



SIERRA GATEWAY

39959 AND 40015 SIERRA HIGHWAY, PALMDALE, CA 93550

TENANT IMPROVEMENTS AVAILABLE

NEW SUITES MOVE-IN READY



The Abbey Company
REAL PROPERTY SOLUTIONS

PROPERTY HIGHLIGHTS

The Sierra Gateway project features an institutional-quality, two building, two story, multi-tenant office complex with vibrant architecture. In the heart of the Antelope Valley, it is a landmark property along the busy Sierra Highway, across the street from the Palmdale Regional Airport and just over a mile from the Antelope Valley Mall and the Rancho Vista retail corridor.

- **Finished office suites available for immediate occupancy**
- **Professional tenant mix including BAE Systems and Lockheed Martin**
- **AVTA Bus stop located directly in front of office complex on Avenue O-8**
- **Office / Flex units available with 24 ft. clear height & grade level roll up doors**
- Easy access from Palmdale and Lancaster
- Convenient to the I-14 freeway
- Abundant surface lot parking
- Excellent visibility along Sierra Highway
- Beautiful landscaping
- Separate exterior suite access
- Energy Star certified
- Local professional and responsive property management and leasing team





LOCATION SUMMARY

This high profile complex is a premier property in the growing High Desert area of Los Angeles County. Palmdale is home to many aerospace giants including Lockheed Martin, Northrup Grumman, Boeing, and NASA. Corporations, manufacturers, educators, national retailers, service providers, and restaurant chains all have a robust presence in Palmdale. The city offers a vast array of housing, acclaimed schools, and regional hospital care.

PROPERTY INFORMATION

ADDRESS

39959 and 40015 Sierra Highway
Palmdale, CA 93550

CONSTRUCTION

Concrete tilt-up

BUILDINGS

2

TOTAL SF

133,351 SF

LAND AREA

9.52 Acres

OFFICE PERCENTAGE

100%

PROPERTY TYPE

Multi-Tenant
Office Building

FLOORS

2-Stories

ZONING

M-4 (Planned Industrial)

PARKING

522 Spaces

YEAR BUILT

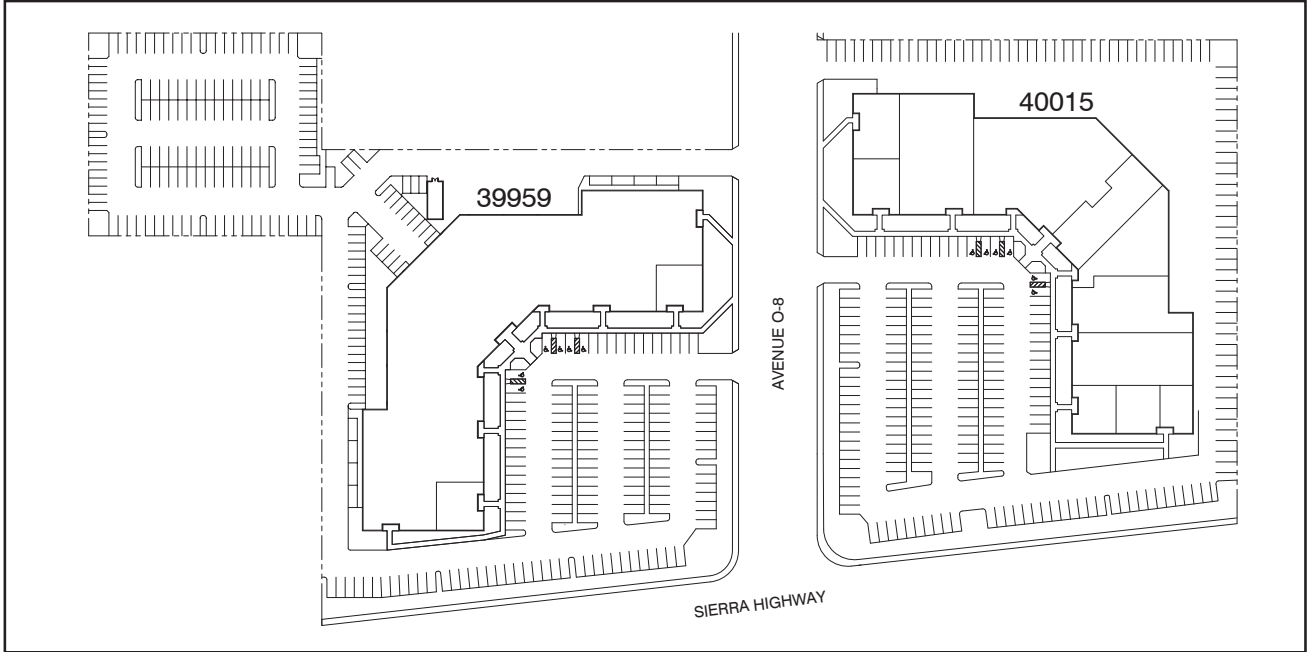
1991, Renovated
2017



AREA OVERVIEW

Situated in the northern portion of Los Angeles County, Palmdale is also part of the geographic region known as the Antelope Valley, between the San Gabriel and Tehachapi mountain ranges. In total, the Antelope Valley encompasses 475,000 people, with its two largest cities being Palmdale and Lancaster. Palmdale is a city that has enjoyed tremendous growth and prosperity over the last two decades. More than 169,000 residents who call Palmdale home enjoy a pleasant quality of life in this family-oriented, bedroom community to the Greater Los Angeles area. The average household income is \$65,000. Over the last 25 years, Palmdale has consistently been ranked in the top 25 fastest growing cities in the U.S. and the fastest growing city in Los Angeles County. By land area, Palmdale is the second largest city in Los Angeles County, sixth largest in California and one of the top 100 largest cities in the U.S.

SITE PLAN



LOCAL LEASING OFFICE

2231 E. Palmdale Blvd., Suite P
 Palmdale, CA 93350
 661.274.4408

CORPORATE OFFICE

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MAP

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