

# Industrial Property For Lease

**1 8th Street West and Avenue L-6, Lancaster, CA 93534**



*"Sample Rendering" Subject to change based on City feedback*

## Property Details

Rental Rate	\$ PSF
Lease Type	--
Year Built	2023
Zoning	M1

## Broker Information

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

#	Space Avail.	Rental Rate	Office SF	Lease Type	Date Avail.	Description
8th	92,932 SF	\$ PSF		--	12/1/24	New Construction, Class "A" industrial to be delivered in Q4 2024. Contact broker for pricing information.

## Property Description

GM Properties, Inc proudly presents a 92,932 square foot Class "A" industrial building in the heart of Lancaster, CA. The building is available as a built-to-suit. 8th Street West will feature 32' clear height, ESFR Fire Suppression System, a Gated Yard, 130' Truck Court and up to 8,000 square feet of office. The building provides flexibility of unit sizes from 17,733 square feet to the full 92,932 square feet. The property is located adjacent to the Lancaster DMV and is less than 1 mile from CA-14.

