

DISTRIBUTION FACILITY

AVAILABLE FOR
OCCUPANCY

2ND HALF
OF 2025

±217,700 SF
on ±9.99 AC NET SITE

FOR LEASE
OR SALE

W AVENUE L4
LANCASTER | CA

EXCLUSIVE LISTING AGENTS:

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DAUM
COMMERCIAL REAL ESTATE SERVICES

±217,700 SF ON ±9.99 AC NET SITE

PROPERTY HIGHLIGHTS

FOR LEASE OR SALE

W AVENUE L4 | LANCASTER | CA



± 217,700 SF
Freestanding
Warehouse



38
Trailer Parking Stalls



28
Dock High Doors



Light Industrial
Zoned



1
Ground Level Door



± 9.99 Acres
Property Size
APN:
3128-007-015 &
3128-007-024



± 2,500 SF
Office Space



2nd Half of 2025
Available for
Occupancy



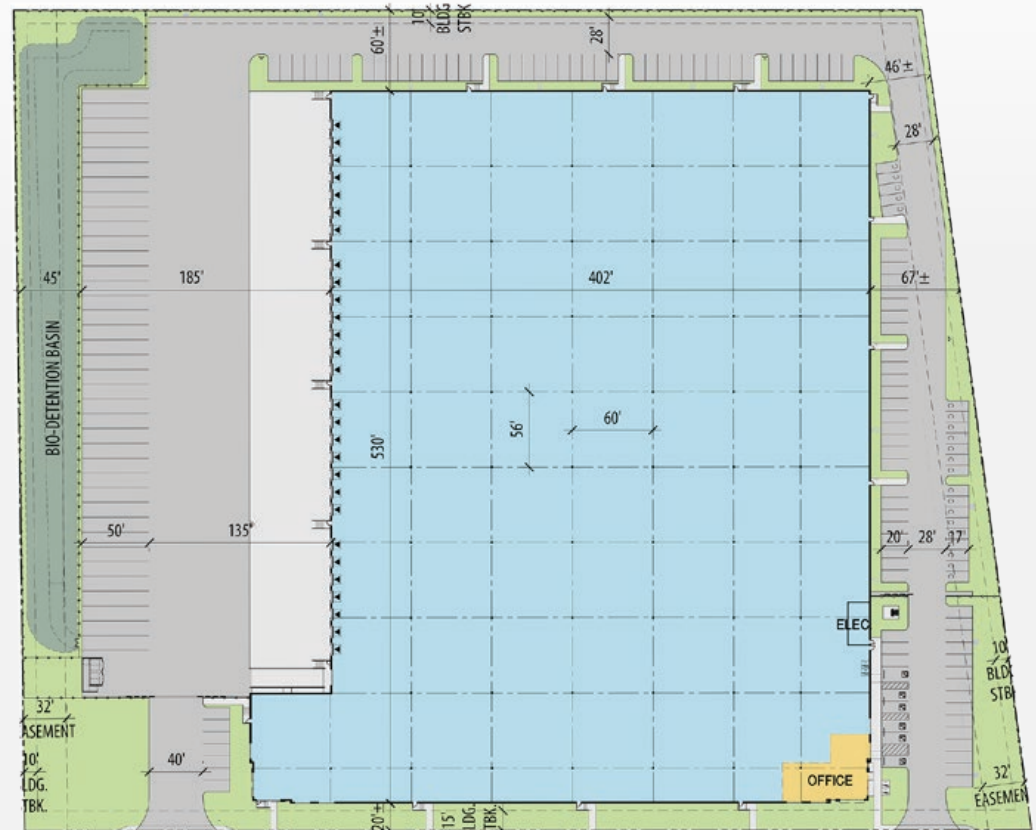
±36'
Minimum Clear
Height



**4,000 Amps of
Power**



122
Car Parking

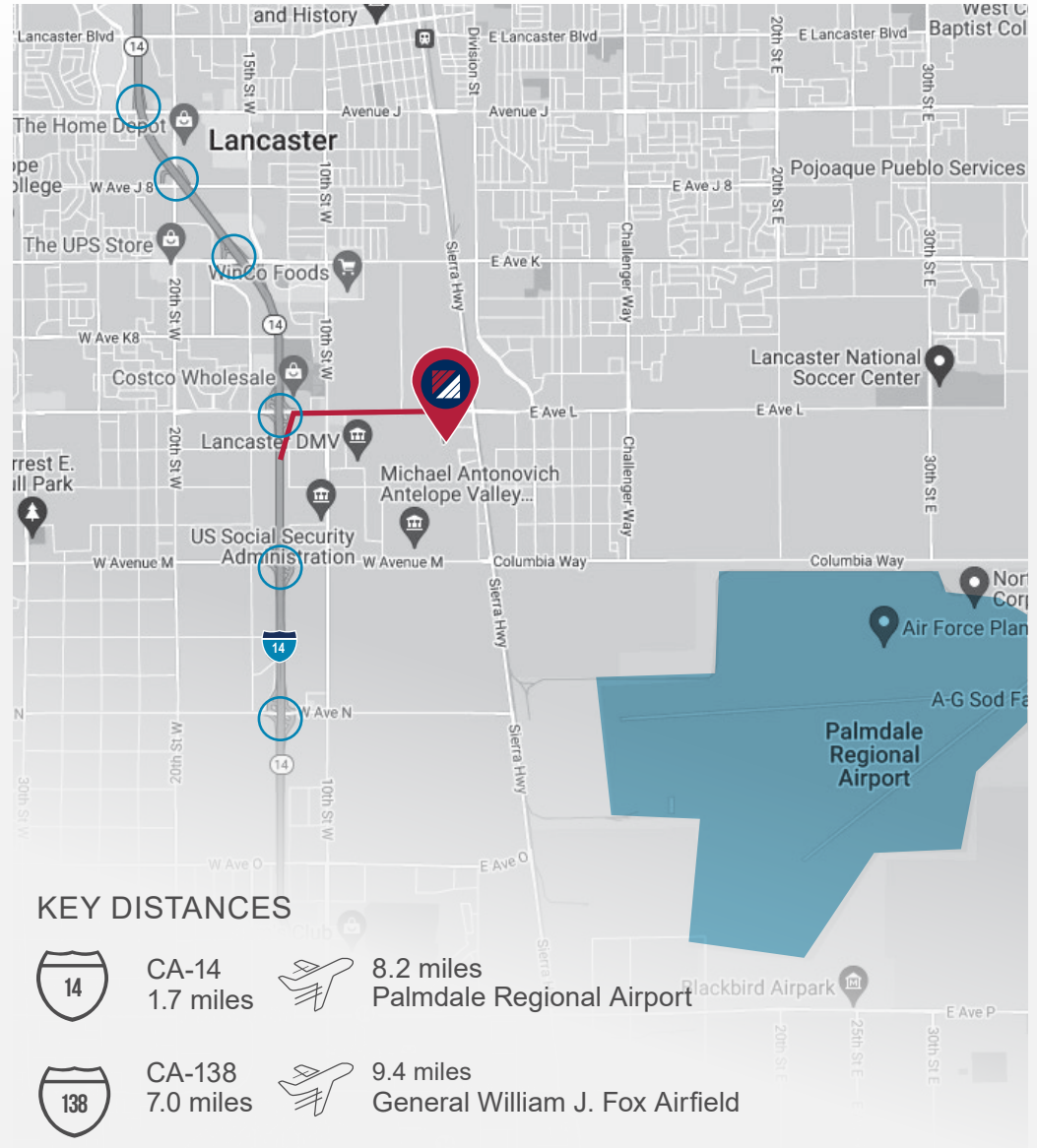


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LOCATION MAP



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AMENITIES MAP



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OPPORTUNITY ZONE AERIAL



LOCATED IN OPPORTUNITY ZONE

Properties located within designated opportunity zones may be eligible for preferential federal tax treatment. Lancaster is a thriving city recognized for its stable economy, growing business community and pioneering of progressive energy uses. Large groups of visitors come to Lancaster every year for the Poppy Festival, LA County Air Show and events at the fair. This parcel is virtually flat usable land. Uses for the property are those zoned industrial, many warehouses, storage facilities are in the area. Great potential Investment Opportunity!



ABOUT

LANCASTER



TOP 10 LARGEST EMPLOYERS

1	Lockheed Martin	3,700
2	Northrop Grumman	2,100
3	Antelope Valley Mall	1,800
4	Palmdale School District	1,792
5	Boeing	1,242
6	Wal-Mart	1,116
7	Antelope Valley Union HS District	850
8	Palmdale Regional Medical Center	800
9	Westside Union School District	587
10	Los Angeles County	500

Lancaster is a city located near the Mojave Desert's western most point and is one of only two cities in the Mojave Desert within Los Angeles County – the other is Palmdale. The western region of the Mojave Desert is known as Antelope Valley, or the High Desert, and encompasses parts of Kern, San Bernardino, and Los Angeles counties. Lancaster remained an unincorporated community in Los Angeles County until 1977 when it incorporated as a city.

Lancaster is 72 miles north of downtown Los Angeles. It's the northern most city in Los Angeles County, and is geographically isolated from suburban Los Angeles by the San Gabriel Mountains of the Angeles National Forest – a transverse range (east-west orientation). The north slope of the approximately 40 mile long San Gabriel Range marks the southern border of the Mojave Desert, and its southern slope the Los Angeles Basin.

Much of the city's infrastructure is solar powered, including City Hall, local schools, and even the minor league baseball stadium. In 2013, Lancaster became the first city in the U.S. to require solar panels on all new homes. This assists in making the community more carbon neutral, dovetailing with the city's goal of becoming the first Net-Zero municipality in the U.S. – i.e. producing more clean energy than consumed.

