

PALMDALE

LOGISTICS CENTER

3 3 4 7 E A V E N U E M | P A L M D A L E , C A



CBRE National Partners

TRANSWESTERN DEVELOPMENT COMPANY

A CBRE NATIONAL PARTNERS INVESTMENT OPPORTUNITY



158 AC of Fully Entitled Land with Potential to Develop up to ±3.0M SF of Class A Industrial Space - Land for Sale or BTS



Fully Approved EIR & Anticipated to be Permit Ready by Q1 2027



Singular Opportunity in Southern California - **One of the Largest Fully Entitled Big Box Sites in California**

EXECUTIVE SUMMARY

THE OFFERING

CBRE, Inc., as exclusive advisor, is pleased to present the opportunity to acquire **Palmdale Logistics Center** (the “Property” or “Campus”), 158 acres of fully entitled land in Palmdale, CA with the ability to develop up to ±3.0M SF of Class A Industrial space. Strategically located in the Greater San Fernando Valley Market, this is one of the largest fully entitled big box sites in California, and the planned development would represent the only 3M+ SF industrial campus in all of Greater Los Angeles. This opportunity offers investors and users speed to market as it is fully entitled with a fully approved EIR and is anticipated to be permit-ready by Q1 2027. Transwestern is also available to complete a build-to-suit for a user.

The master site plan for Palmdale Logistics Center features two ±1.5M SF cross-dock buildings with 42' clear heights, abundant auto and trailer parking, and 516 total dock high doors. Three alternative conceptual site plans are included on pages 14-16.

The planned Class A campus is ideally located near Palmdale Regional Airport with proximity to key transportation corridors including SR-14, SR-138, and I-5. This strategic distribution site provides access to 8.5M people within 50 miles and benefits from considerable drayage cost savings relative to the Greater LA and Inland Empire markets. The Property provides access to one of the largest industrial labor pools in the country, with 20%+ of the population within a 10-mile radius employed in manufacturing, transportation, or warehousing.

Vacancy for buildings 1M+ SF in the Greater San Fernando Valley was 0.0% in Q4'25, and only 5.1% of the total market base a clear height of 28' or greater.



3347 E Avenue M
Palmdale, CA
Address



**M2 (INDUSTRIAL
APPROVED USES)**
Zoning



158 AC
Site Area



3,001,712
Proposed Building SF



42'
Clear Height



516
Dock-High Doors



Q1 2027
Permit Ready

PROPERTY HIGHLIGHTS

ENTITLED LAND FOR SALE OR BTS

STATE-OF-THE-ART PRODUCT

Planned development features 42' clear heights, abundant auto and trailer parking and 516 dock high doors with cross-dock loading capabilities



SPEED TO MARKET

100% entitled with fully approved EIR and anticipated to be permit ready by Q1 2027



SINGULAR BIG BOX OPPORTUNITY

The planned development would represent the only 3M+ SF industrial campus in all of Greater Los Angeles



A+ DISTRIBUTION LOCATION

Low operating costs, abundant labor, a pro-business environment and an extensive transportation network make Palmdale one of the best distribution locations for major corporations in SoCal



SIGNIFICANT DRAYAGE COST SAVINGS

Relative to the Greater Los Angeles and Inland Empire markets, critical for large users



EXTREMELY SUPPLY-CONSTRAINED MARKET

Palmdale recorded an extremely low 1.7% industrial vacancy in Q4 2025



LACK OF COMPETITIVE PRODUCT

0.0% vacancy for buildings 1M+ SF in The Greater San Fernando Valley, and only 5.1% of the total market has a clear height of 28' or greater



SITE FEASIBILITY

Former agricultural use, rough graded, with no protected species



CLEAR PATH FORWARD

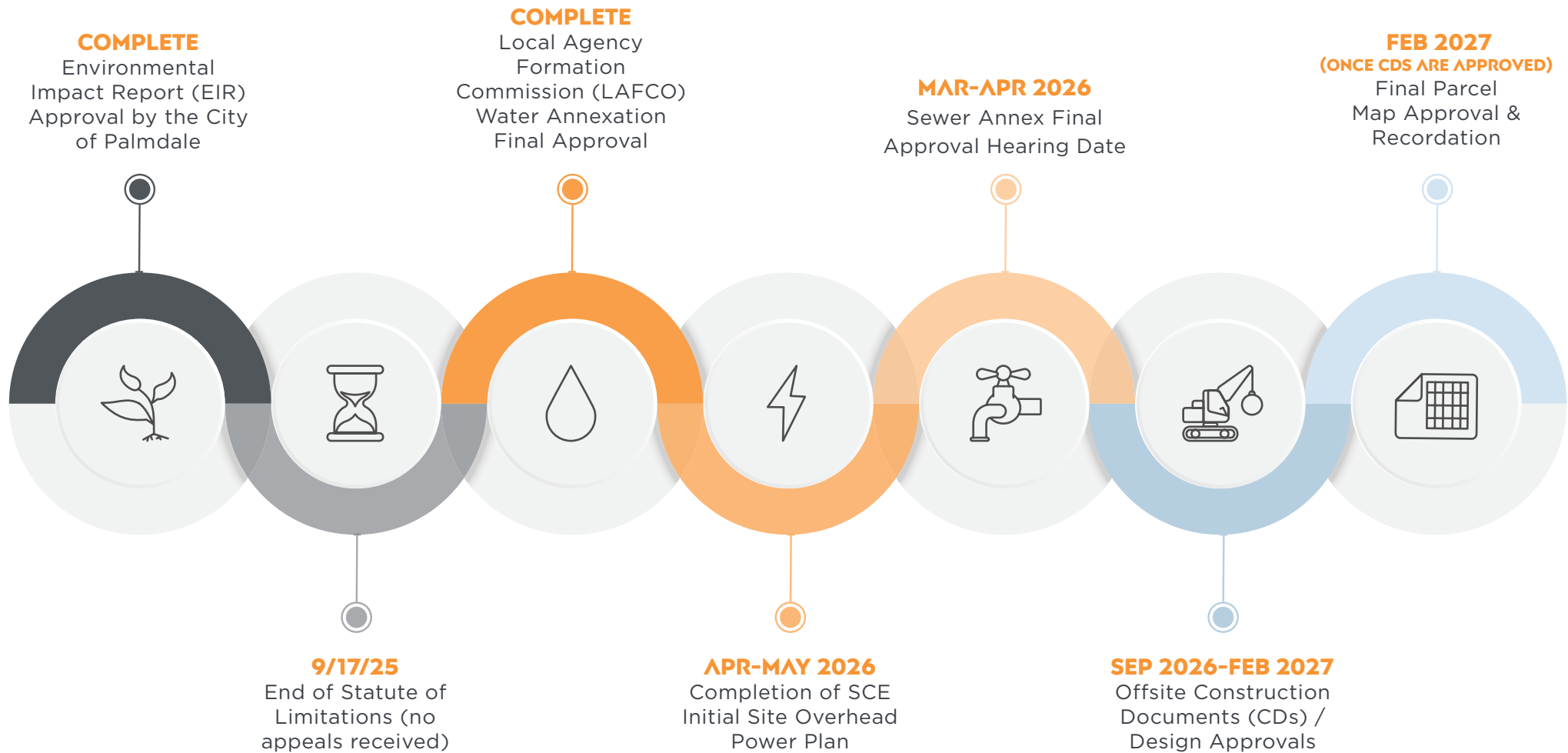
No AB 98 issues



STRATEGIC TAX ADVANTAGES

Located in a Foreign Trade Zone and within the Antelope Valley Air Quality Management District (vs. the South Coast AQMD), so no indirect source rule fees apply

DEVELOPMENT TIMELINE



Note: Buyers can start the Building/Site CDs process at any time, and the city will provide fast-track assistance.

PROPOSED SITE PLAN & PROPERTY SUMMARY



3,001,712 SF
Total Rentable Area



158 AC
Land Size



516 / 8
Dock-High /
Ground-Level Doors



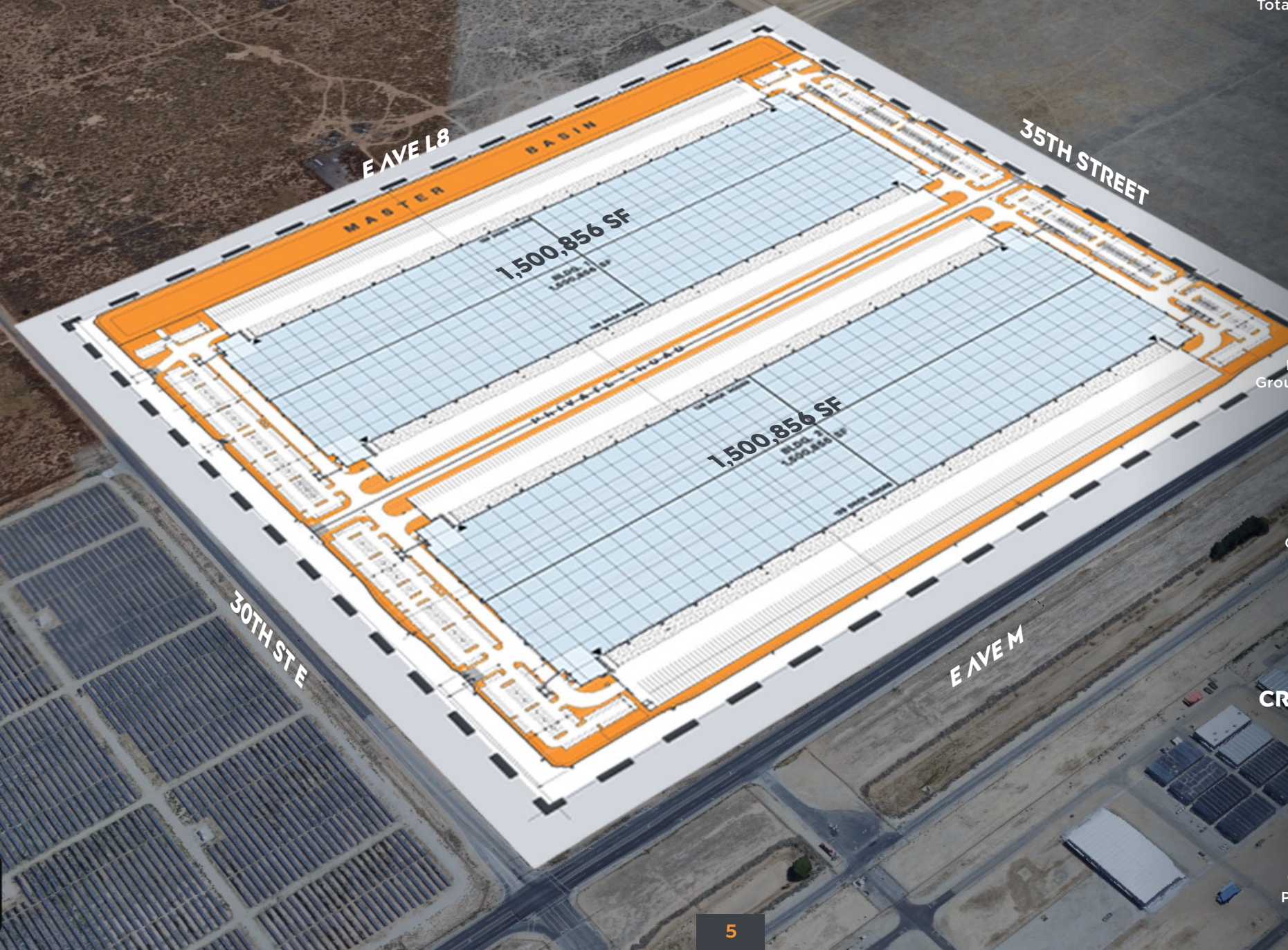
42'
Clear Height



CROSS DOCK
Loading



Q1 2027
Permit Ready



STRATEGIC DISTRIBUTION LOCATION

Efficient Transportation & Accessibility for Companies Looking to Distribute or Service Both Southern California & the Southwest Region of the U.S.

PALMDALE
LOGISTICS CENTER

**FUTURE HIGH DESERT CORRIDOR
CONNECTING PALMDALE TO IE NORTH**

KEY DISTANCES

Palmdale Regional Airport	South side of Property
Lancaster	7.8 Miles
General William J. Fox Airfield	14.4 Miles
Santa Clarita	45.7 Miles
Hollywood Burbank Airport	56.8 Miles
Burbank	60.9 Miles
Downtown LA	72.3 Miles
Los Angeles Int'l Airport	78.0 Miles
Ports of LA/Long Beach	94.7 Miles

THE ANTELOPE VALLEY ADVANTAGE



In-Area Labor Force Efficiency (All Jobs) “If AV residents were matched with employment growth within the region, over 100,000 commuters could improve quality of life by working locally” (see graphic)

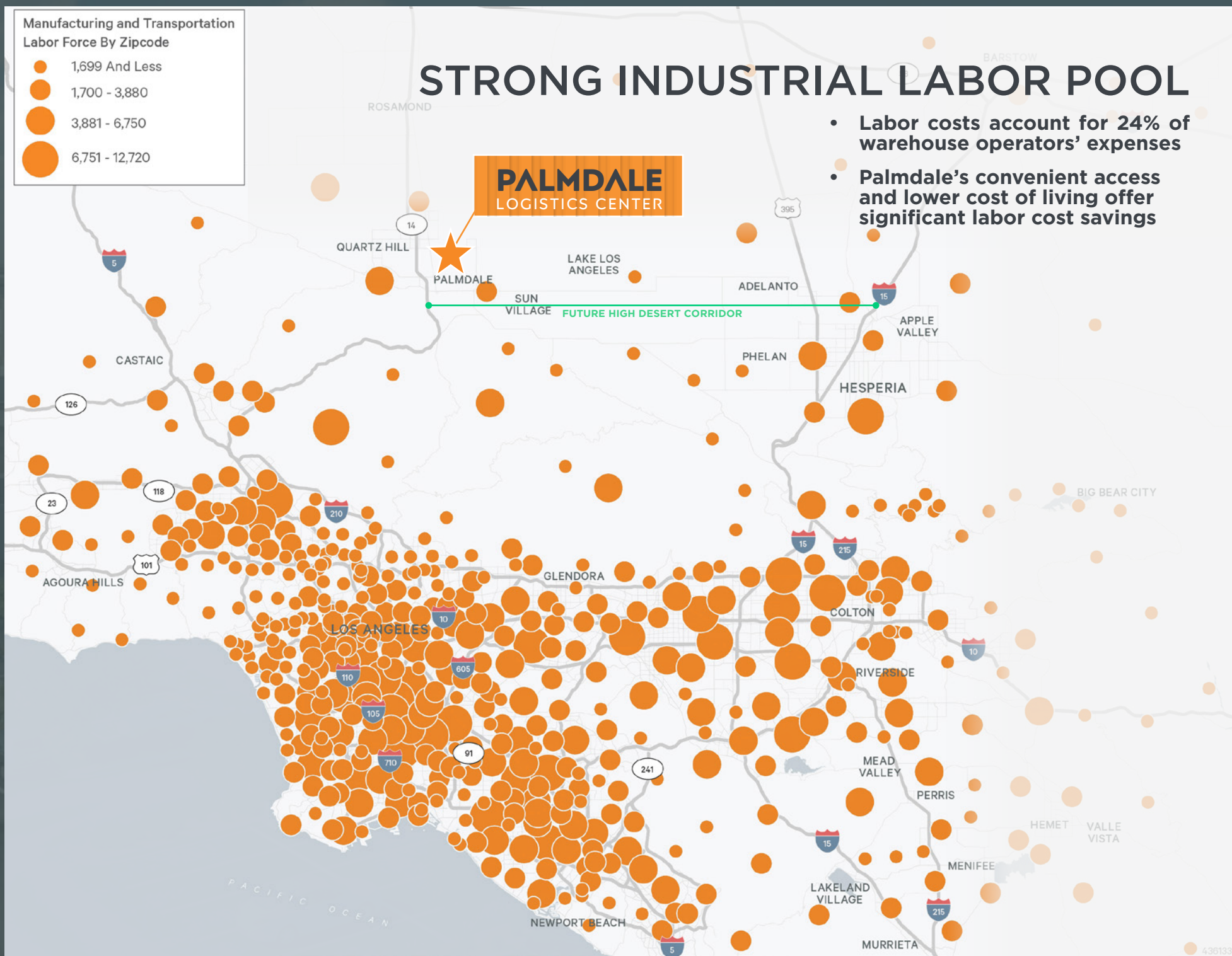
AV Advantages (AV Edge Labor Study 2022)

- Cost of living lower than that of most of California and 29% lower than Los Angeles
- Rent & monthly housing costs only about 80% of statewide average
- Numerous development & expansion opportunities with growth projected across all business and industry sectors
- Business & industry growth strongly supported by local government
- Youthful, skilled & hungry labor force with ±100k residents leaving the immediate trade area for employment
- Northeast LA County, proximate to greater LA Region & Southern California ports, infrastructure and markets
- Lower overall costs for businesses, development and employees compared to region
- 40% of Antelope Valley workforce commutes out of the AV for employment (see Commuters Graph)
- Motivated to avoid commute and work within AV
- AV is home to Manufacturing, Warehouse, Logistics and Aerospace & Defense employees working in AV, Santa Clarita Valley and San Fernando Valley
- Median Home values ±\$508,000 in Palmdale and \$473,000 in Lancaster (Dec 2024)
- JVS SoCal & America's Job Center of California location within the AV for no-cost job placement assistance services to employers

 1,699 And Less
 1,700 - 3,880
 3,881 - 6,750
 6,751 - 12,720



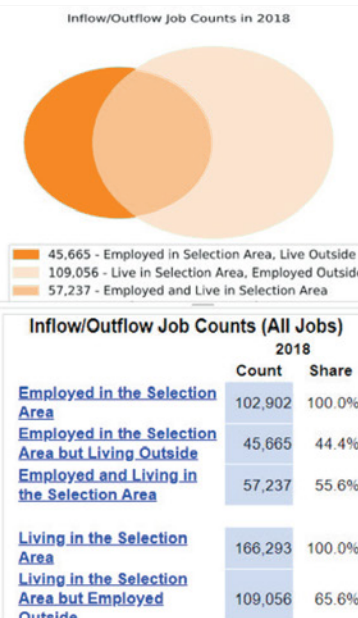
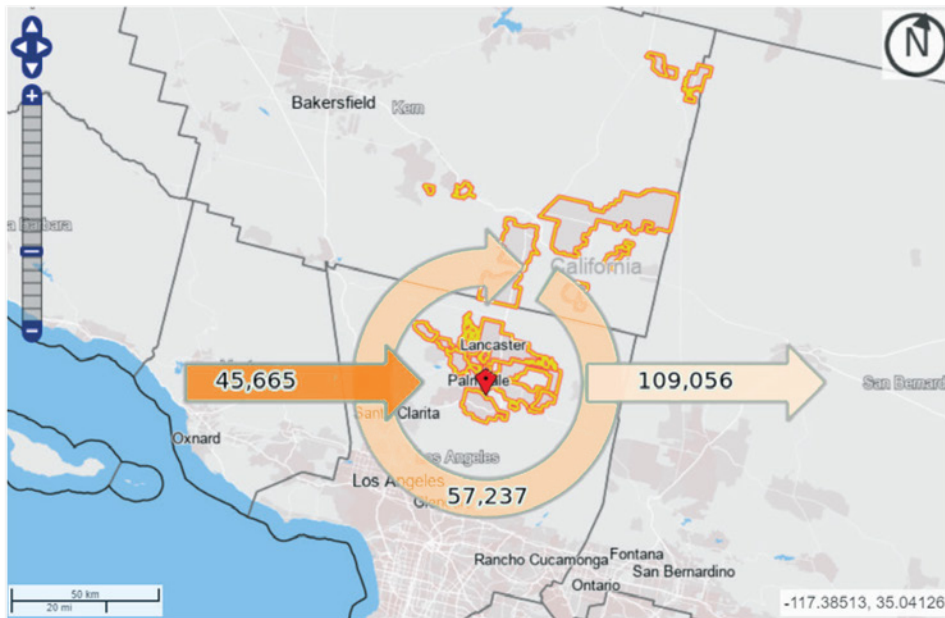
- Labor costs account for 24% of warehouse operators' expenses
- Palmdale's convenient access and lower cost of living offer significant labor cost savings



IN-AREA LABOR FORCE EFFICIENCY (ALL JOBS)

Antelope Valley residents currently commute in large numbers. If matched with employment growth within the region, over 100,000 commuters could improve their quality of life by working locally.

	2018		2016		2014		2012		2010		2008	
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
Living in the Selection Area	166,293	100%	157,340	100%	145,053	100%	138,107	100%	130,652	100%	129,395	100%
Living and Employed in the Area	57,237	34.4%	54,235	34.5%	48,495	33.4%	45,049	32.6%	44,789	34.3%	42,391	32.8%
Living in the Selection Area but Employed Outside	109,056	65.6%	103,105	65.5%	96,558	66.6%	93,058	67.4%	85,863	65.7%	87,004	67.2%



CONTAINER DRAYAGE RATES (FROM PORTS OF LA/LB)

THE BETTER COST OF DOING BUSINESS IN PALMDALE

Only 90 miles from the Ports of LA/LB, Palmdale has a lower drayage cost than all other comparable Big Box markets in SoCal.

City	Rate	Cost / Savings vs. Palmdale
Ontario, CA	\$597	\$274
Rancho Cucamonga, CA	\$671	\$200
Perris, CA	\$744	\$127
San Bernardino, CA	\$752	\$119
Riverside, CA	\$754	\$117
Moreno Valley, CA	\$756	\$115
Valencia, CA	\$798	\$73
Palmdale, CA	\$871	-
Lancaster, CA	\$871	\$0
Hesperia, CA	\$910	(\$39)
Adelanto, CA	\$928	(\$57)
Victorville, CA	\$966	(\$95)
Carpinteria, CA	\$1,031	(\$160)
Bakersfield, CA	\$1,143	(\$272)
Calexico, CA	\$1,391	(\$520)
Desert Hot Springs, CA	\$1,411	(\$540)
El Centro, CA	\$1,419	(\$548)
Dey Rey, CA	\$1,455	(\$584)
Clovis, CA	\$1,470	(\$599)
San Diego, CA	\$1,555	(\$684)
Fresno, CA	\$1,570	(\$699)
Las Vegas, NV	\$1,651	(\$780)
Avenal, CA	\$1,956	(\$1,085)
Fremont, CA	\$2,187	(\$1,316)
Stockton, CA	\$2,251	(\$1,380)
Tracy, CA	\$2,279	(\$1,408)
Hayward, CA	\$2,431	(\$1,560)
Phoenix, AZ	\$2,452	(\$1,581)
Redding, CA	\$2,919	(\$2,048)
Sacramento, CA	\$3,189	(\$2,318)

Note: Drayage rates include base fees and fuel costs only. Not all fees are included.



138

OBAN

W Ave E

E Ave E

ANTELOPE
ACRES

80th St W

W Ave F

General William J.
Fox Airfield

W Ave G

60th St W

30th St W

14

Division St

E Ave G

90th St W

W Ave H

E Ave H

30th St E

11.0 MILES

W Lancaster Blvd

E Lancaster Blvd

W Ave I

E Ave I

DEL SUR

70th St W

Ave J

Challenger Way

40th St E

50th St E

PALMDALE LOGISTICS CENTER

IS LOCATED IMMEDIATELY
NORTH OF THE PALMDALE
REGIONAL AIRPORT WITH
DIRECT ACCESS TO SR-14
& SR-138

LANCASTER

E Ave K

PALMDALE
LOGISTICS CENTER

E Ave L

30th St W

W Ave M

14

4.3 MILES

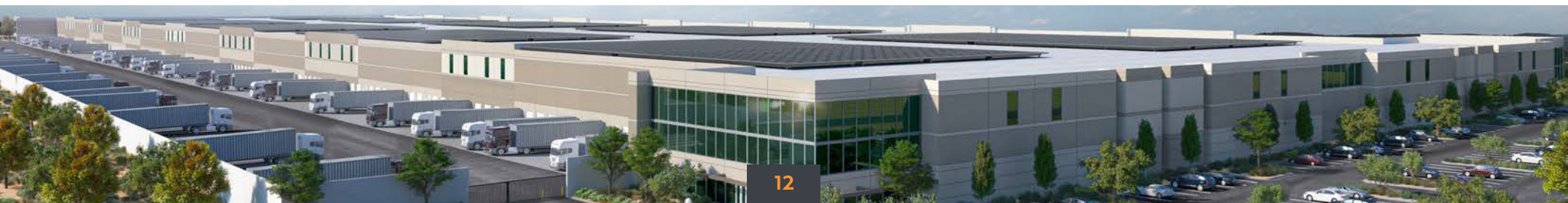
Columbia Way

Palmdale Regional
Airport

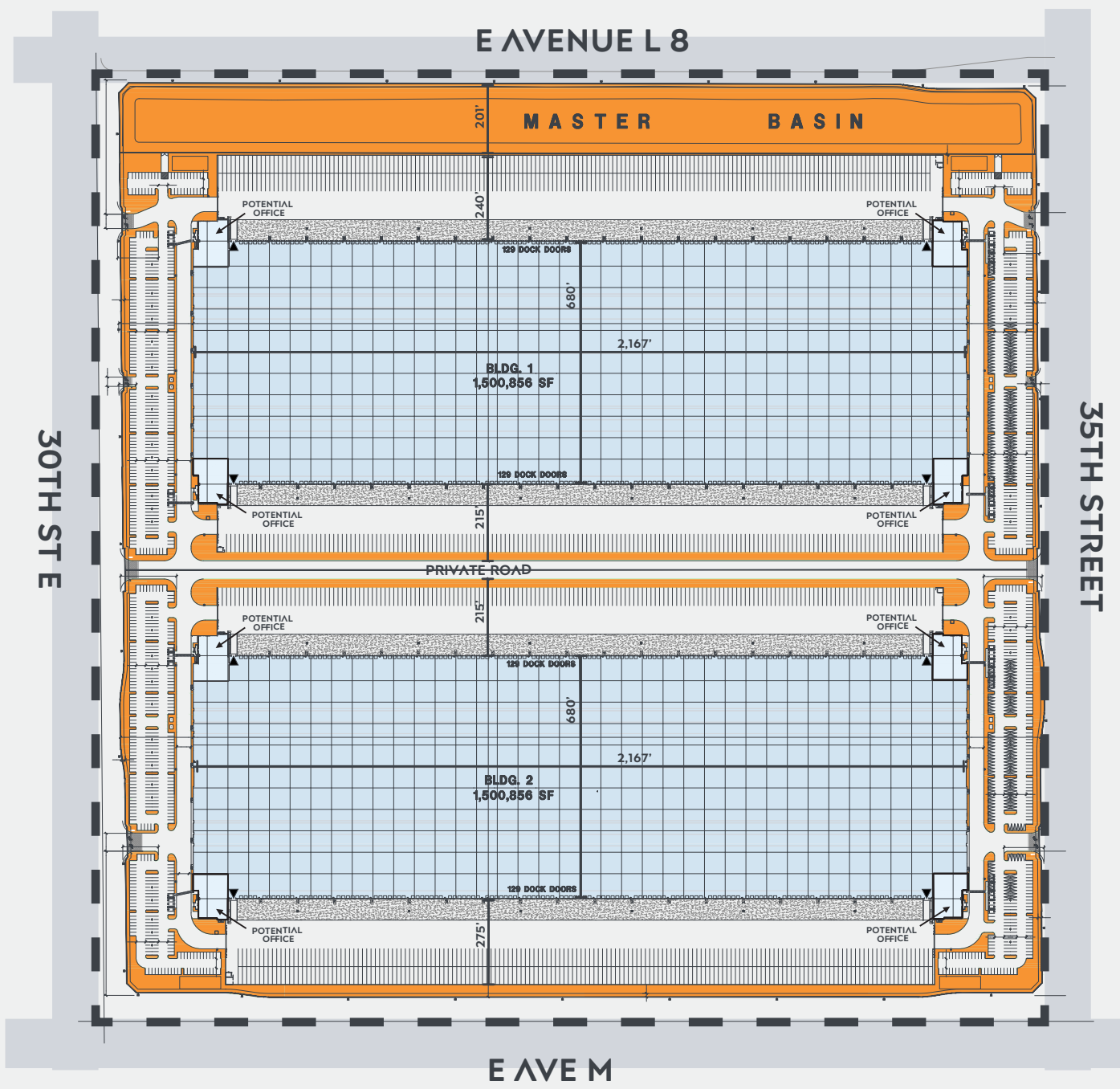
FUTURE HIGH DESERT CORRIDOR
CONNECTING PALMDALE TO IE NORTH

PROPOSED PROPERTY SPECIFICATIONS

Address	3347 E Ave M - Bldg 1	3347 E Ave M - Bldg 2	Campus Total
Industrial Market	Northern Los Angeles County		
Industrial Submarket	Antelope Valley		
Building Class	A		
Construction Status	Fully Approved EIR / Permit-ready by 3Q26		
Parcel Number	3170-018-081		
Property Size			
Total Rentable Area (SF)	1,500,856	1,500,856	3,001,712
Land Size (AC)	68.58	70.23	158.00
Land Size (SF)	2,987,345	3,059,219	6,046,564
FAR	50%	49%	50%
1st Floor Office SF	10,000	10,000	20,000
2nd Floor Office SF	10,000	10,000	20,000
Number of Buildings	1	1	2
Property Features			
Expected Permit Delivery	Q1 2027	Q1 2027	Q1 2027
Clear Height	42'	42'	42'
Truck Court Depth	240'	240'	240'
Cross Docks	Yes	Yes	Yes
Car Parking (9'X18')	753	764	1,517
Trailer Parking	499	491	990
Dock-High Doors	258	258	516
Ground-Level Doors	4	4	8
Zoning	M2 (Industrial approved uses)	M2 (Industrial approved uses)	M2 (Industrial approved uses)
Construction Overview			
Construction Type	Reinforced Concrete		
Sprinklers	ESFR-K28 Heads		
Electrical	4,000 Amps spec with a 8,000 Amp UGPS with the ability to expand		

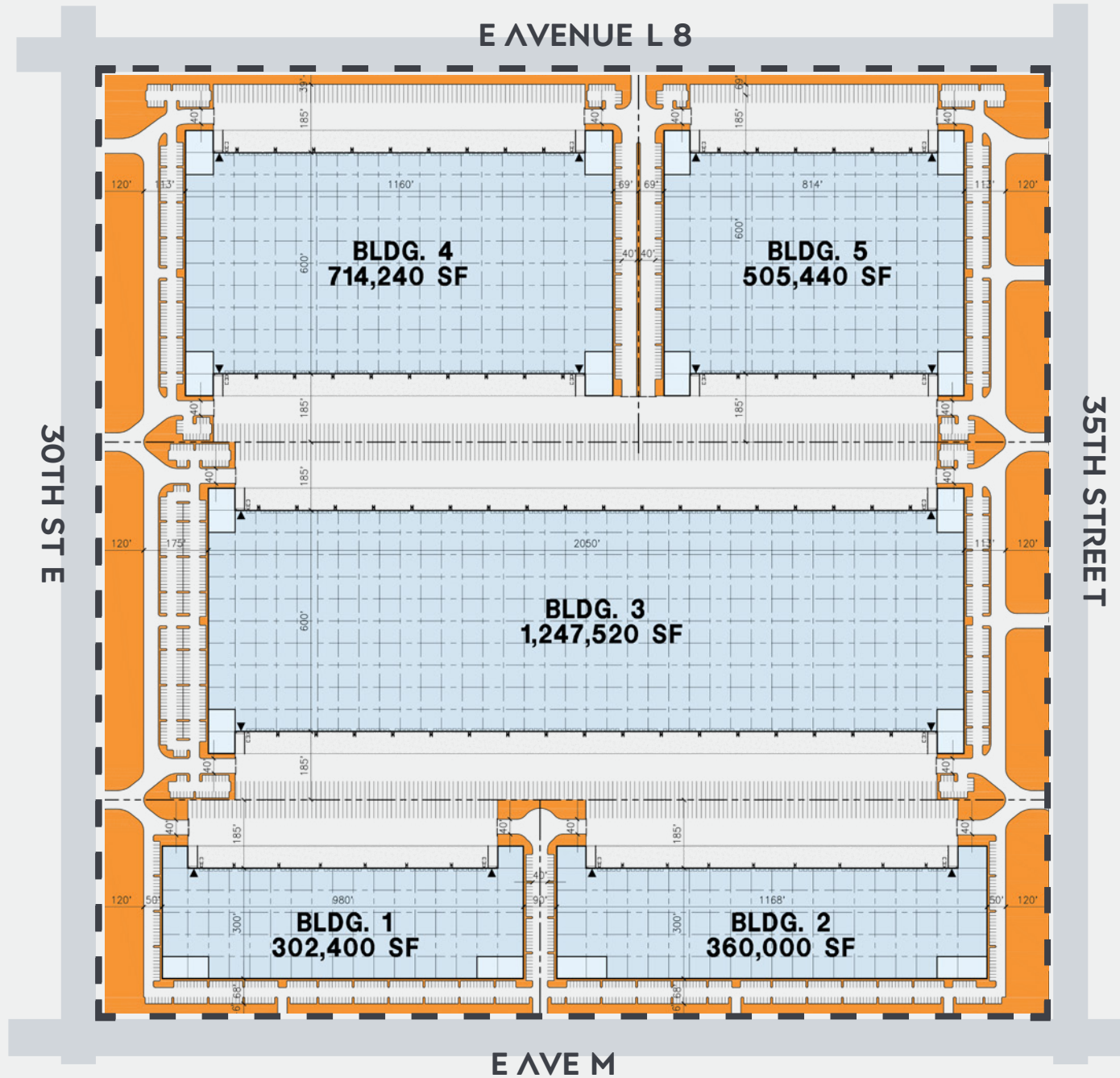


MASTER SITE PLAN



Site is Entitled for ±3M SF however the site plan may be modified to accommodate a variety of building sizes

CONCEPTUAL SITE PLAN 1



Site is Entitled for ±3M SF however the site plan may be modified to accommodate a variety of building sizes

E AVENUE L 8

MASTER BASIN

BLDG. 5
1,428,210 SF

BLDG. 4
322,920 SF

BLDG. 3
396,960 SF

BLDG. 1
401,320 SF

BLDG. 2
508,400 SF

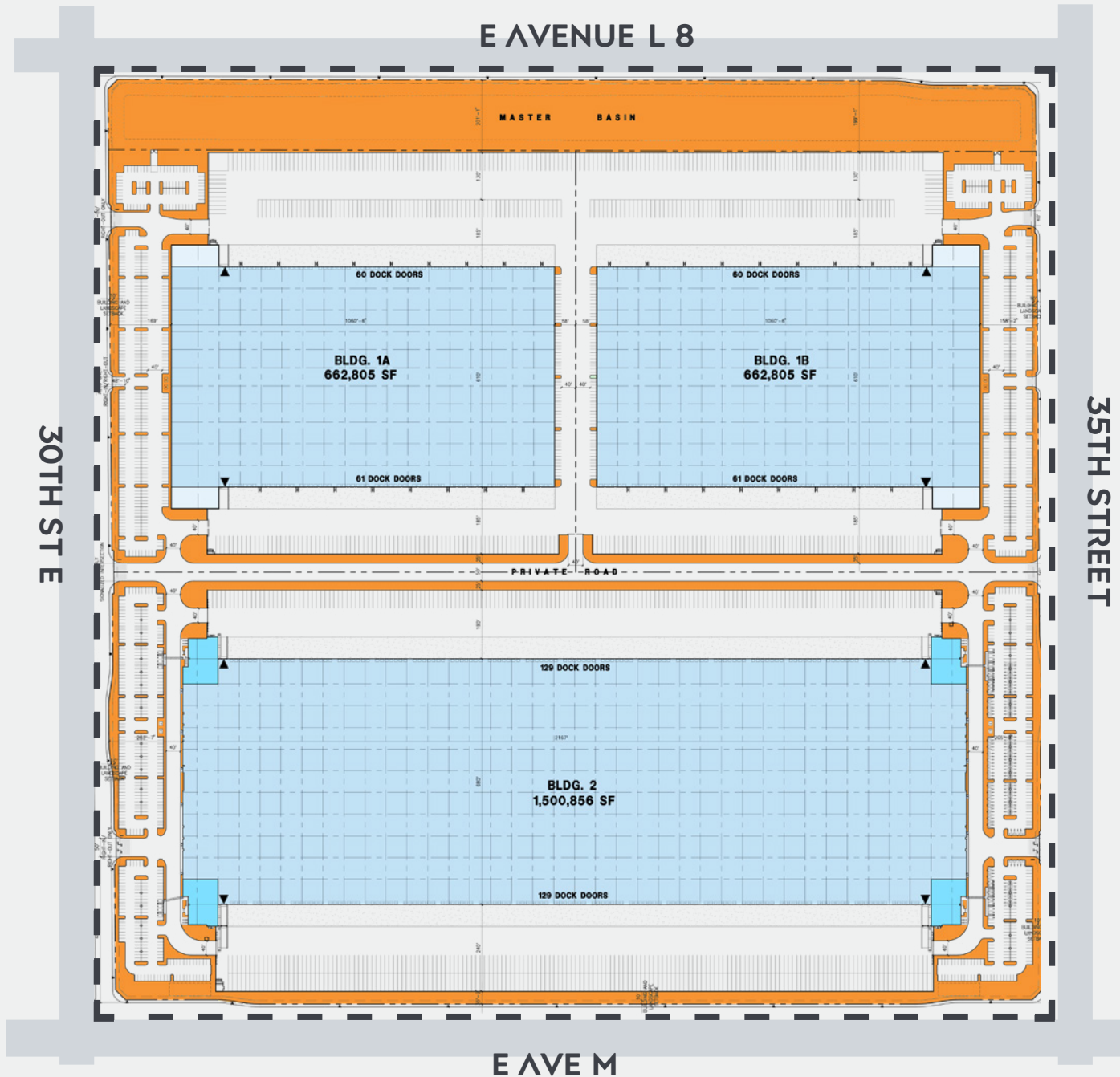
30TH ST

35TH STREET

E AVE M

15

CONCEPTUAL SITE PLAN 3



Site is Entitled for $\pm 3M$ SF however the site plan may be modified to accommodate a variety of building sizes

PALMDALE

LOGISTICS CENTER

TEAM LEADS

Michael Longo

Senior Vice President
Lic. 01887292
+1 310 363 4906
michael.longo@cbre.com

Barbara Perrier

Vice Chair
Lic. 00969169
+1 818 481 2374
barbara.perrier@cbre.com

LOCAL MARKET EXPERTS

Craig Peters

Vice Chair
Lic. 00906542
+1 818 907 4616
craig.peters@cbre.com

Richard Ramirez

First Vice President
Lic. 01792270
+1 818 907 4639
richard.ramirez@cbre.com

Dan Foye

DAUM Commercial
Lic. 01292002
+1 909 912 0009
dan.foye@daumcommercial.com

Richard C. John, SIOR

DAUM Commercial
Lic. 00800783
+1 909 912 0001
rj@daumcommercial.com

DEBT & STRUCTURED FINANCE

Val Achtemeier

Vice Chair
Lic. 01868169
+1 213 400 7187
val.achtemeier@cbre.com

Bill Moyer

Vice Chair
+1 917 755 0282
william.moyer@cbre.com

Matt Schmidt

Vice President
Lic. 02022834
+1 213 613 3608
matthew.schmidt@cbre.com

NATIONAL PARTNERS WEST ADVISORS

Darla Longo

Vice Chair/Managing Director
Lic. 00639911
+1 909 418 2105
darla.longo@cbre.com

Rebecca Perlmutter

Vice Chair
Lic. 01838624
+1 310 922 5237
rebecca.perlmutter@cbre.com

Joe Cesta

Executive Vice President
Lic. 01319088
+1 949 809 3612
joe.cesta@cbre.com

Brian Russell

Executive Vice President
Lic. 01920350
+1 310 387 2907
brussell@cbre.com

Eric Cox

Senior Vice President
Lic. 02027752
+1 213 613 3210
eric.a.cox@cbre.com

Melissa Moock

Vice President
Lic. 01987890
+1 310 363 4937
melissa.moock@cbre.com

Jonathan Garrick

Associate
Lic. 02235240
+1 650 454 7321
jonathan.garrick@cbre.com



www.cbre.com/np

GLOBAL INDUSTRIAL & LOGISTICS

Will Pike, Heather McClain

WEST

Darla Longo
Barbara Perrier
Brett Hartzell
Rebecca Perlmutter
Joe Cesta
Rusty Kennedy
Brian Russell
Michael Longo
Eric Cox
Jonathan Garrick
Melissa Moock
Gina Christen

SOUTH CENTRAL

James Bolt
Jonathan Bryan
Ryan Thornton
Tyler Carner
Jeremy Ballenger
Nathan Wynne
Eliza Bachhuber
Elliott Dow
Colleen Fazio
Morgan Dunn

NORTHEAST

Michael Hines
Brad Ruppel
Bo Cashman
Jonathan Beard
Joseph Hill
Lauren Dawicki

NORTH CENTRAL

Ryan Bain
Zach Graham
Judd Welliver
Bentley Smith
Joe Horrigan
Victoria Gomez

SOUTHEAST

Frank Fallon
Brian Fiumara
Trey Barry
José Lobón
Brian Linnihan
Royce Rose
George Fallon
Jennifer Klingler

DEBT & STRUCTURED FINANCE

Steve Roth
Val Achtemeier
Tom Traynor
Mark Fluent
David Milestone
Bill Moyer
Tom Rugg
Mike Ryan
Scott Lewis
Ryan Kieser
Bill Jurjovec
Mark Finan
Matt Schmidt
Matt Ballard
Christine Dierker