

# Retail Property For Lease

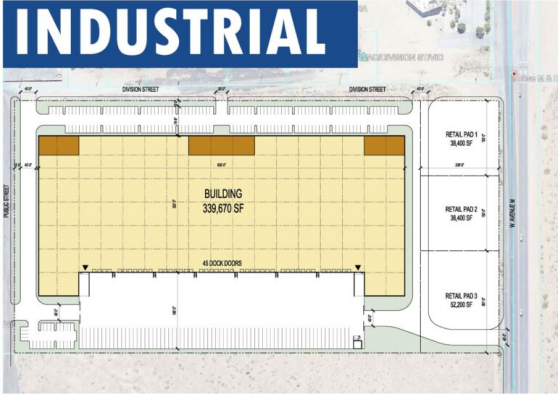
**1 Avenue M and Division Street, Lancaster, CA 93534**



## AVENUE M INDUSTRIAL

Lancaster, CA

**340K  
to  
395K  
SF**



### Property Details

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

### Broker Information

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

#	Space Avail.	Rental Rate	Lease Type	Date Avail.	Description
	2,500 SF	\$ PSF	--	12/1/24	Available for ground lease or build to suit. To be delivered in Q4 2024. Buildings square feet range from 2,000 to 4,000. Contact broker for pricing information.
	4,000 SF	\$ PSF	--	12/1/24	Available for ground lease or build to suit. To be delivered in Q4 2024. Buildings square feet range from 2,000 to 4,000. Contact broker for pricing information.

### 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 Northrops \$100M B-21 Raider. PRA is also under consideration for commercial air travel returning.

