



FOX FIELD

COMMERCE CENTER

N 45TH ST W & W AVE G, LANCASTER, CA

BUILDING 4
BUILD-TO-SUIT OR
COLD STORAGE
MAX 100' FOR COLD STORAGE



FULLY ENTITLED UP TO 1.2M SF BTS WAREHOUSE & DISTRIBUTION OR COLD STORAGE
OPPORTUNITY ON 76 ACRES WITH EXPANSION LAND FOR ADDITIONAL PARKING
CONVENIENT ACCESS TO HIGHWAY 14, 138 & I-5

VISIT FOXFIELDCENTER.COM



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PROPERTY ADVANTAGES

- » Located within **100 miles** of Ports of Los Angeles and Long Beach
- » Opportunity on **76 acres**
- » **Low-cost** alternative to Greater LA/Inland Empire
- » **Competitive** dray rates to the Inland Empire
- » **Attractive** labor metrics (net outbound commuters)
- » **Strong** jurisdictional support





76

Acreage

40,000 SF

(Entitled) Office to Suit

640' x 1,568'

Building Dimensions

574

Car Parking
(Expandable)

677

Trailer Parking
(Expandable)

100 Spec Docks

Fully Equipped Dock Doors

Additional 67 Future Knockouts (167 Total)

4

Drive-In Doors

185'

Truck Court Depth

Up to 42' Clear Height

Maximum 100' for Cold Storage

50' x 56'

Bay Spacing

Cross-Dock

Loading

45 Mil Single Ply TPO

On Panelized Roofing with
R-30 Rigid Insulation

ESFR

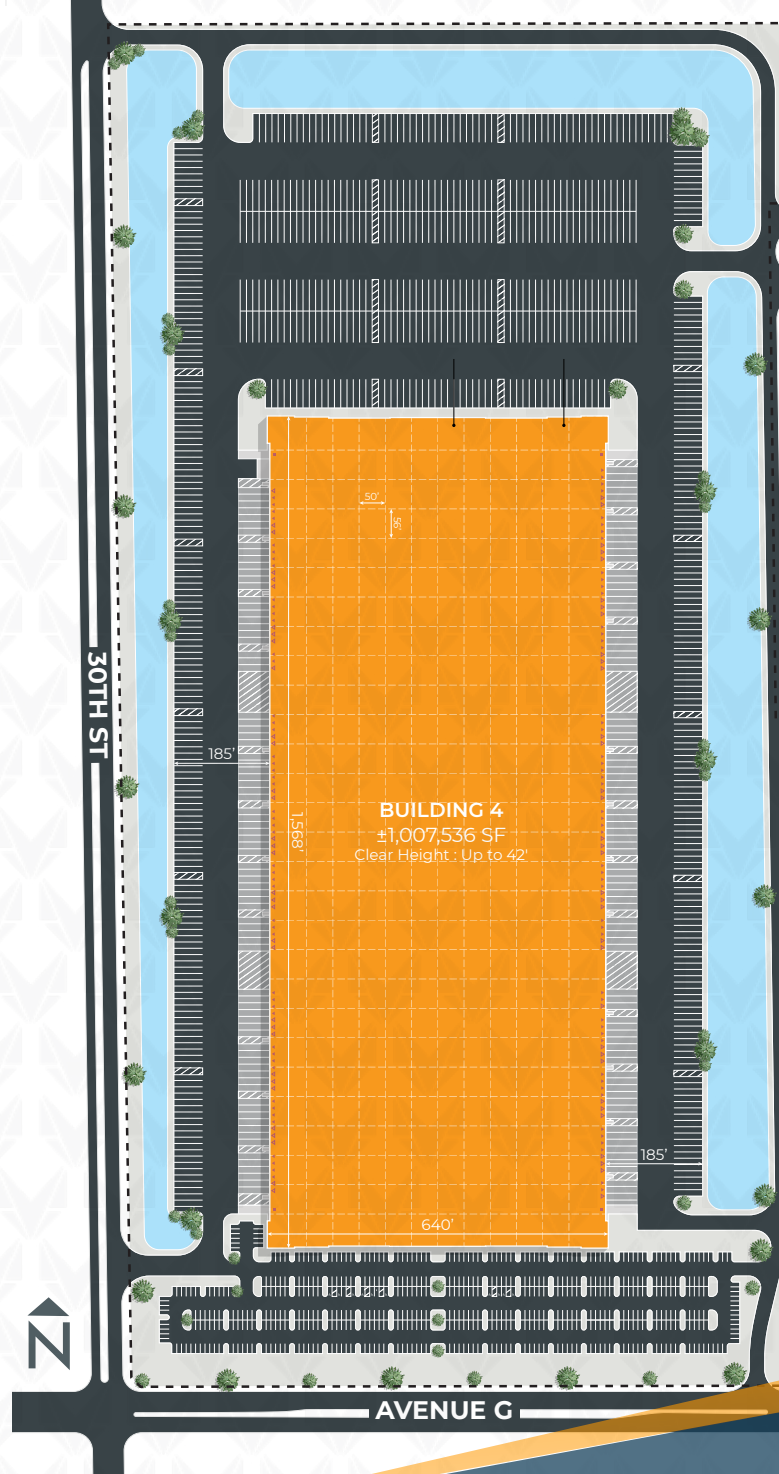
Sprinkler

Interior Steel Frame

Tilt-Up Concrete IMP Walls

(2) 4,000 AMP Service

(Expandable)





76

Acreage

40,000 SF

(Entitled) Office to Suit

640' x 1,916'

Building Dimensions

564

Car Parking
(Expandable)

415

Trailer Parking
(Expandable)

152 Spec Docks

Fully Equipped Dock Doors

Additional 56 Future Knockouts (208 Total)

4

Drive-In Doors

185'

Truck Court Depth

Up to 42' Clear Height

Maximum 100' for Cold Storage

50' x 56'

Bay Spacing

Cross-Dock

Loading

45 Mil Single Ply TPO

On Panelized Roofing with
R-30 Rigid Insulation

ESFR

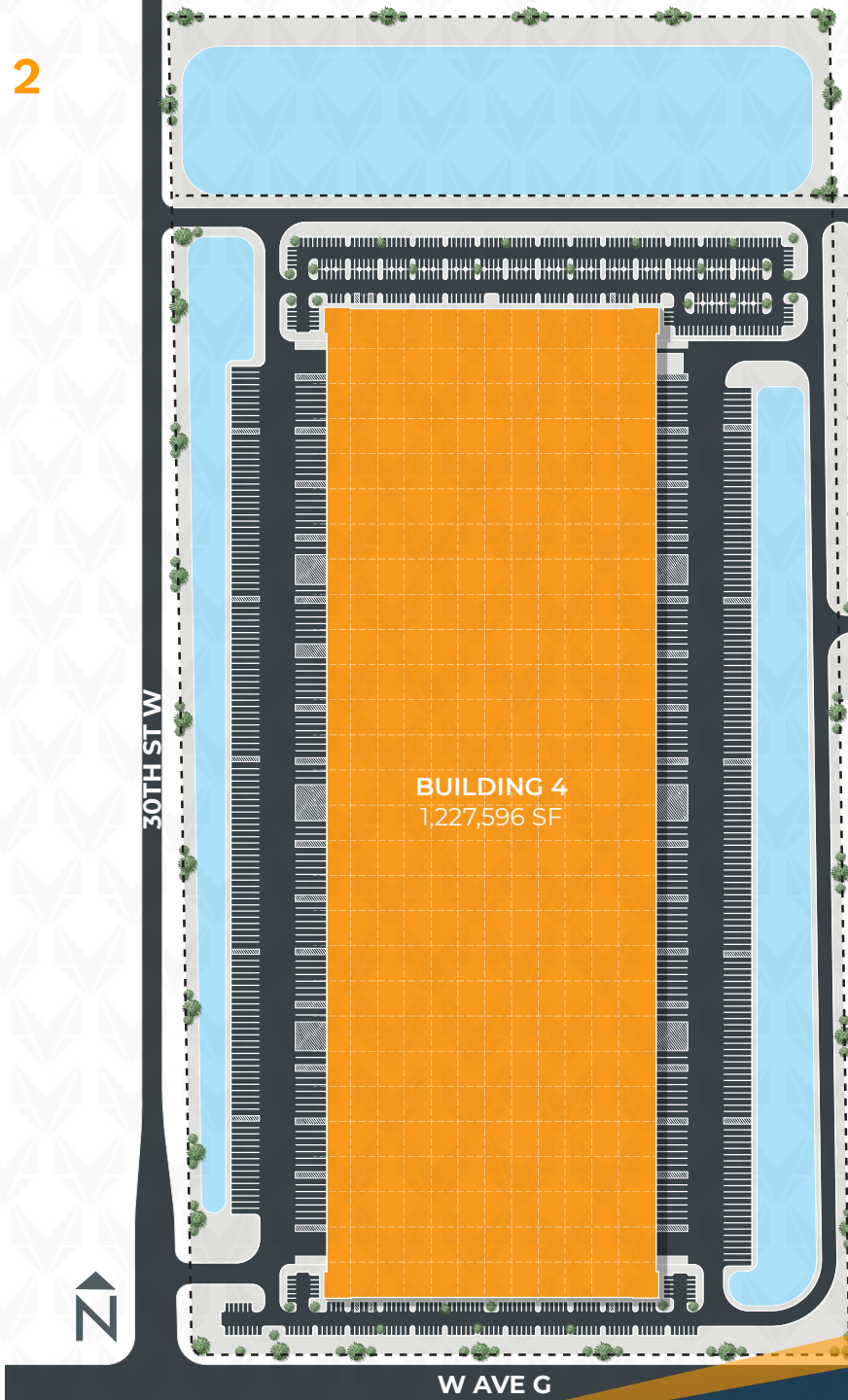
Sprinkler

Interior Steel Frame

Tilt-Up Concrete IMP Walls

(2) 4,000 AMP Service

(Expandable)



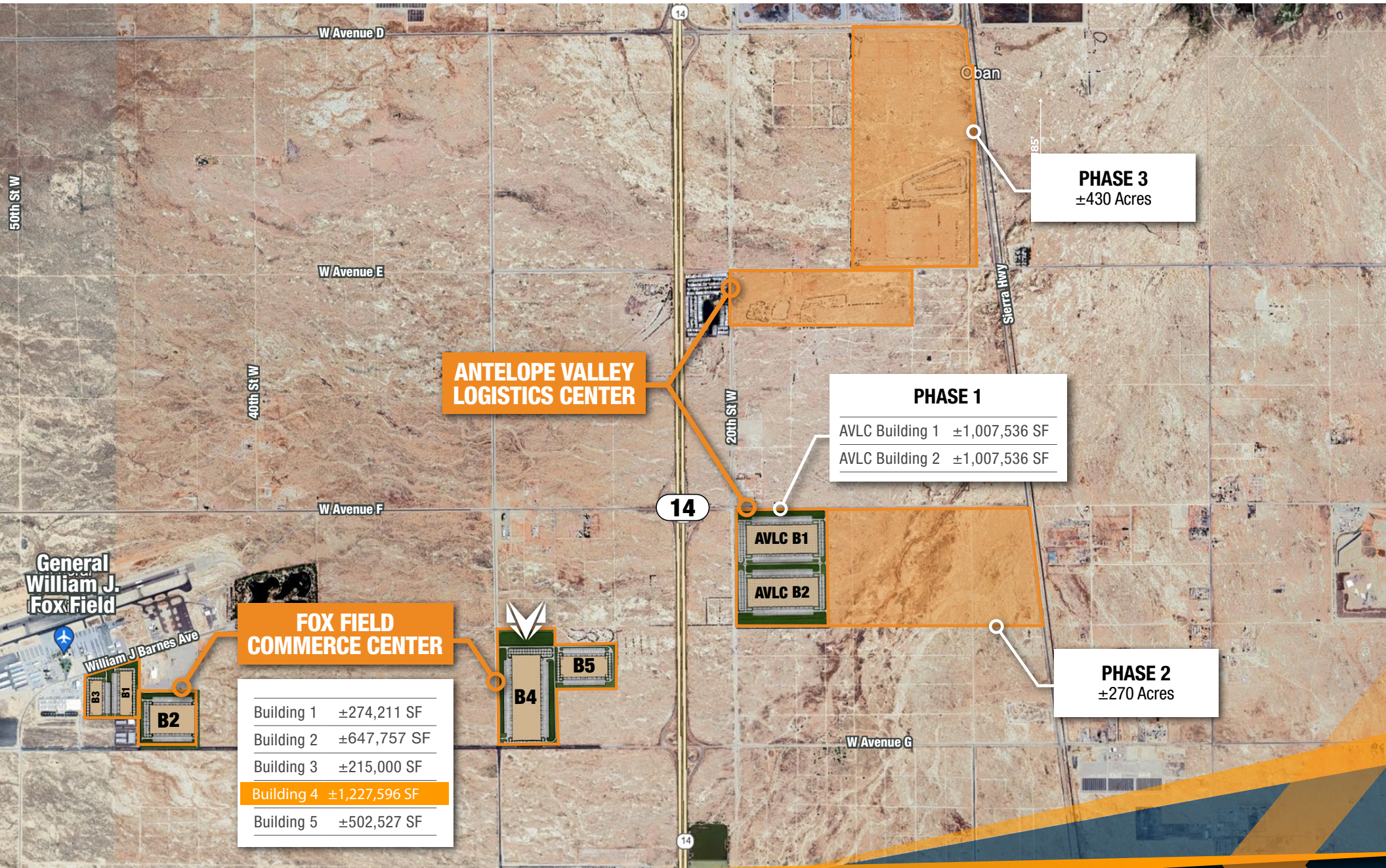


Fox Field Commerce Center			
Building	Size	Power	Status
Building 1	274,211 SF	2K Amps	Leased (BTS)
Building 2	647,757 SF	8K Amps	Under Construction <i>Delivering Q3 2025</i>
Building 3	215,000 SF	4K Amps (Expandable)	Fully Entitled and Approved for Warehouse and Distribution and Cold Storage
Building 4	1,227,596 SF	8K Amps (Expandable)	Fully Entitled and Approved for Warehouse and Distribution and Cold Storage
Building 5	502,527 SF	6K Amps (Expandable)	Entitling for Warehouse and Distribution and Cold Storage (Anticipated Q3 2025)

* Additional acreage available for trailer storage



FOX FIELD COMMERCE CENTER & ANTELOPE VALLEY LOGISTICS CENTER



ANTELOPE VALLEY LOGISTICS CENTER

PHASE 1

- AVLC Building 1 ±1,007,536 SF
- AVLC Building 2 ±1,007,536 SF

PHASE 3
±430 Acres

PHASE 2
±270 Acres

FOX FIELD COMMERCE CENTER

Building 1	±274,211 SF
Building 2	±647,757 SF
Building 3	±215,000 SF
Building 4	±1,227,596 SF
Building 5	±502,527 SF

General William J. Fox Field
William J Barnes Ave

14

20th St W

40th St W

W Avenue D

W Avenue E

W Avenue F

W Avenue G

Sierra Hwy

85'

Oban

AVLC B1
AVLC B2

B4
B5

B3
B1



NEIGHBORING TENANTS



5

138

138

14

LANCASTER

14

PALMDALE

SANTA CLARITA

14

5

210

210



Fox Field Commerce Center in the Lancaster, CA labor market offers better labor market conditions for industrial labor than Ontario, CA given lower competition, fewer union elections, higher unemployment, lower market affluence and a warehouse worker net supply/demand surplus of 26,000 individuals.

NET

SUPPLY/DEMAND SURPLUS OF WAREHOUSE WORKER LABOR

76%

OF RESIDENTS OUTBOUND COMMUTE 25+ MILES

LOWER

LABOR COMPETITION

LOWER

INCOME

HIGHER

UNEMPLOYMENT

NO

UNION ELECTIONS

LANCASTER



\$19.24

FORKLIFT OPERATOR
MEDIAN HOURLY WAGE



\$19.16

MATERIALS HANDLER
MEDIAN HOURLY WAGE

ONTARIO



\$23.01

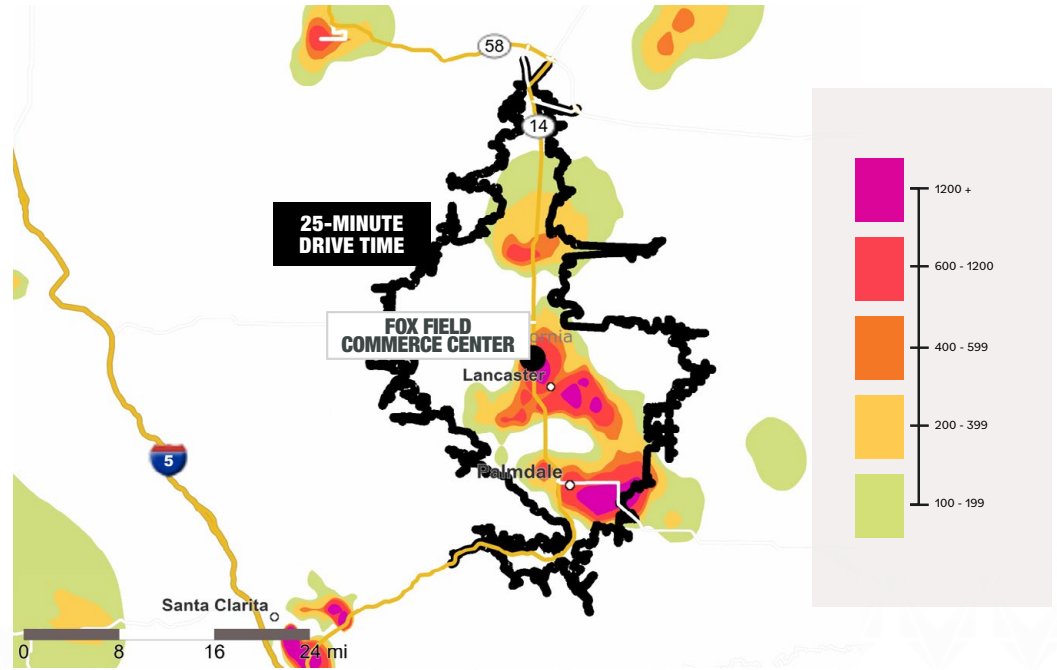
FORKLIFT OPERATOR
MEDIAN HOURLY WAGE



\$19.99

MATERIALS HANDLER
MEDIAN HOURLY WAGE

WAREHOUSE WORKER LABOR DENSITY



LANCASTER

387,692	58,612	1.9
POPULATION TOTAL	PRODUCTION TOTAL	CONCENTRATION VS US = 10

26,174 SURPLUS
NET SUPPLY/DEMAND BALANCE (5 MI)

DECEMBER 2024 UNEMPLOYMENT

4.1%	9,454
RATE	TOTAL

AREA AFFLUENCE MEDIAN HOUSEHOLD INCOME

\$80,773	22.6%
TOTAL	LESS THAN \$35K

11,331
BLUE COLLAR TOTAL UNDEREMPLOYED

ONTARIO

2,608,052	380,707	1.4
POPULATION TOTAL	PRODUCTION TOTAL	CONCENTRATION VS US = 10

-42,453 (DEFICIT)
NET SUPPLY/DEMAND BALANCE (5 MI)

DECEMBER 2024 UNEMPLOYMENT

4.8%	62,077
RATE	TOTAL

AREA AFFLUENCE MEDIAN HOUSEHOLD INCOME

\$94,163	17.9%
TOTAL	LESS THAN \$35K

99,132
BLUE COLLAR TOTAL UNDEREMPLOYED

BAKERSFIELD

2 HOURS



LOS ANGELES

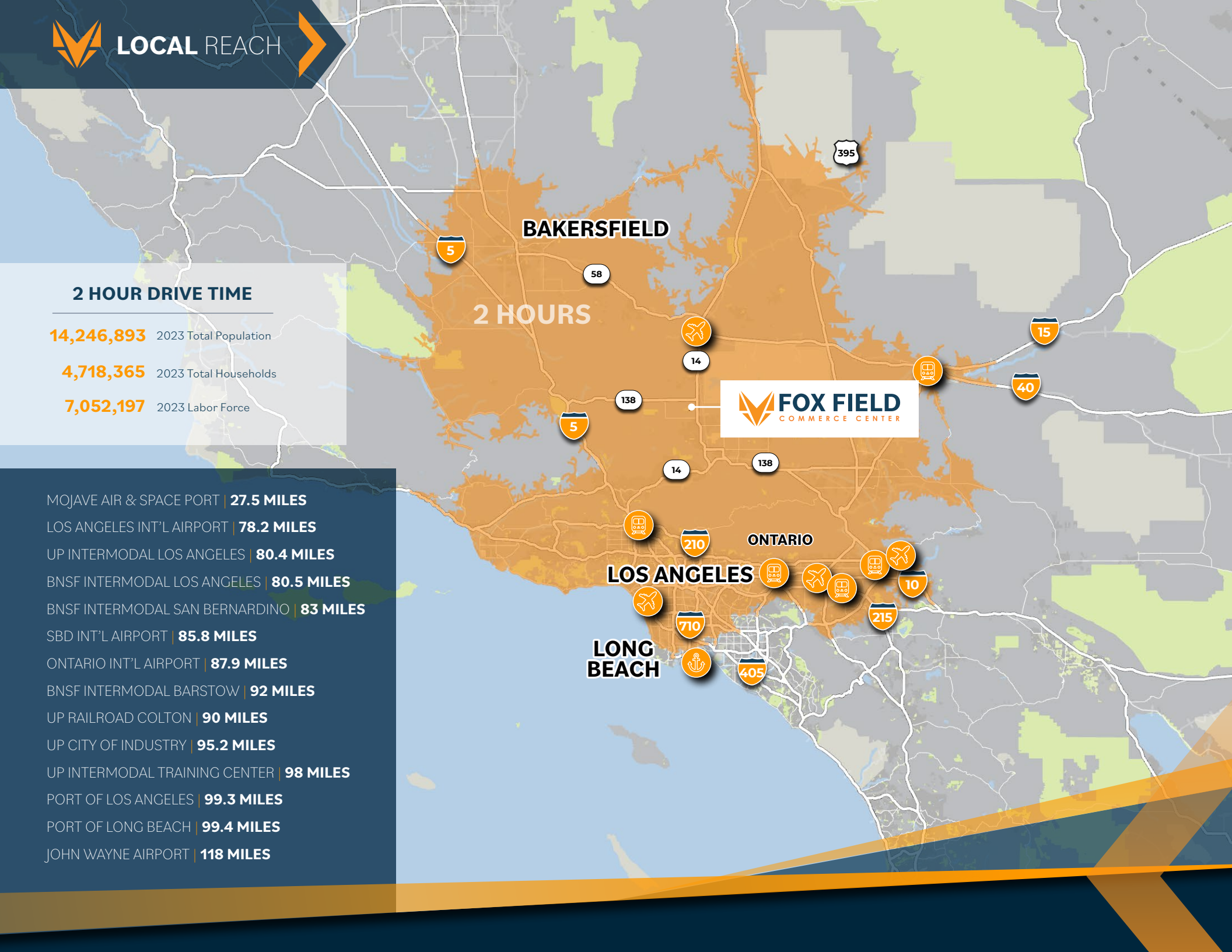
LONG BEACH

ONTARIO

2 HOUR DRIVE TIME

- 14,246,893** 2023 Total Population
- 4,718,365** 2023 Total Households
- 7,052,197** 2023 Labor Force

- MOJAVE AIR & SPACE PORT | **27.5 MILES**
- LOS ANGELES INT'L AIRPORT | **78.2 MILES**
- UP INTERMODAL LOS ANGELES | **80.4 MILES**
- BNSF INTERMODAL LOS ANGELES | **80.5 MILES**
- BNSF INTERMODAL SAN BERNARDINO | **83 MILES**
- SBD INT'L AIRPORT | **85.8 MILES**
- ONTARIO INT'L AIRPORT | **87.9 MILES**
- BNSF INTERMODAL BARSTOW | **92 MILES**
- UP RAILROAD COLTON | **90 MILES**
- UP CITY OF INDUSTRY | **95.2 MILES**
- UP INTERMODAL TRAINING CENTER | **98 MILES**
- PORT OF LOS ANGELES | **99.3 MILES**
- PORT OF LONG BEACH | **99.4 MILES**
- JOHN WAYNE AIRPORT | **118 MILES**





LANCASTER/PALMDALE OVERVIEW



NORTH LOS ANGELES COUNTY LOCATION

Located within North Los Angeles County, the City of Lancaster is an attractive distribution location that is well positioned to serve not only the state's largest county (9.7 million people) but all of Southern California in addition to the greater Southwestern United States, via the I-5 and I-15 freeways. Drayage rates in the North LA area are comparable to industrial markets in the Inland Empire East and Hesperia/Victorville, with Lancaster industrial rents at a fraction of the cost as compared to the Inland Empire and infill Los Angeles County markets.

The cities of Lancaster and Palmdale boast a population of over 420,000 people within a 35-minute drive time, and when combined Lancaster/Palmdale ranks as the 3rd largest city in Los Angeles County and one of the top 10 largest in the state. The City of Lancaster was selected as the "Most Business-Friendly City" in LA County by the Los Angeles County Economic Development Corporation in 2007, 2013 and 2019 – the first city to be selected three times.

LIFESTYLE

The City of Lancaster and the surrounding areas have experienced significant growth in recent years attracting name brand tenants such as Costco, Home Depot, Sprouts Farmers Market, Target, Walmart, Smart & Final, and Lowe's.

An increasingly desirable, yet affordable destination with world-class amenities, numerous economic development projects are underway, including:

- » *Downtown Lancaster/the BLVD: a destination project with a mix of commercial, retail, dining, entertainment, residential, and transit uses.*
- » *Lancaster Health District: medical office, hospitality, retail and residential development project anchored by the Antelope Valley Medical Center.*
- » *Front Row Center: leisure-time oriented shopping and entertainment complex that includes Lancaster Municipal Stadium, Cinemark Theatres, two Hilton branded hotels, and a planned 140K SF event center located at the AV Fairgrounds.*
- » *Parkway Village Specific Plan: high-density, mixed-use community with all the amenities sought after by young professionals.*

WORKFORCE AND HIGHER EDUCATION

With a large, concentrated, and educated labor pool, a lower cost of living, and a captive workforce, the Antelope Valley boasts ideal conditions for a warehouse tenant to not only hire but also sustain a generational workforce. Antelope Valley College and Cal State University Bakersfield – Antelope Valley have an enrollment of over 20,000 students and produce a steady supply of locally educated graduates annually. Antelope Valley College can also develop specialized training programs to suit the needs of local employers.

NO WAIRE OR ISR

Located in the Antelope Valley Air Quality Management District, Lancaster is exempt from the Warehouse Actions and Investments to Reduce Emissions (WAIRE) and Indirect Source Rule (ISR) regulations recently imposed by the South Coast Air Quality Management District (which covers large areas of Los Angeles, Orange County, Riverside and San Bernardino counties, including the Coachella Valley). These regulations are expected to impose a nearly \$1 billion tax on over 3,000 warehouse distribution centers in Southern California. Regulations are expected to impose a nearly \$1 billion tax on over 3,000 warehouse distribution centers in Southern California. *Please independently verify this information.*



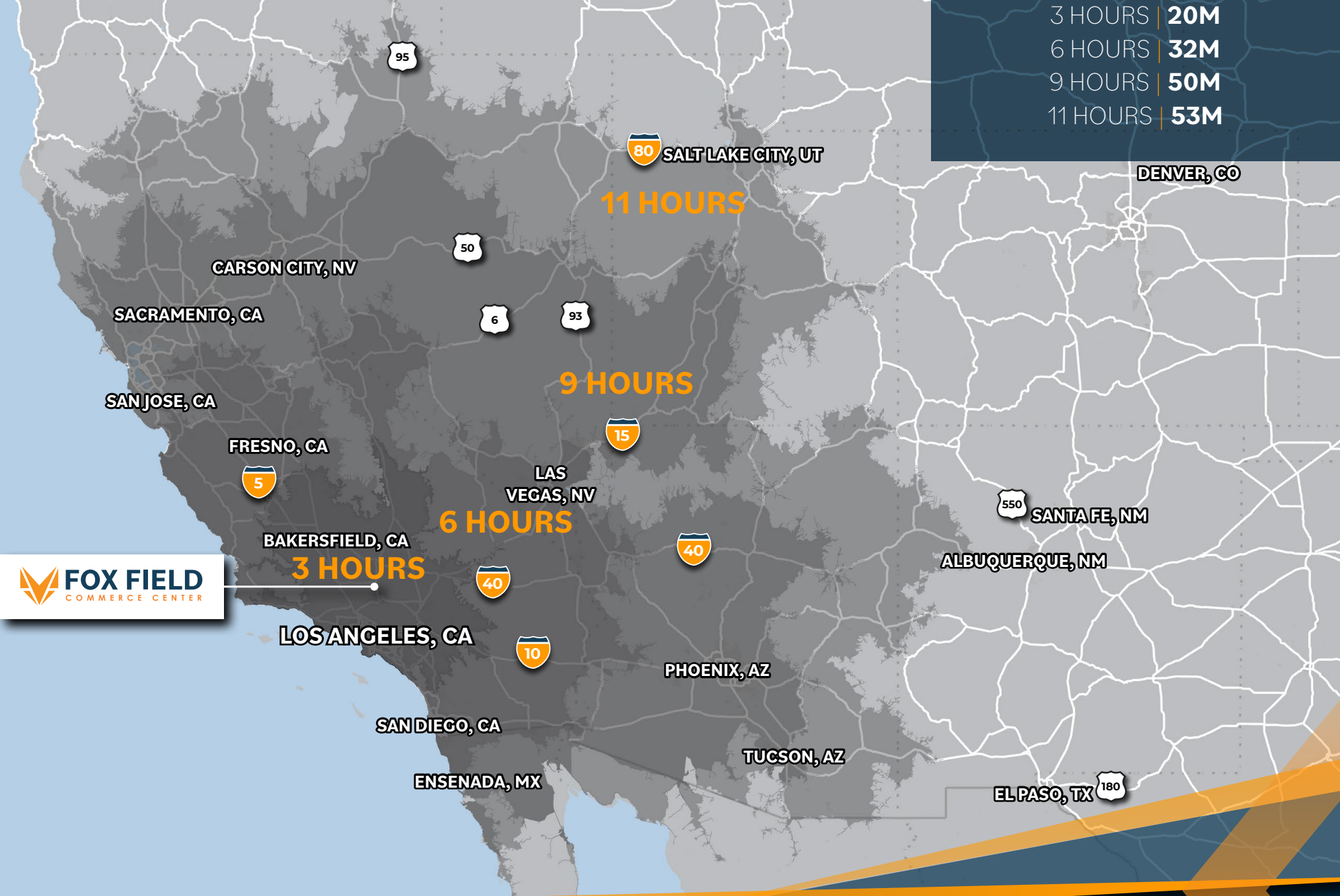


SAME-DAY DISTRIBUTION REACH



POPULATION REACH

- 3 HOURS | **20M**
- 6 HOURS | **32M**
- 9 HOURS | **50M**
- 11 HOURS | **53M**



FOX FIELD
COMMERCE CENTER



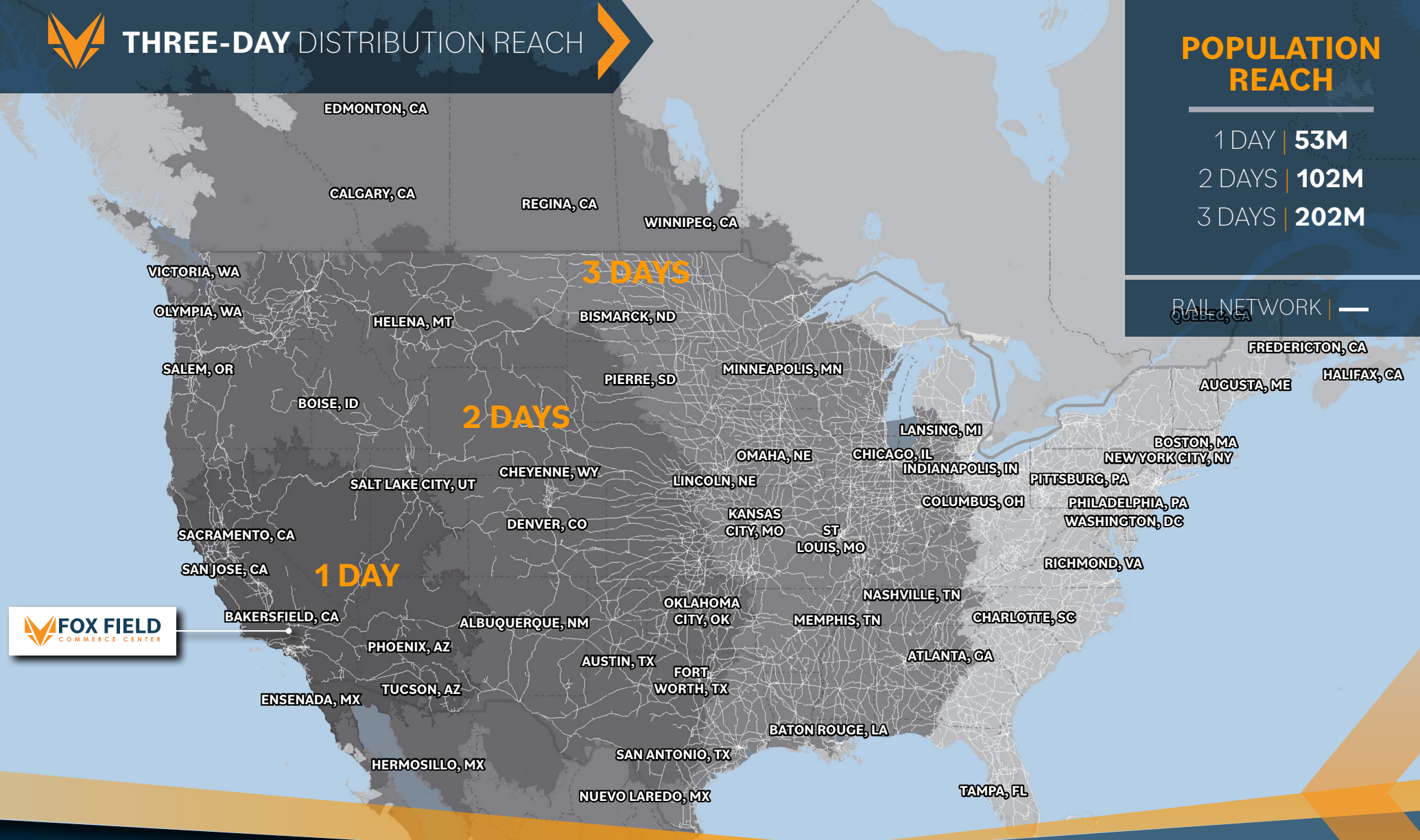
THREE-DAY DISTRIBUTION REACH



POPULATION REACH

1 DAY | **53M**
 2 DAYS | **102M**
 3 DAYS | **202M**

RAIL NETWORK |



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HIGHLY EXPERIENCED Established in 2012, Northpoint Development has grown to a family of companies with an emphasis on a factory-to-front door model. Our firm differentiates itself through a strong engineering and technical focus. We employ numerous civil, geotech, electrical, and industrial engineers, as well as logistics, labor, and incentives professionals. Northpoint has developed 1499 Million SF for tenants such as Home Depot, Amazon, GE, Lowes, UPS, Chewy, Adidas, Dollar General, Ford and General Motors.

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