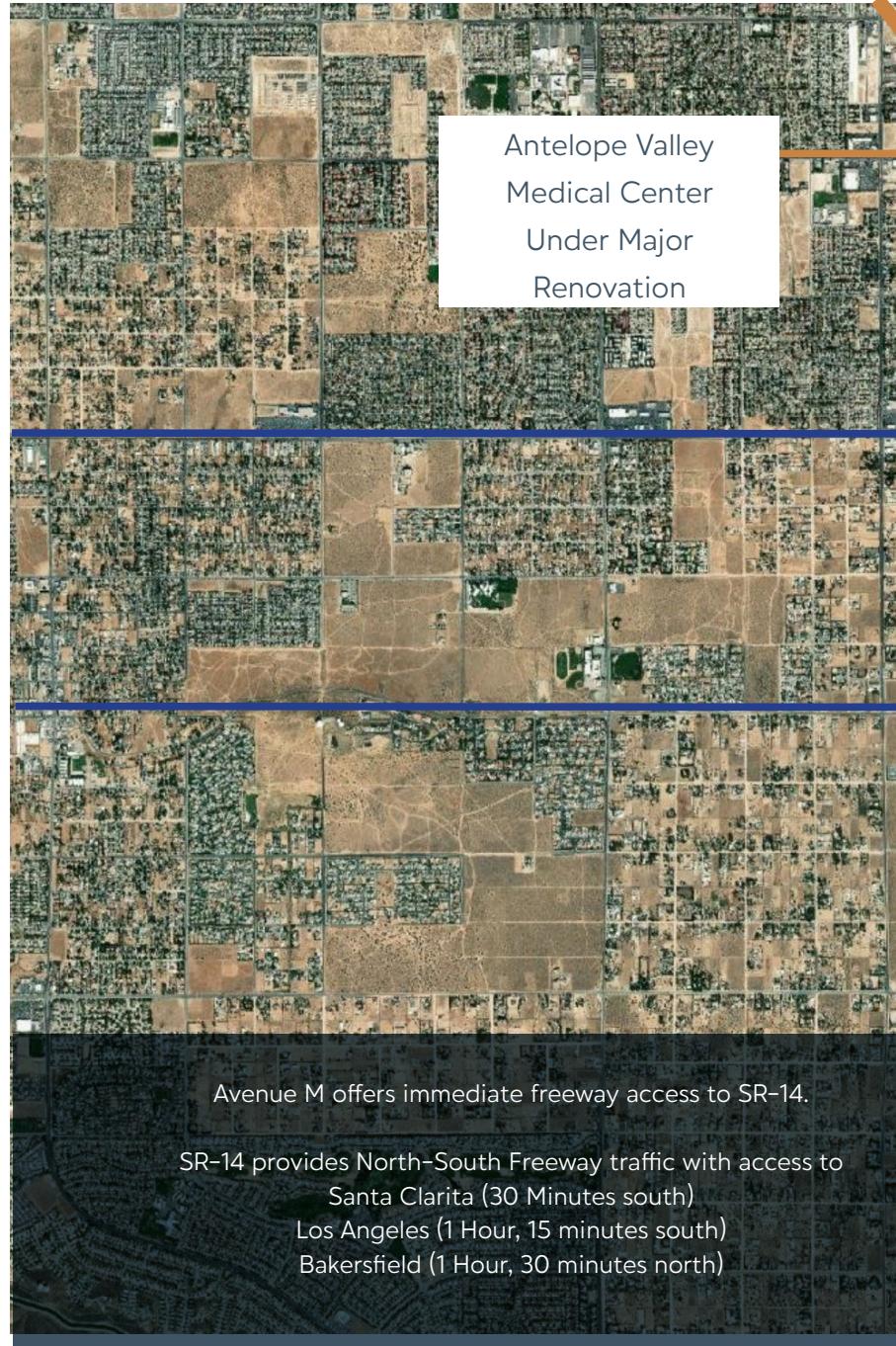
PRA is considering commercial air travel

Close Proximity to Antelope Valley Medical Center

Antelope Valley Courthouse – Two Parcels West



Lancaster Class 'A' Industrial

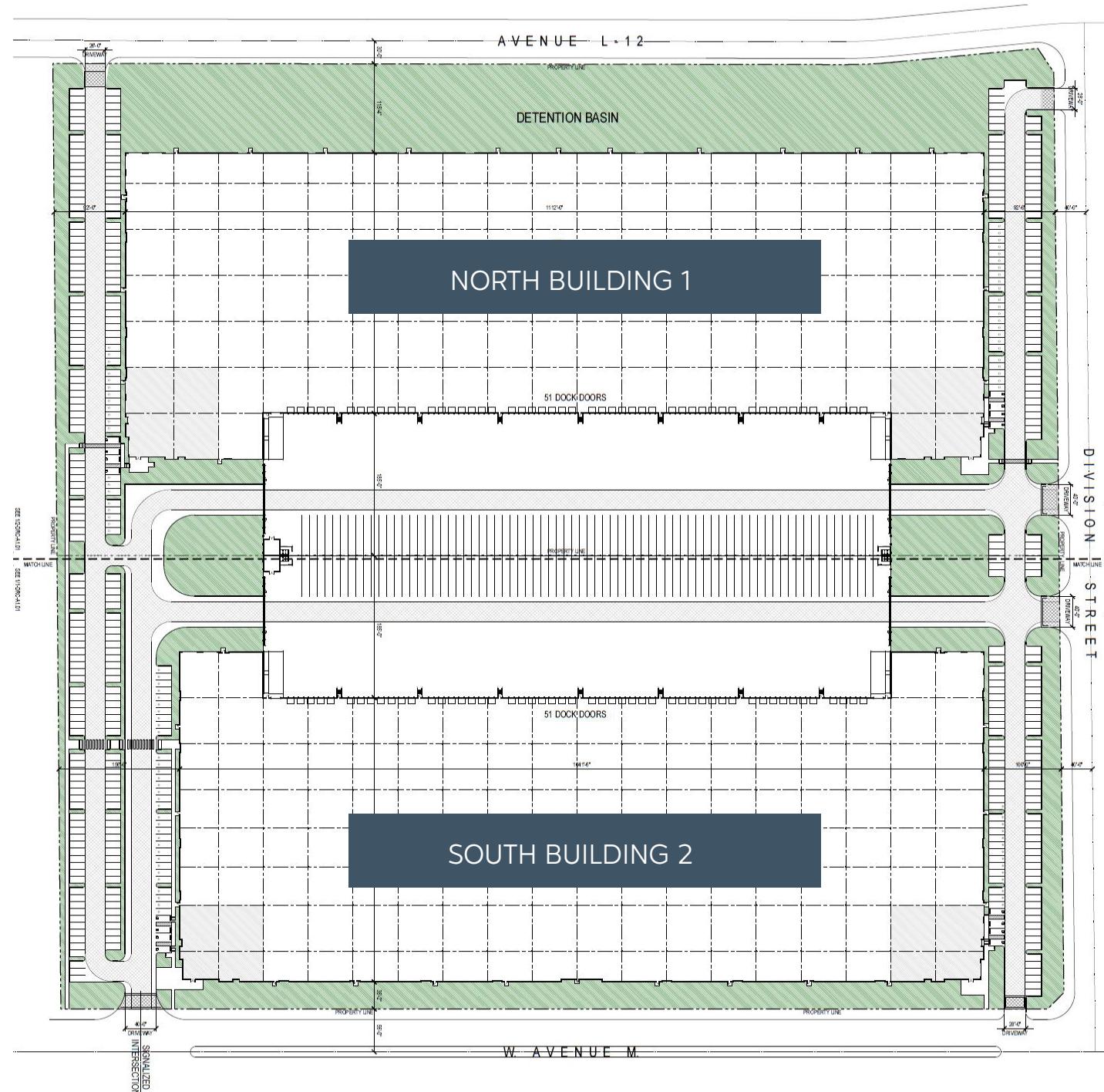




LANCASTER AVENUE M INDUSTRIAL



SITE PLAN



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



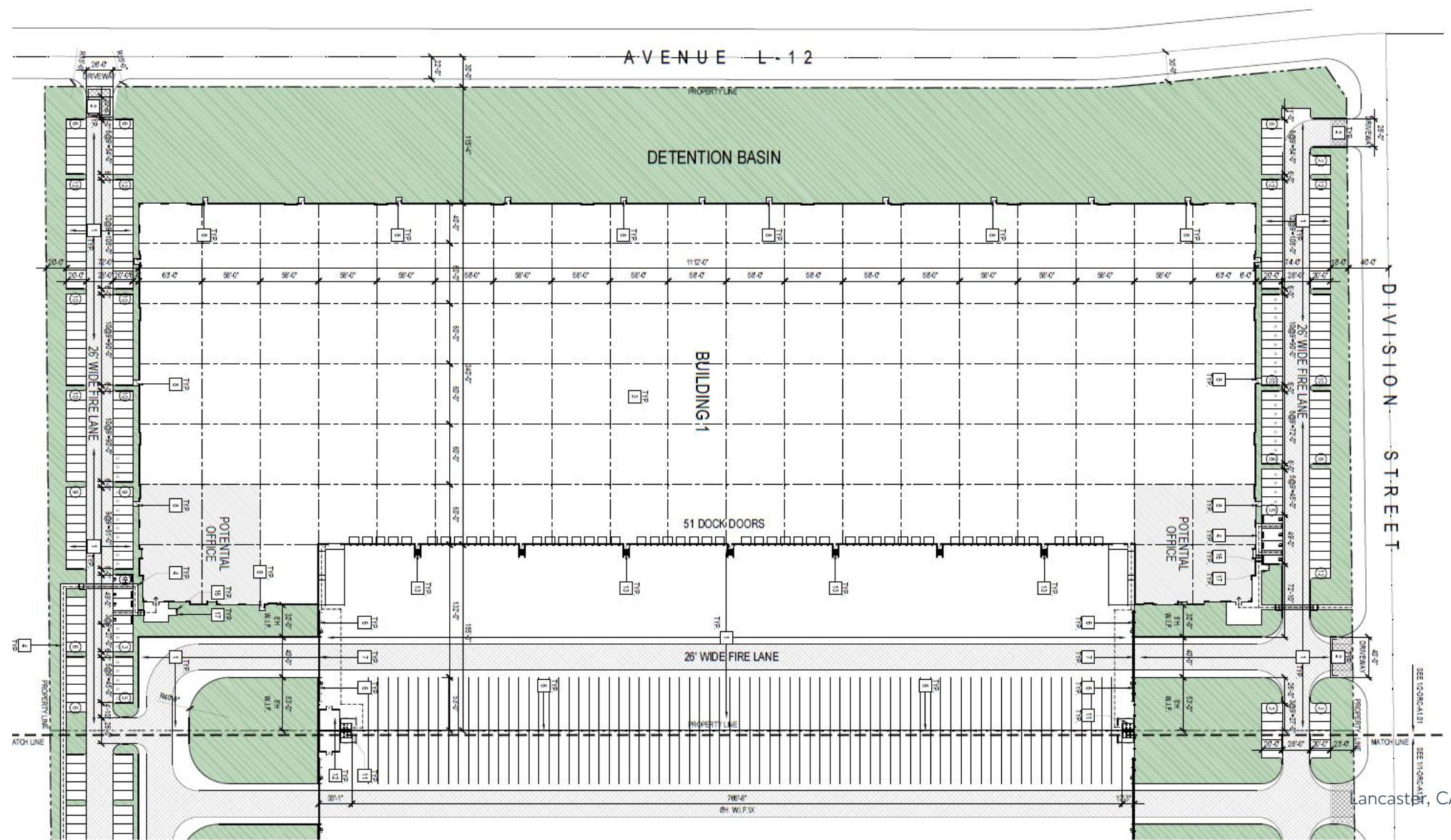
Class 'A' Industrial Building in Lancaster

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

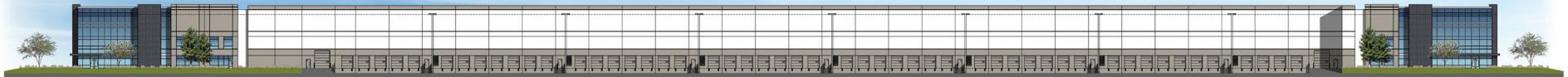




NORTH ELEVATION



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'



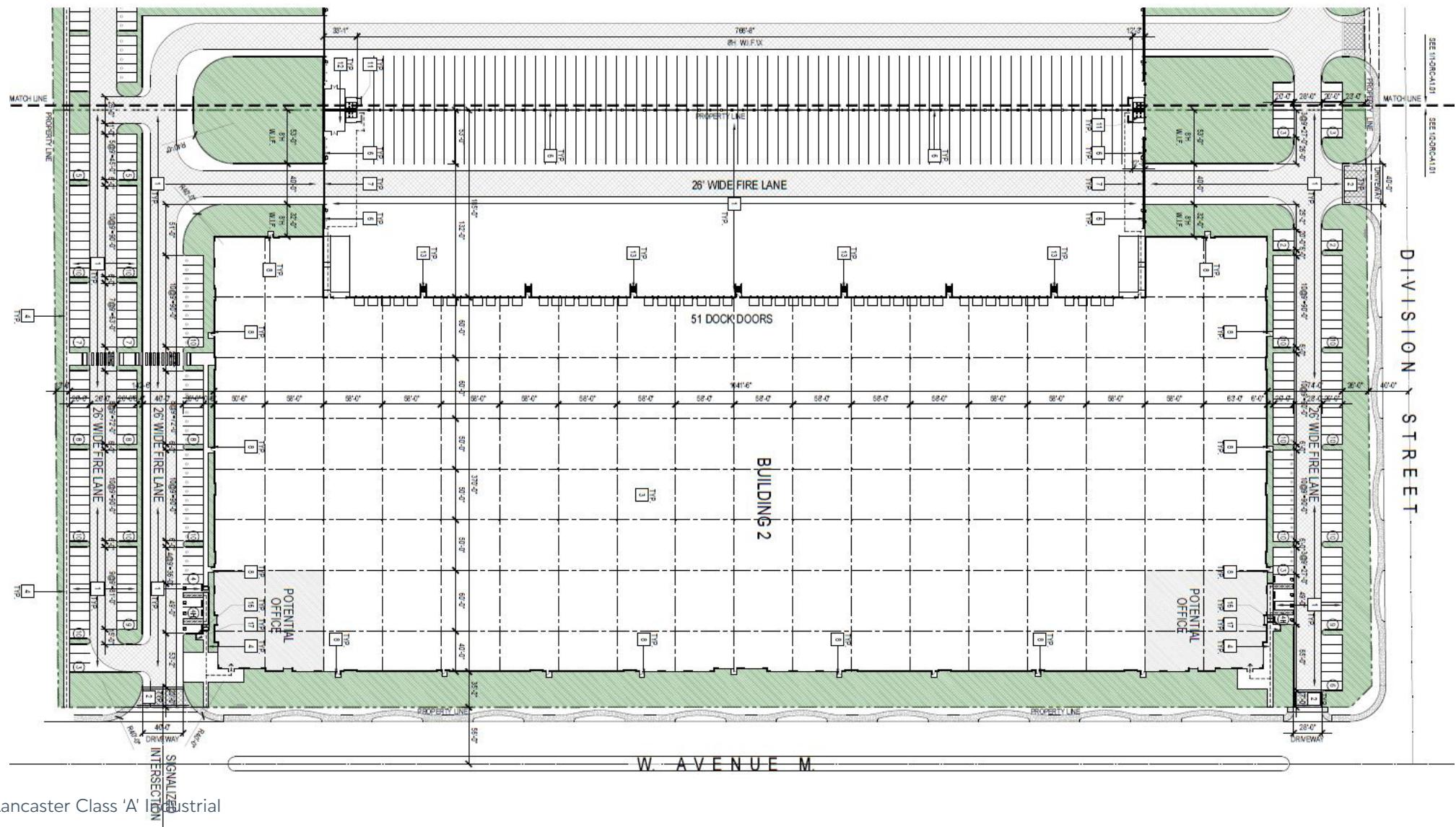
SITE SPECIFICATIONS

- 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

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.

SOUTH BUILDING 2





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

DISCLAIMER

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