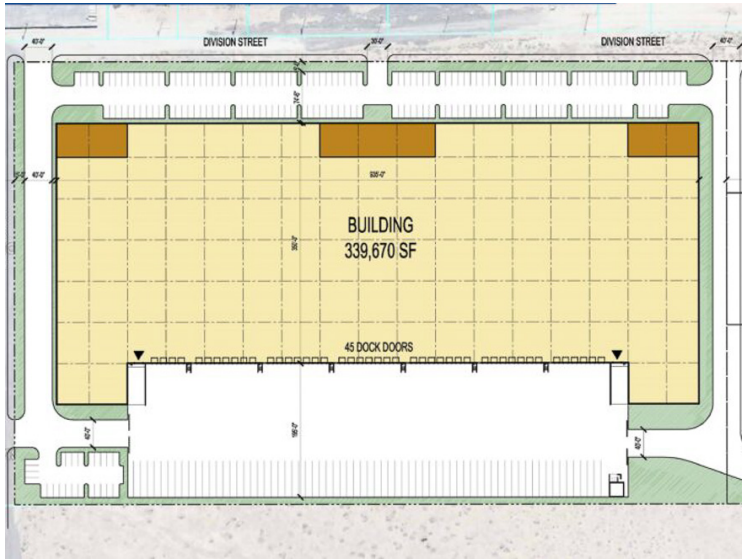


Industrial Property For Lease

1 Avenue M and Division Street, Lancaster, CA 93534



Property Details

Rental Rate	\$ PSF
Lease Type	--
Year Built	
Zoning	OP

Broker Information

Matt Wagner, CCIM 562-762-3140	Tyler Portman 562-762-3152
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Spaces

#	Space Avail.	Rental Rate	Office SF	Lease Type	Date Avail.	Description
	394,560 SF	\$ PSF		--	Q2-2026	Free Standing Building, Up To 20,000 SF Office Planned, ESFR Sprinkler System, BTS Power, (64) Dock High Loading Doors, Gated Yard, 130' Truck Court, Delivery Date Scheduled for Q2 2026.

Property Description

GM Properties, Inc. proudly presents three (3) ground lease or built to suit opportunities on a major thoroughfare in Lancaster, CA. Located near the intersection of Columbia Way (Avenue M) and Sierra Highway (40k CPD), the subject property is perfect for fast casual, drive through concepts. The surrounding area is ripe with new development, with nearly 10M square feet of Industrial proposed at/near the intersection. The project is also within 1 mile from the Palmdale Regional Airport (PRA), currently housing major defense projects including Northrups \$100M B-21 Raider. PRA is also under consideration for commercial air travel returning.

