

# Industrial Property For Lease

**1 Avenue M and Division Street, Lancaster, CA 93534**



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

## Property Details

Rental Rate	\$ PSF
Lease Type	--
Year Built	2024

## Broker Information

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

## Spaces

#	Space Avail.	Rental Rate	Office SF	Lease Type	Date Avail.	Description
	339,670 SF	\$ PSF		--	12/1/24	New Construction, Class "A" industrial to be delivered in Q4 2024. Contact broker for pricing information. Owner is Flexible to Build to Suit Options.

## Property Description

GM Properties, Inc proudly presents a 339,670- 394,560 square foot Class "A" industrial building in the heart of Lancaster, CA. The building is available as a built-to-suit. Avenue M will feature 42' clear height, ESFR Fire Suppression System, a Gated Yard, 190' Truck Court and up to 20,000 square feet of office. The building provides flexibility of unit sizes down to 85k square feet. The property is located at a high traffic intersection and in close proximity to CA-14 and the Palmdale Regional Airport.

