

SEC WEST AVENUE L & 5TH ST WEST | LANCASTER, CA 93535



DEVELOPMENT POTENTIAL TO SUPPORT ± 530,840 SF CONCRETE TILT-UP CONSTRUCTION

± 25.77 ACRES

AVAILABLE



SUBJECT PROPERTY



KAISER
PERMANENTE

DAUM
COMMERCIAL REAL ESTATE SERVICES

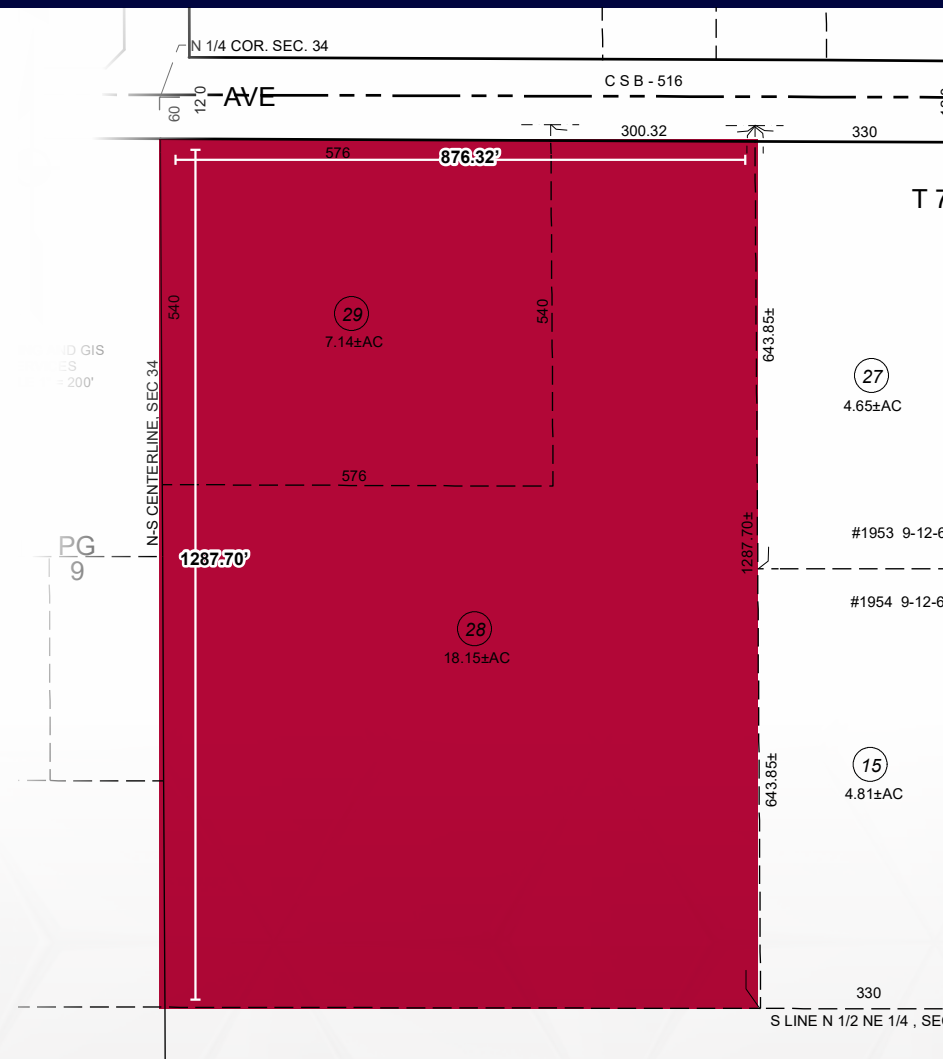
Colliers

± 25.77 ACRES

AVAILABLE

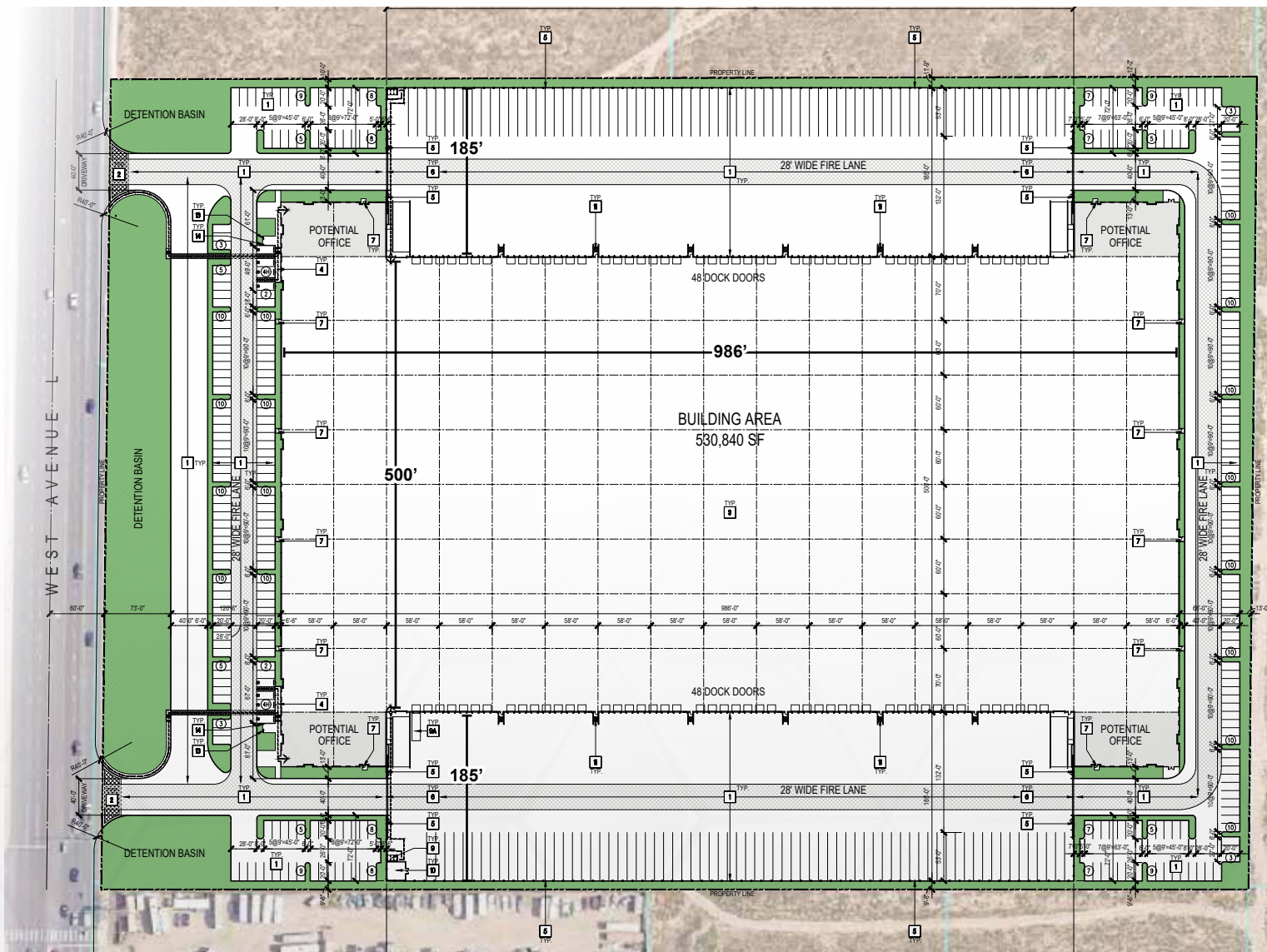
EXECUTIVE SUMMARY

DAUM Commercial and Colliers are pleased to present a premier land opportunity for development or investment in the rapidly growing Antelope Valley submarket. Located at the SEC of West Avenue L & 5th Street West in Lancaster, CA, this ±25.77-acre parcel is ideally suited for Class A industrial development. With conceptual plans for a 530,840 SF state-of-the-art distribution facility featuring ESFR fire sprinkler capacity, ample dock-high loading, and solar-ready infrastructure, the site offers exceptional potential for e-commerce, logistics, or manufacturing users. Zoned for industrial use and positioned for immediate access to major transportation corridors, this site represents a rare opportunity to capitalize on the region's booming industrial demand.



LAND DETAILS

Site Area (ACRES)	± 25.77
Zoning	Light Industrial (LI) S-1/B Occupancy – High Pile Storage Warehouse
APNS	3128-007-028 and 3128-007-029



DEVELOPMENT FEATURES



**530,840 SF CONCRETE
TILT-UP CONSTRUCTION**



**S-1/B OCCUPANCY –
HIGH PILE STORAGE
WAREHOUSE**



42' MINIMUM



**48 TOTAL DOCK-HIGH
POSITIONS**



**FUTURE-READY
CAPABILITIES
(SOLAR + EV PARKING)**



**ZONING/USE:
LIGHT INDUSTRIAL (LI)**

**S-1/B OCCUPANCY –
HIGH PILE STORAGE
WAREHOUSE**



LANCASTER, CA IS EMERGING AS A STRATEGIC HUB FOR INDUSTRIAL WAREHOUSING AND DISTRIBUTION IN SOUTHERN CALIFORNIA.

Offering a pro-business climate, ample land availability, and strategic access to major transportation corridors—including SR-14, I-5, and regional rail networks—Lancaster provides a cost-efficient alternative to the Inland Empire's core markets. Continued investment in infrastructure, utilities, and workforce development further positions the city as a compelling choice for logistics, e-commerce, and advanced manufacturing users seeking scalable, Class A industrial opportunities.

CORPORATE NEIGHBORS

- | | |
|------------------------------------|--|
| ① Amazon | ⑫ United Parcel Service |
| ② Angelus Block | ⑬ The Boeing Company |
| ③ Rite Aid Customer Support Center | ⑭ DAX8 Amazon |
| ④ Michaels Distribution Center | ⑮ The SYGMA Network |
| ⑤ BYD factory | ⑯ Quinn Company - Cat Construction Equipment |
| ⑥ Trader Joe's | ⑰ Lance Camper Manufacturing Corporation |
| ⑦ Northrop Grumman | ⑱ Builders FirstSource |
| ⑧ Copart | ⑲ Kinkisharyo Train Factory |
| ⑩ Lockheed Martin Aeronautics Co | |

KEY DISTRIBUTION ADVANTAGES:

Prime Inland Empire North Location

- Strategically positioned in Lancaster, CA, offering efficient access to SR-14, I-5, and SR-138.
- Benefits from proximity to major Southern California logistics hubs without the congestion or higher costs of Inland Empire West or Central L.A.

Logistics-Optimized Site Design

- 48 dock-high doors and 311' truck queuing depth support high-volume distribution.
- Dedicated internal truck circulation keeps traffic off public roads and improves flow.
- 28' wide fire lanes and 754' building frontage accommodate large vehicle maneuverability.

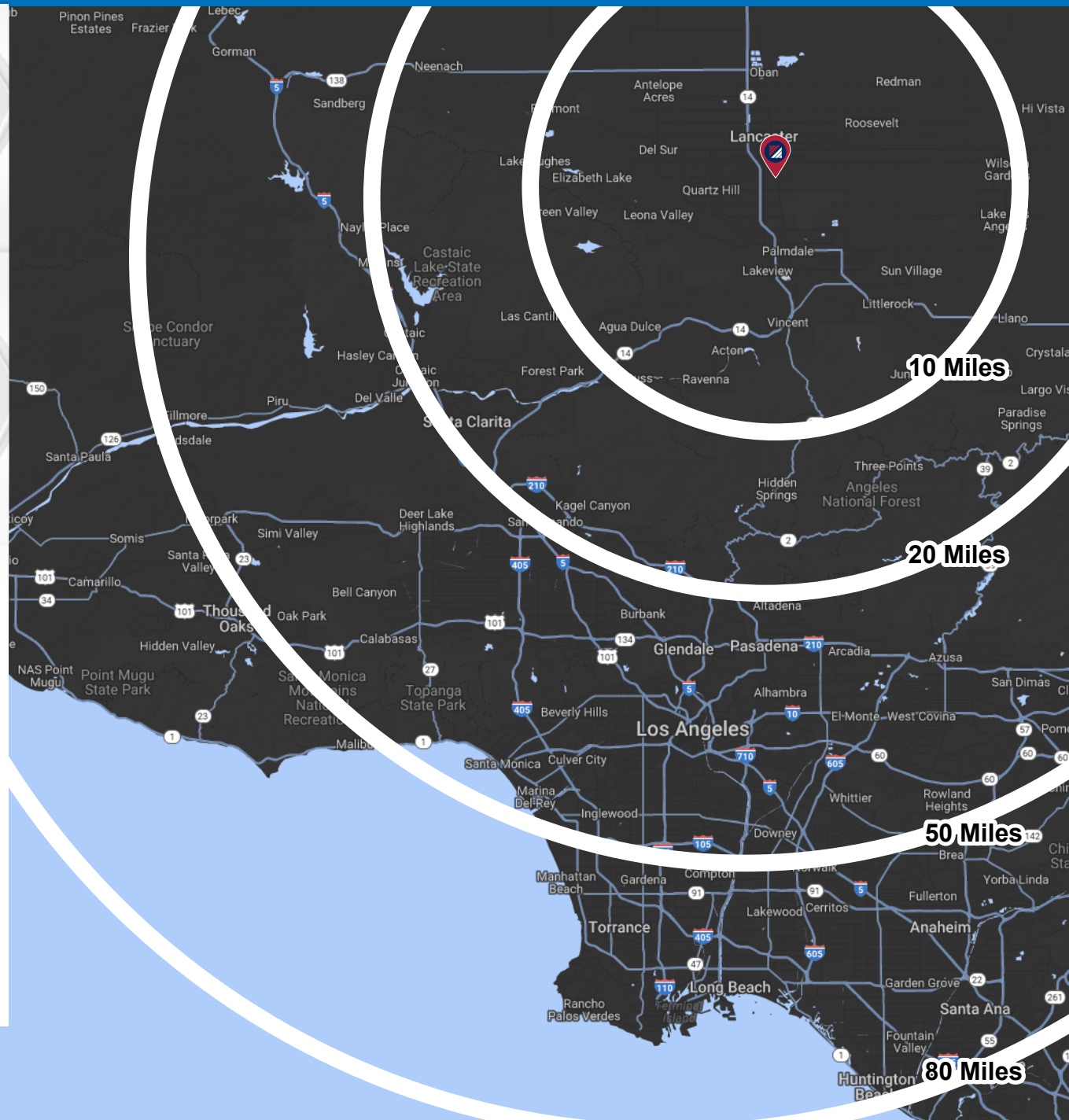
Modern, Scalable Infrastructure

- 530,840 SF concrete tilt-up construction with 42' clear height.
- ESFR sprinkler system and high-pile storage ready.
- Potential office buildouts and flexible layout for single or multi-tenant use.

Future-Ready & Sustainable Features

- Solar-ready roof (76,000+ SF) and EV/clean air parking
- Energy-efficient lighting and landscape per city standards
- Designed to meet demands of modern occupiers, including e-commerce, 3PLs, and cold chain logistics (if modified). Looking to enhance their distribution efficiency in Southern California.

Los Angeles, CA	1 hour 15 minutes
San Diego, CA	2 hours 10 minutes
Las Vegas, NV	4 hours 15 minutes
Phoenix, AZ	6 hours
Sacramento, CA	7 hours 30 minutes
San Francisco, CA	6 hours 15 minutes
Reno, NV	8 hours
Salt Lake City, UT	10 hours 30 minutes
Boise, ID	14 hours



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± 25.77
ACRES

AVAILABLE

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