

FOR SALE - \$149/SF

39415

**EIGHTH
STREET**

380,410 SF FOR SALE OR LEASE (DIVISIBLE)
STATE-OF-THE-ART INDUSTRIAL
WITH RAIL POTENTIAL



CBRE

Project Highlights

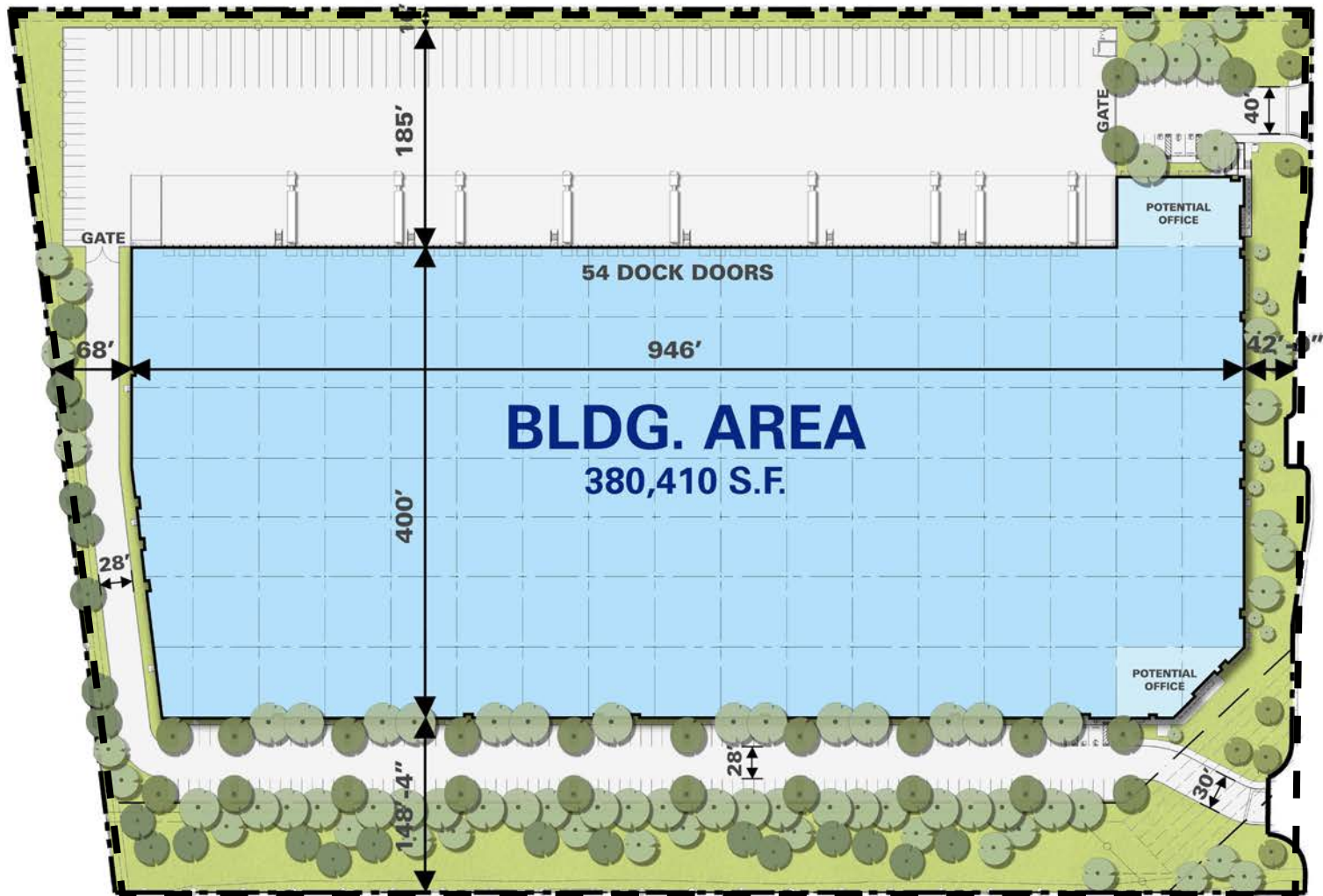
- 380,410 SF
- Lease Rate: TBD
- Sale Price: \$149 / SF
- Office: 6,000 SF
- 54 Dock High Loading Positions
- 2 Grade Level Loading Doors
- 36' Clear Height
- 204 Parking Spaces
- HI Zoning (Heavy Industrial)
- Divisible
- Potential Rail Service (Union Pacific)

State-of-the-Art
Industrial

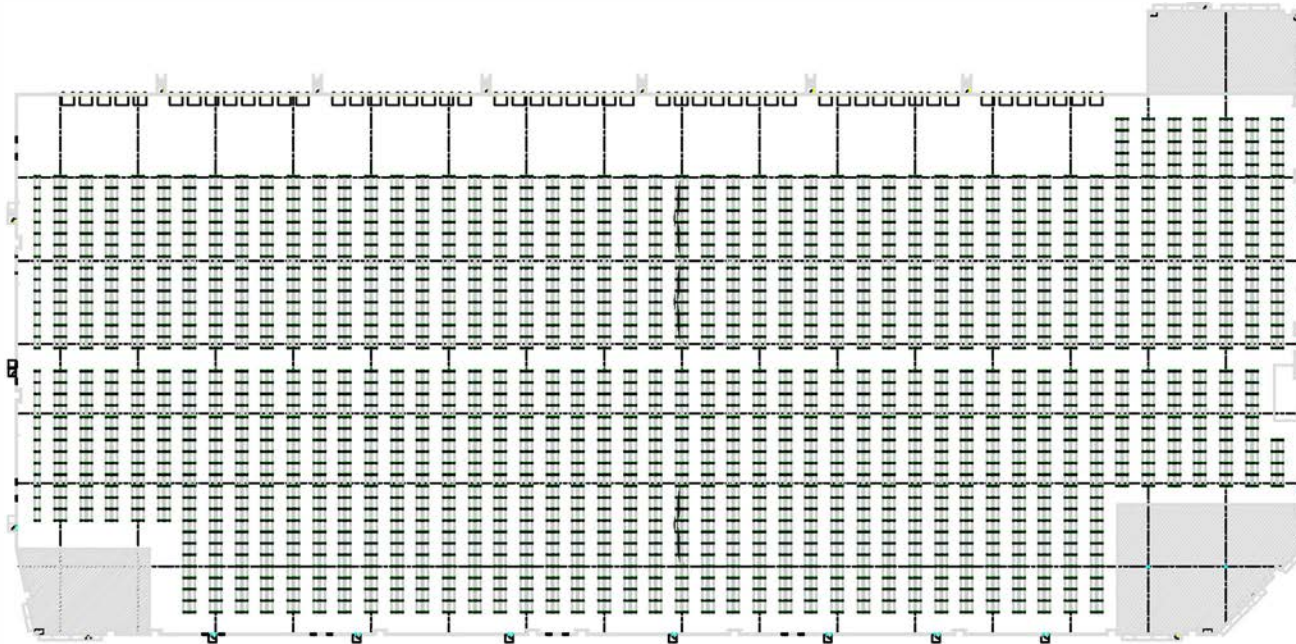
380,410 SF



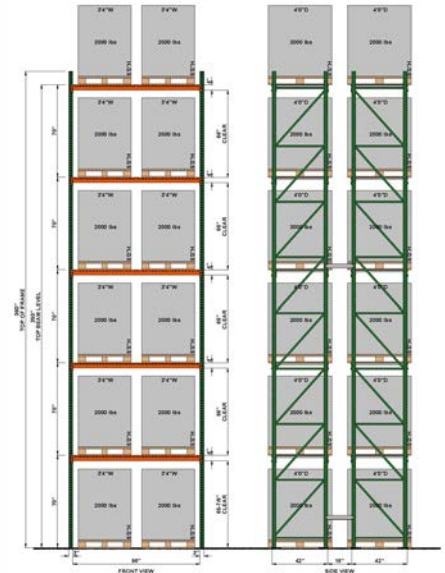
Site Plan



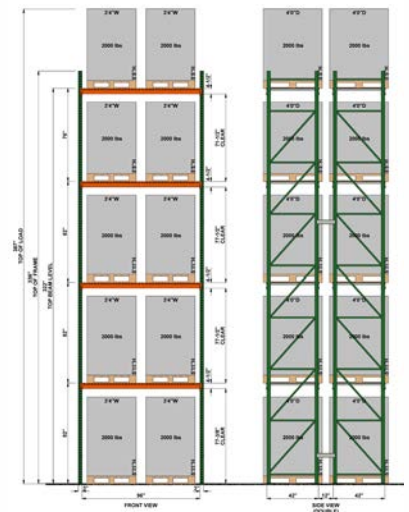
Racking Design



60" TALL PALLET



72" TALL PALLET



Total Pallet Positions (as shown)

- Approximately 45,000 Pallet Positions (56" Tall Pallet)
- Approximately 39,000 Pallet Positions (64" Tall Pallet)
- Approximately 32,600 Pallet Positions (72" Tall Pallet)



No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

City of Palmdale

LAEDC'S Most Business Friendly City

- Readily Available Skilled & Motivated Work Force
- Established Aerospace, Industrial, Distribution & Manufacturing User Base
- Easily Accessible Regional Highway Infrastructure
- Growing & Developing Region of LA County

Antelope Valley Facts & Demographics



Total Population:

541,511 (2021)

561,336 (2026 Projection)



Median Age

33.9



Education

High School / GED 95,661 (27.4%)

Some College 92,873 (26.60%)

Bachelor's Degree 39,444 (11.30%)

Master's Degree 16,368 (4.69%)



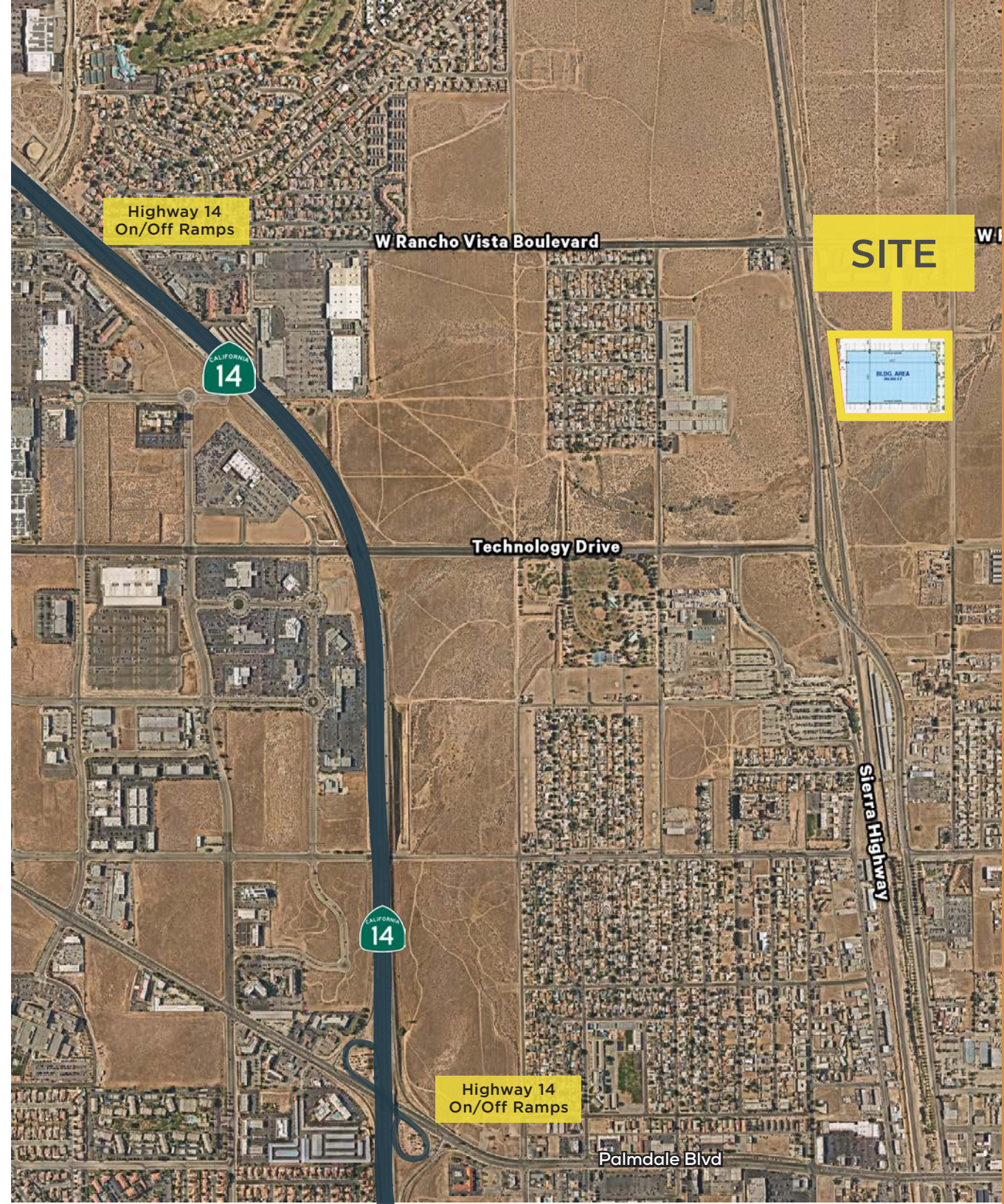
Average Household Size

3.2



Average Household Income

\$82,790



LOCATION IS
EVERYTHING

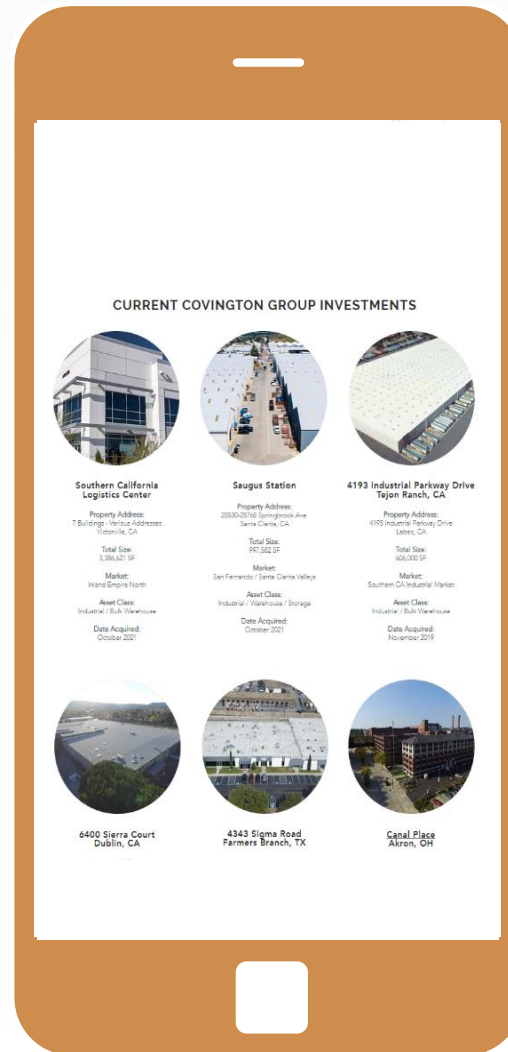
**39415 EIGHTH
STREET** OFFERS
IMMEDIATE ACCESS
TO REGIONAL
HIGHWAY
INFRASTRUCTURE

Covington Group

Experienced Team. Nationwide Reach.

Covington Group, Inc. is a privately held, Dallas based real estate development and investment company that specializes in redeveloping and repositioning distressed property across the United States. We are a value-add, opportunistic investor committed to creating superior returns on investment by mitigating risk and preserving capital through innovation, persistence, creativity and focus on core competencies.

Throughout the last 30 years, Covington Group, Inc. has focused on the acquisition of corporate dispositions, REOs, and other types of vacant or distressed properties, with the intent of recycling and re-tenanting these properties. Our partners have over 80 years of combined experience and have successfully developed and redeveloped over 25 million square feet of commercial and industrial property, including build-to-suit and spec warehouses, hotels, and master planned communities. Covington Group, Inc. and our affiliate companies/partners currently own over 8,500,000 SF of commercial/industrial space across the U.S.



Covington Development Partners (“CDP”) is the development arm of Covington Group’s fully integrated industrial real estate platform. Founded in 1989, Covington Group specializes in the acquisition, development and management of warehouse, distribution, manufacturing and e-commerce facilities across the nation.

For More Information

For more information on Covington Group, visit their website at <https://www.covingtongroupinc.com>.

39415

EIGHTH STREET

39415 8th Street East Corporate Neighbors

39415 8th Street East enjoys a strategic location in the City of Palmdale, placing your business at the center of a prominent and growing corporate community. Corporate neighbors include, but not limited to:

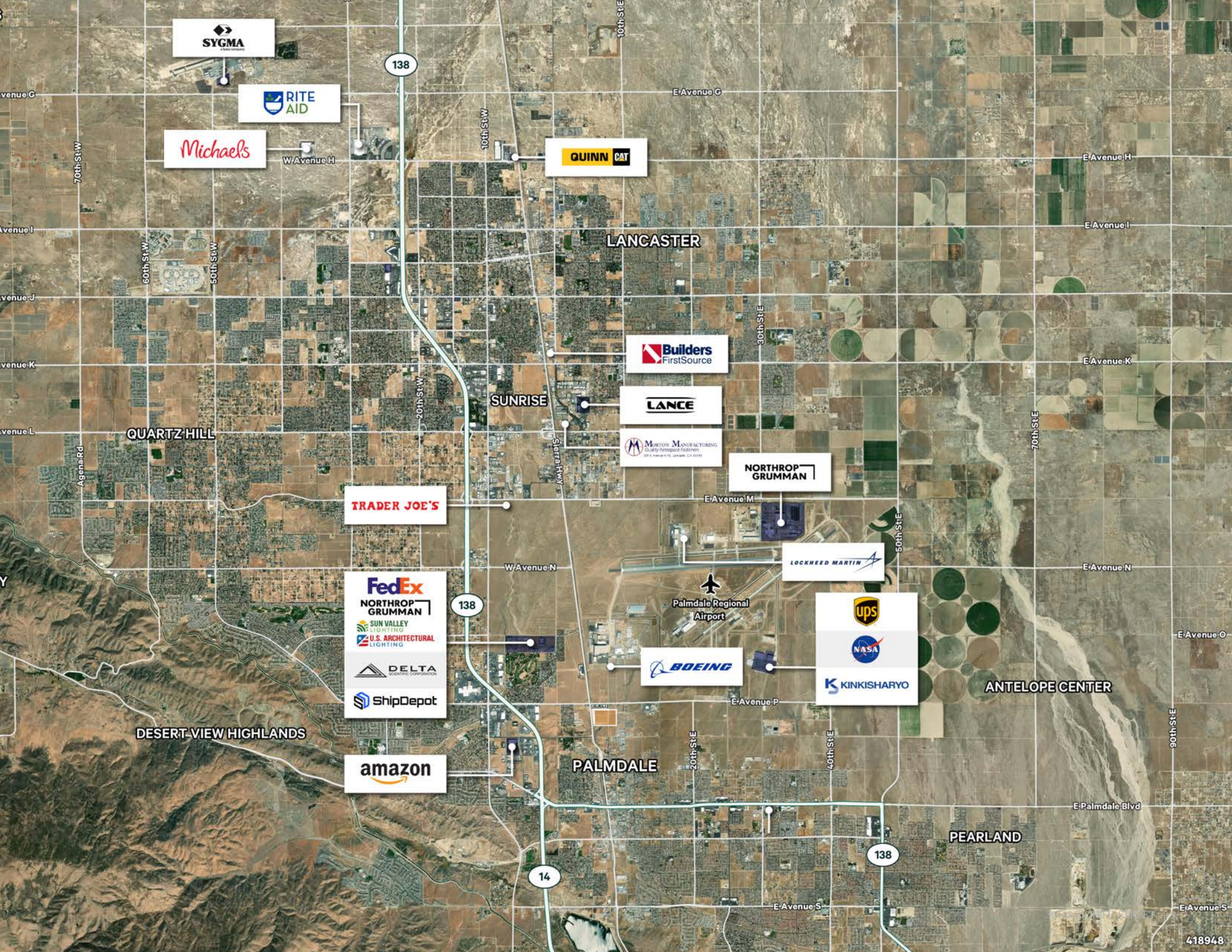
Distribution Centers

- Trader Joes
- Michaels
- Sygma

Aerospace & Defense

- Northrop Grumman
- Lockheed Martin
- Boeing
- Delta Scientific
- BAE Systems
- Airo Industries





SYGMA
a Sun Company

RITE AID

Michaels

QUINN CAT

LANCASTER

Builders FirstSource

LANCE

MORISON MANUFACTURING
Quality Aerospace Fasteners
818-714-4444, www.morison.com

NORTHROP GRUMMAN

TRADER JOE'S

LOCKHEED MARTIN

FedEx
NORTHROP GRUMMAN
SUN VALLEY LIGHTING
U.S. ARCHITECTURAL LIGHTING

Palmdale Regional Airport

UPS

DELTA SCIENTIFIC CORPORATION
ShipDepot

BOEING

NASA

KINKISHARYO

ANTELOPE CENTER

DESERT VIEW HIGHLANDS

amazon

PALMDALE

PEARLAND

39415

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STREET

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CBRE

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