

LEASING OPPORTUNITY



INDUSTRIAL · BUILT-TO-SUIT · LANCASTER, CA

92K SF CLASS-A INDUSTRIAL

Fully Entitled · Ready for Construction

W. AVENUE M & 10TH STREET W · LANCASTER, CA 93535

TYLER PORTMAN

GM Properties Inc.
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\$0.65/SF NNN

ASKING RATE

MATT WAGNER

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INDUSTRIAL BUILT-TO-SUIT

Fully entitled. Ready for construction.

This 92,000 SF Class-A industrial building offers a rare opportunity to secure a built-to-suit facility in Lancaster, CA with all entitlements in place and construction ready to begin. The building can be configured to meet the operational, layout, and improvement needs of a long-term tenant – a level of flexibility seldom available in the current Antelope Valley industrial market.

TIME TO OCCUPANCY

ENTITLED & CONSTRUCTION-READY

Plans approved, entitlements secured. No discretionary approvals required – significantly compressing the path from lease execution to delivery.

TENANT FLEXIBILITY

BUILT TO SUIT YOUR OPERATION

Building size, layout, dock configuration, power, clear height, and interior improvements designed around tenant requirements (±92,000 SF).

LEASE STRUCTURE

LONG-TERM PARTNERSHIP

Ownership is seeking long-term lease commitments with a credit tenant who values purpose-built space and a stable operating environment.

BUILDING 2 – CONCEPTUAL ELEVATIONS

North · West · South · East



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



WORKFORCE & CIVIC PARTNERSHIP

Lancaster delivers two structural advantages that materially impact long-term industrial operations: a deep and growing labor pool, and a city government that actively partners with developers and employers to keep projects moving.

200K+

LARGER EMPLOYEE POOL

Deep, Growing Antelope Valley Workforce

Tenants gain access to a broad labor base anchored by aerospace, logistics, and advanced manufacturing – plus a meaningful population of residents currently commuting out of the valley who are actively seeking local employment. Nearly 28% of working residents in the 5-mile trade area commute more than 40 minutes each way today, a recruitable pool for operators who locate here.

Pro-Growth

ENGAGED CITY

City of Lancaster – A Business-Friendly Partner

The City of Lancaster has built a national reputation for pro-development policy and active engagement with employers. Tenants benefit from a streamlined permitting environment, a city government that views industrial users as partners, and a municipality willing to actively support workforce, infrastructure, and operational needs.

ANCHORING THE WORKFORCE

MAJOR ANTELOPE VALLEY EMPLOYERS

Lancaster sits at the heart of one of California's most concentrated aerospace and logistics ecosystems. The same workforce that supports the employers below is available to operators at this Lancaster facility.



POPULATION STATISTICS

A Lancaster location places operators inside one of the most consequential consumer and labor markets in the western United States – with reach extending from the local trade area to the entire West Coast economy.

LOCAL TRADE AREA

5 Mile Radius

200,000

Population

32.8

Average Age

~28%

Currently commute more than 40 minutes

REGIONAL REACH

100 Mile Drive

17.5M

Population within a 100-Mile Drive

\$119K

Average Household Income

~\$400B

Spent Annually by Consumers

MACRO REACH

300 Mile Radius

10%

Access to 10% of the U.S. Population

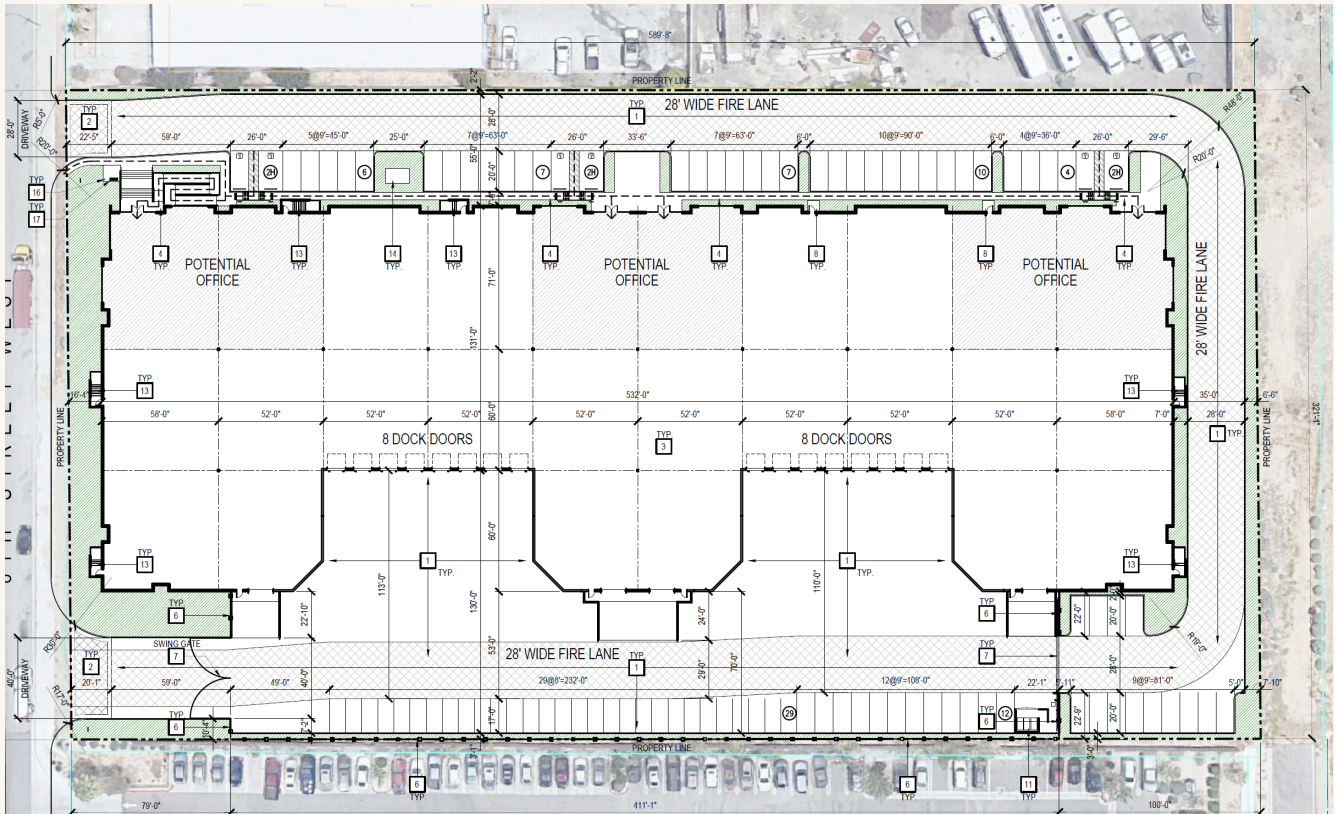
Bay → LV → AZ

Range from Bay Area to Las Vegas to Arizona

\$781B

Total Consumer Spend

THE PROPERTY
SITE PLAN



PRELIMINARY – SUBJECT TO CHANGE

W. Avenue M & 10th Street W · Lancaster, CA 93535

FOR LEASING INQUIRIES

Let's build something purpose-built.

This 92,000 SF Class-A industrial building is entitled, construction-ready, and waiting on the right long-term tenant. Contact the GM Properties leasing team to discuss requirements, layout, timing, and lease terms.

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