



# FOX FIELD

COMMERCE CENTER

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

UNDER CONSTRUCTION  
Q3 2025 DELIVERY

BUILDING 2

**647,327 SF WAREHOUSE & DISTRIBUTION OPPORTUNITY ON 38 ACRES**  
CONVENIENT ACCESS TO HIGHWAY 14, 138 & I-5

VISIT [FOXFIELDCENTER.COM](http://FOXFIELDCENTER.COM)



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

  
FREEWAY INTERCHANGE APPROXIMATELY 2 MILES





# SITE SPECIFICATIONS

**38.7**

Acreage

**438**

Car Parking

**143**

Trailer Parking

**4**

Drive-In Doors

**76**

Fully Equipped Dock Doors  
Expandable to **104** using knockouts

**40'**

Clear Height

**4,800 AMPS**

Expandable to 6,000A of Power

**Up to 40,000 SF**

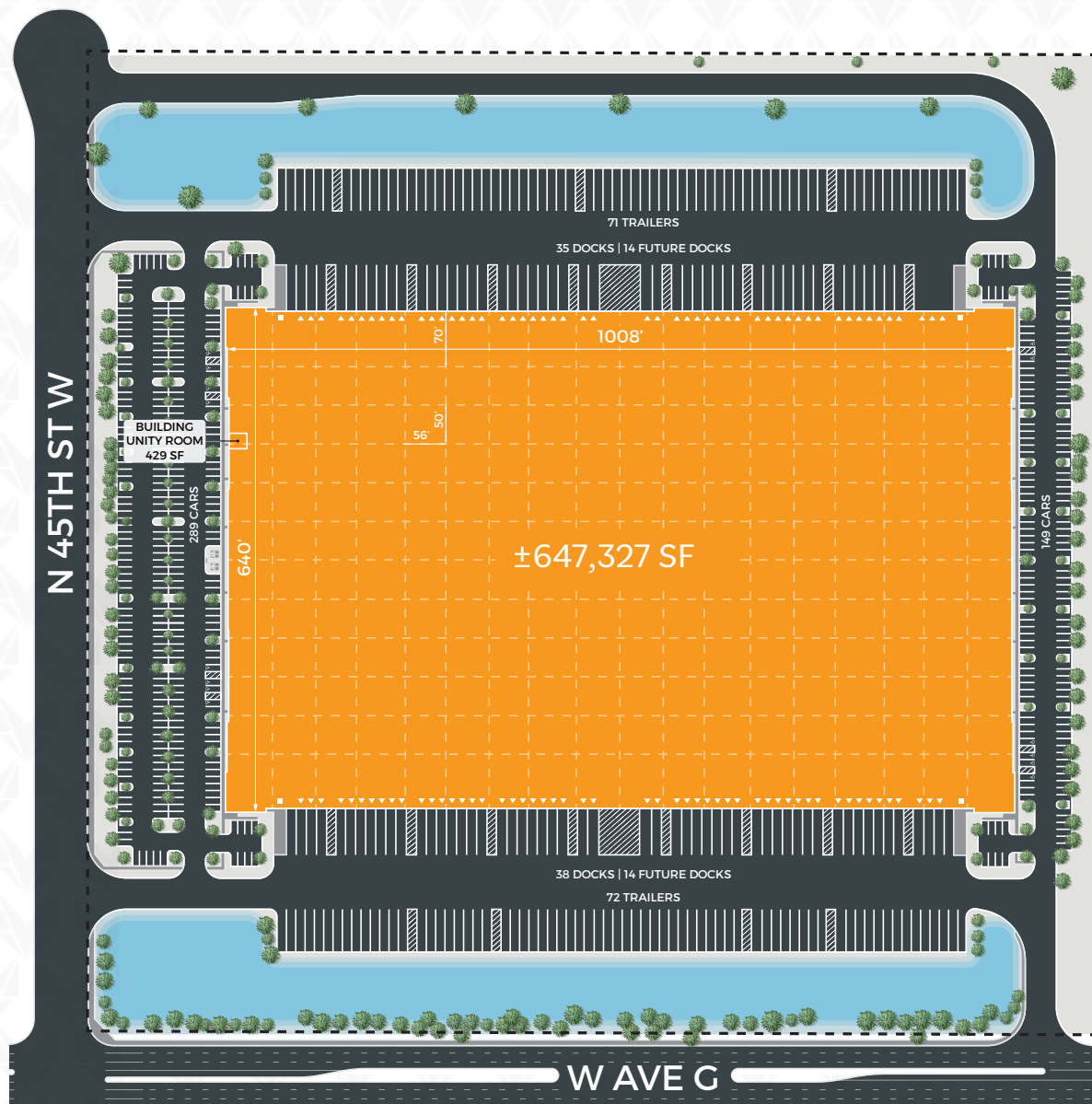
Office to Suit

**8"**

Floor Slab

**Solar Spec**

Up to 500 KW

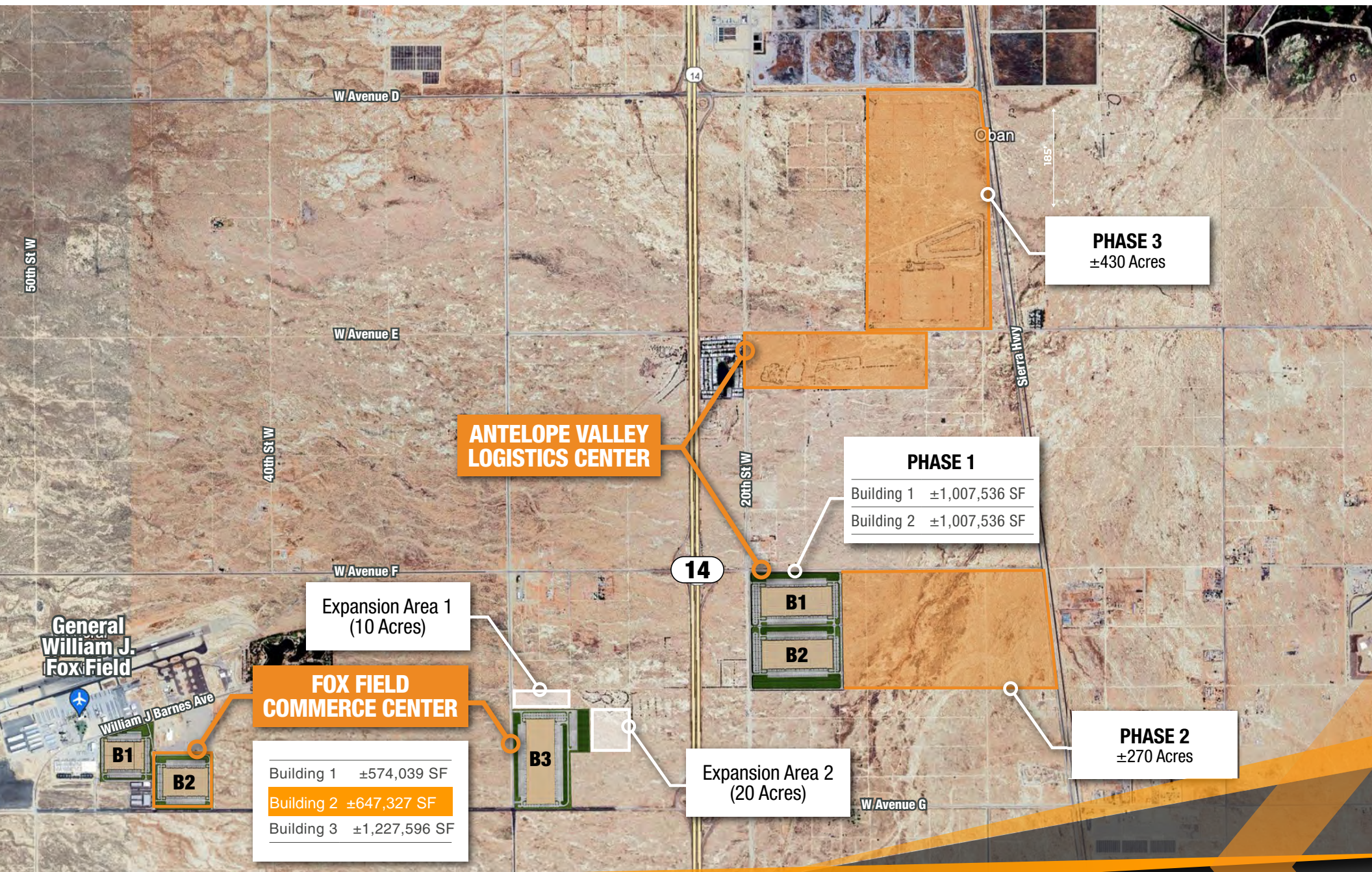




Fox Field Commerce Center - Fully Entitled			
Building	Size	Power	Status
Building 1	574,039 SF	Up to 3 x 4K Amps (Expandable)	Approved for Warehouse Distribution and Cold Storage
Building 2	647,327 SF	4.8K Amps	Under Construction <i>Delivering Q3 2025</i>
Building 3	1,227,596 SF	6K Amps (Expandable)	Approved for Warehouse Distribution and Cold Storage

\* Additional acreage available for trailer storage

# FOX FIELD COMMERCE CENTER & ANTELOPE VALLEY LOGISTICS CENTER



**PHASE 3**  
±430 Acres

**ANTELOPE VALLEY LOGISTICS CENTER**

**PHASE 1**  
Building 1 ±1,007,536 SF  
Building 2 ±1,007,536 SF

Expansion Area 1  
(10 Acres)

**FOX FIELD COMMERCE CENTER**

Building 1 ±574,039 SF  
Building 2 ±647,327 SF  
Building 3 ±1,227,596 SF

**14**

**B1**  
**B2**

**PHASE 2**  
±270 Acres

Expansion Area 2  
(20 Acres)

**B3**

W Avenue G

W Avenue D

W Avenue E

W Avenue F

40th St W

20th St W

Sierra Hwy

50th St W

General William J. Fox Field

William J Barnes Ave

**B1**  
**B2**

185'



# NEIGHBORING TENANTS



5

138

138

14

5

14

14

210

	FAA	SUN VALLEY LIGHTING	U.S. ARCHITECTURAL LIGHTING
amazon	LOCKHEED MARTIN	SYGMA	
Angelus	Michaels	TARGET	
BOEING	NASA	TRADER JOE'S	
Copart	NORTHROP GRUMMAN	UPS	
COSTCO WHOLESALE	RITE AID	Walmart	
DELTA	sam's club		

**FOX FIELD**  
COMMERCE CENTER

LANCASTER

PALMDALE

SANTA CLARITA

ADVANCED BIONICS	cc	REMO
amazon	DRINKPAK	SCS Santa Clarita Studios
AMERICAN REGENT	HONDA	SONY
ams	ILLUMINATION DYNAMICS	The Scenic Companies
AQMS	IRON MOUNTAIN	US AutoForce
Bay Center	VISION MEDIA	
CBS TELEVISION STUDIOS	NBCUniversal	

125

210



## WAREHOUSE WORKER LABOR DENSITY

35 MINUTE DRIVE TIME



Fox Field Commerce Center in the Lancaster labor market offers a large and concentrated warehouse worker labor pool of nearly 65,000 people. The region exhibits better labor market conditions than the Inland Empire given the reduced labor competition, lower income, and starting wages that are 4% less than the Inland Empire for Forklift Operators.

### HIGH

DEGREE TYPE OF WORKERS

**4,200 NET**  
SUPPLY/DEMAND SURPLUS  
WAREHOUSE WORKER  
LABOR POOL

**70%**  
LARGER CONCENTRATION  
OF WAREHOUSE WORKER  
LABOR THAN NATIONAL AVERAGE



## \$23.75

FORKLIFT OPERATOR  
MEDIAN HOURLY WAGE



## \$21.36

FULFILLMENT SPECIALIST  
MEDIAN HOURLY WAGE

### LANCASTER

419,583    63,785    1.7  
POPULATION TOTAL    PRODUCTION TOTAL    CONCENTRATION VS US = 10

4,259 SURPLUS    69%  
NET SUPPLY/DEMAND BALANCE (5 MI)    WORKING AGE PARTICIPATION RATE

#### MARCH 2024 UNEMPLOYMENT

5.2%    10,061  
RATE    TOTAL

#### AREA AFFLUENCE MEDIAN HOUSEHOLD INCOME

\$67,773    26.1%  
TOTAL    LESS THAN \$35K

11,736    10,391  
BLUE COLLAR TOTAL UNDEREMPLOYED    PART-TIME COLLEGE STUDENT ENROLLMENT

### ONTARIO

4,790,695    659,638    1.4  
POPULATION TOTAL    PRODUCTION TOTAL    CONCENTRATION VS US = 10

27,000 (DEFICIT)    76%  
NET SUPPLY/DEMAND BALANCE (5 MI)    WORKING AGE PARTICIPATION RATE

#### MARCH 2024 UNEMPLOYMENT

5.4%    133,264  
RATE    TOTAL

#### AREA AFFLUENCE MEDIAN HOUSEHOLD INCOME

\$83,571    19.1%  
TOTAL    LESS THAN \$35K

159,297    185,123  
BLUE COLLAR TOTAL UNDEREMPLOYED    PART-TIME COLLEGE STUDENT ENROLLMENT

## BAKERSFIELD

2 HOURS

**FOX FIELD**  
COMMERCE CENTER

## 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.*



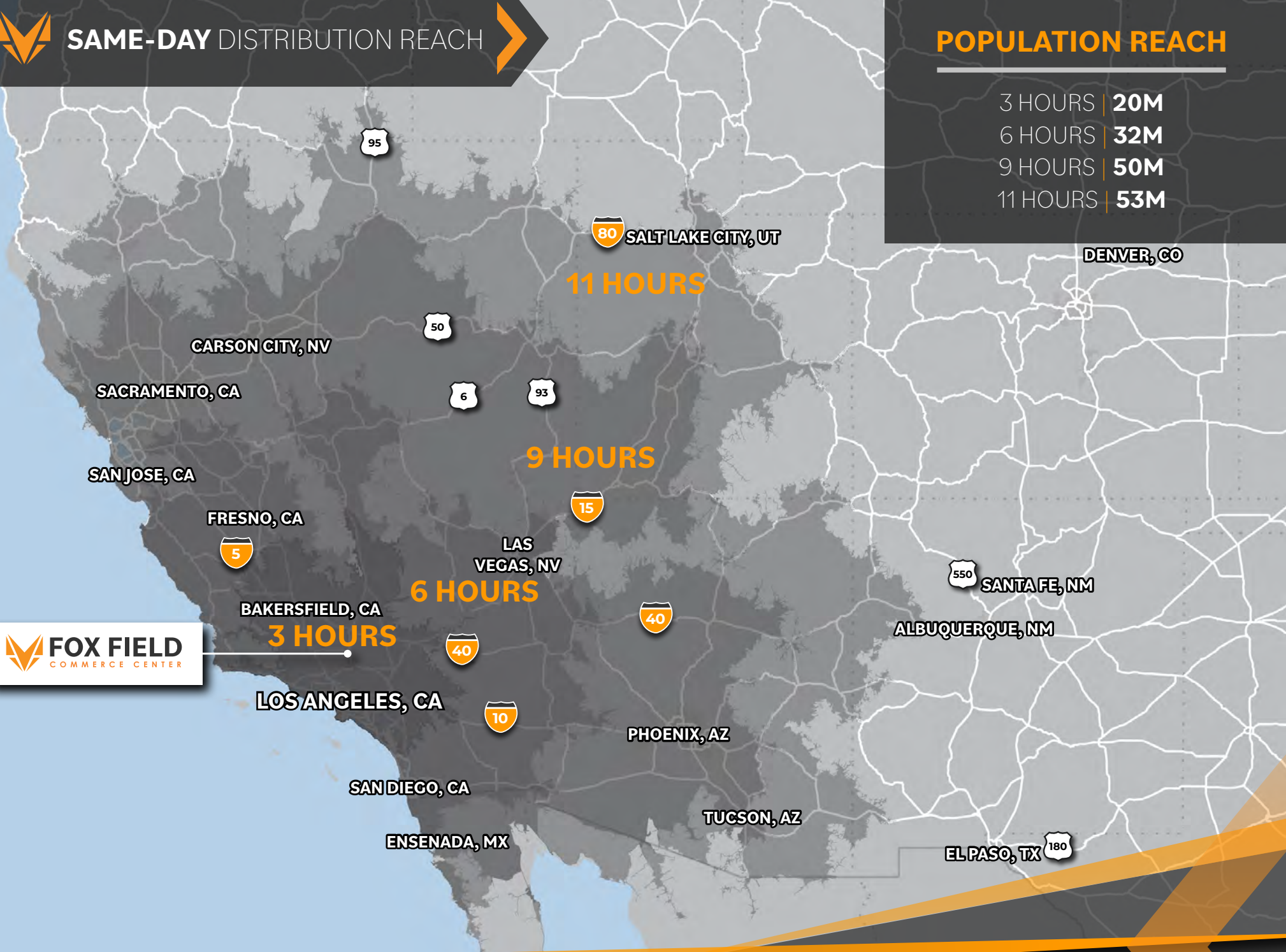


# SAME-DAY DISTRIBUTION REACH



## POPULATION REACH

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



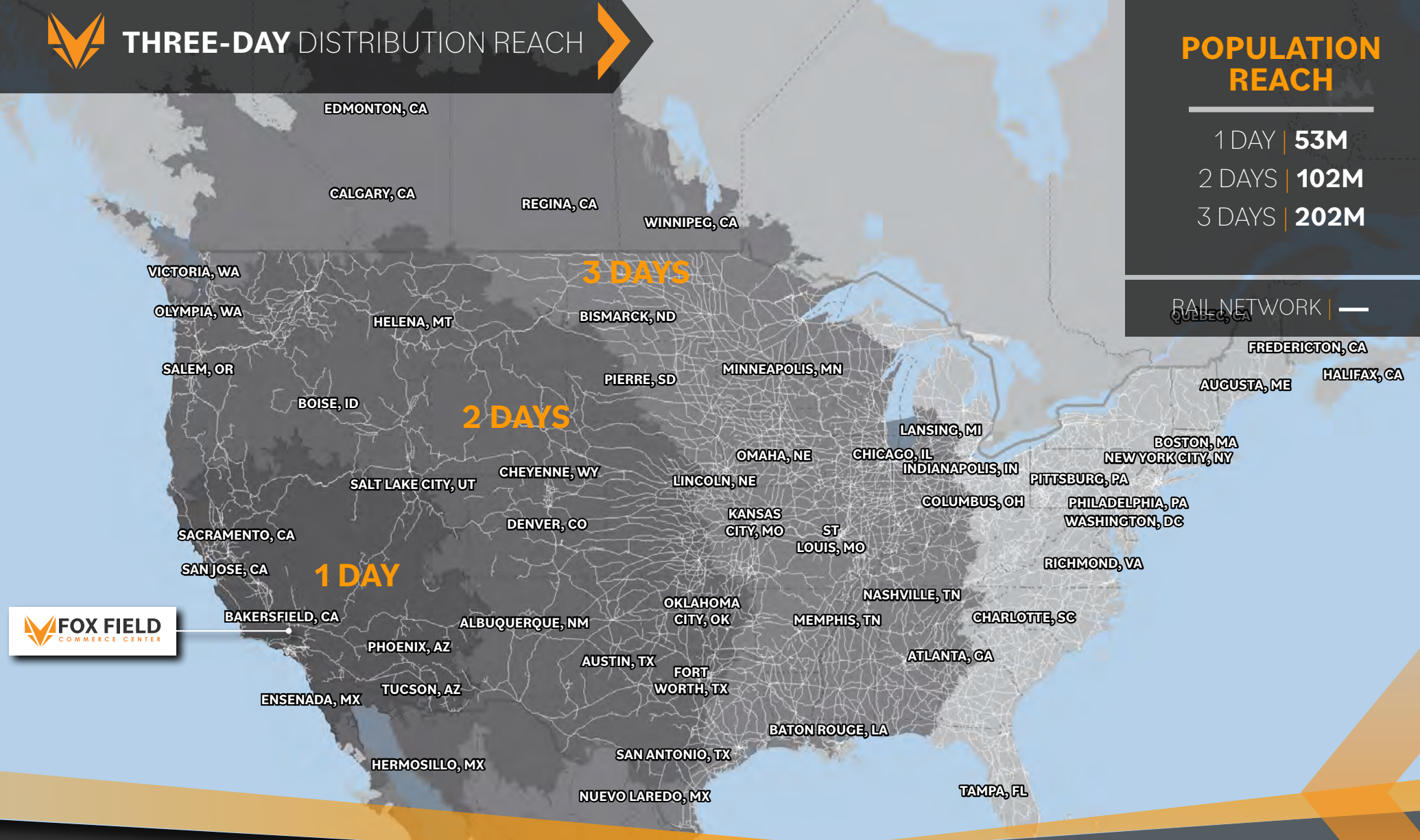


# THREE-DAY DISTRIBUTION REACH

## 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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