



An Elevated
Industrial Campus
Experience
Arrives Summer 2024



State-of-the-Art Industrial Buildings
From 57,200 SF to 1.6 Million SF

CBRE

A 400-Acre, Over 8 Million
SF Industrial Business
Park Coming Online in the
Antelope Valley

PALMDALE | CALIFORNIA



The Antelope Valley Commerce Center An Elevated Industrial Campus Experience

The City of Palmdale is ready for takeoff. It's thriving, energetic and rapidly growing. In the last 10 years its population has skyrocketed as the Southern California population has grown. And this is the home of the Antelope Valley Commerce Center - a new cutting-edge over 8 million SF master-planned industrial business campus stretched across nearly 400 acres in Palmdale, California.

The **15-building** project features architecturally stunning, state-of-the-art industrial buildings with available floor plans from **57,200 SF to 1.6 Million SF** boasting 32' to 42' clear industrial buildings with ESFR sprinklers, exceptional dock high loading and trailer parking.

We're About to Take Off.





State-of-the-Art Industrial Buildings With Build to Suits Available From 130,000 to 1.6 Million SF

Your Next Smart Move Is Here

The Antelope Valley Commerce Center offers an unparalleled workplace experience close to where you live and play. The location is strategic, allowing quick access to the population of Southern California and the Ports of Los Angeles/Long Beach. The Antelope Valley Commerce Center, also, sets the stage for innovation, acting as a hub that places you in the center of an influential corporate community. And with the opportunity to build facilities to match your needs, **The Antelope Valley Commerce Center** is not only practical, it's your next smart move.

- 32' to 42' Clear Height
- ESFR Sprinklers
- Exceptional Architectural Design
- Large Truck Courts and Trailer Parking
- Extraordinary Dock High and Ground Level Loading
- Office Area Can Be Built-to-Suit



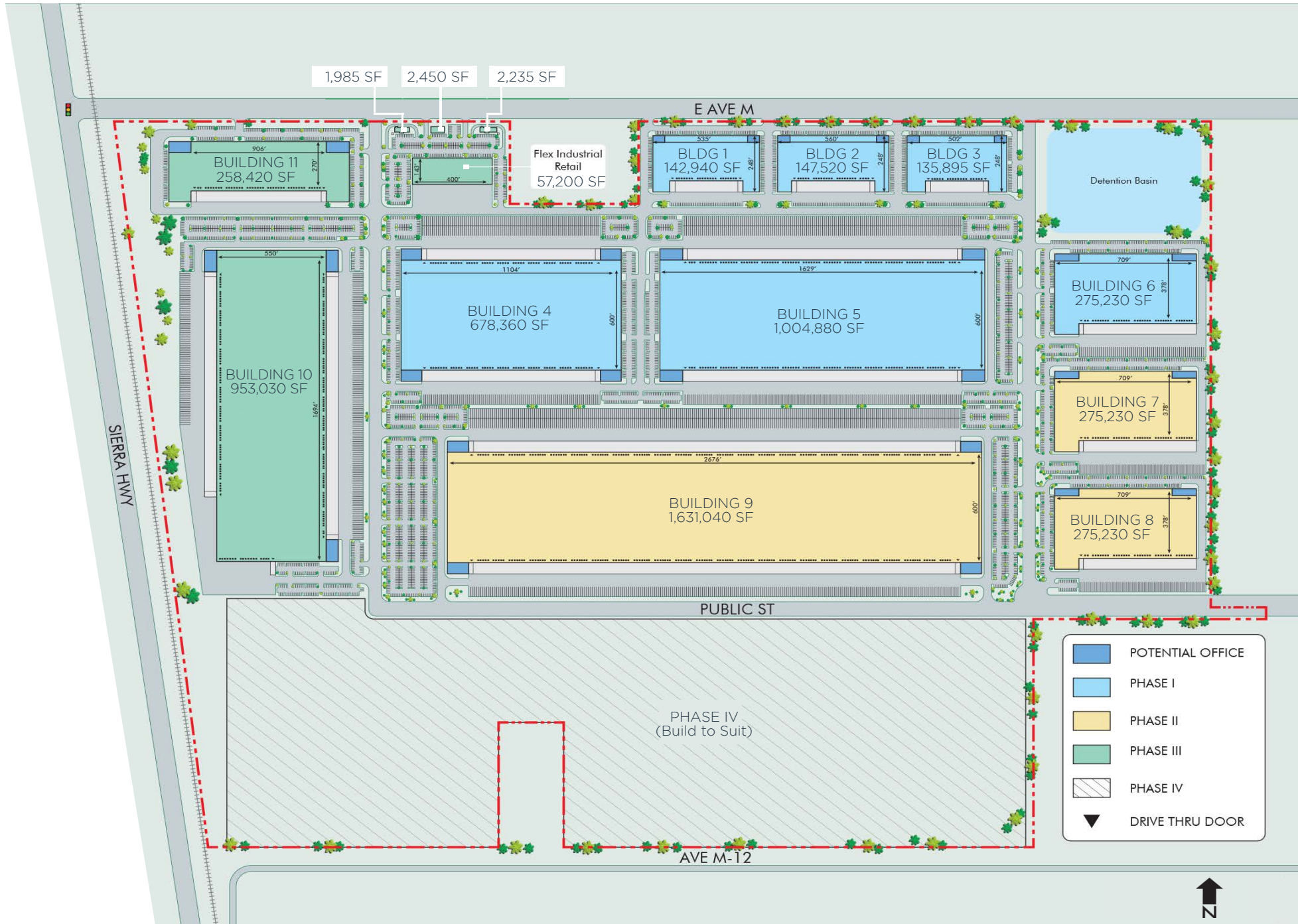
Project Highlights

The **Antelope Valley Commerce Center** is a premier campus work environment, featuring:

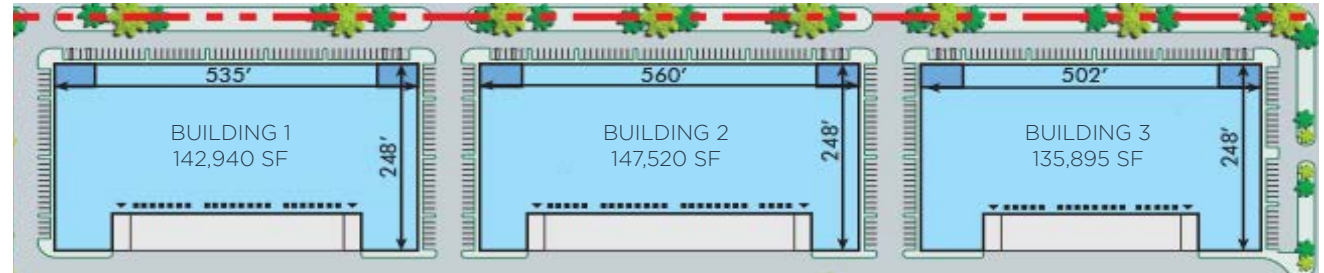
- **A Four-Phase Building Program**
- **Amenity-Rich Environment.** On-site amenities and countless retail, dining and entertainment options just minutes away
- **Transportation.** Unbeatable access to Highway 14, Palmdale Metrolink, high speed rail station (planned), Palmdale Regional Airport and Fox Field.
- **Proximity to Key Locations.** Palmdale is located approximately one hour from downtown Los Angeles, 45 minutes to Burbank, with similar proximity to West Los Angeles, Los Angeles International Airport and the Ports of Los Angeles /Long Beach



Master Site Plan

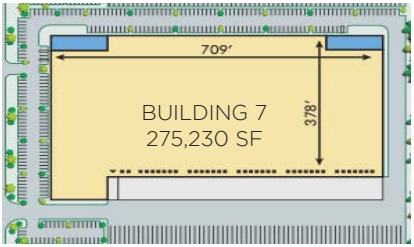
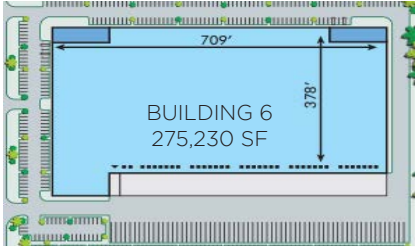
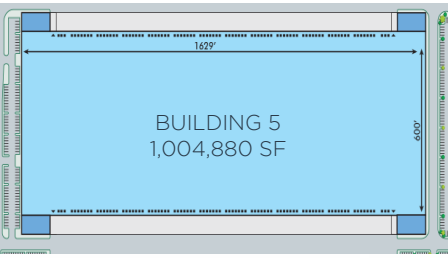
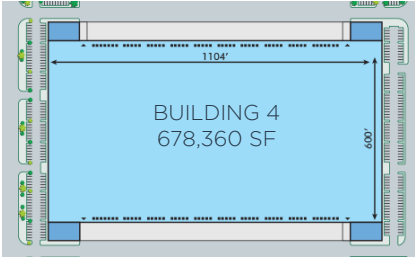


Building Summary



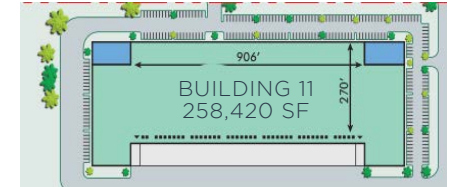
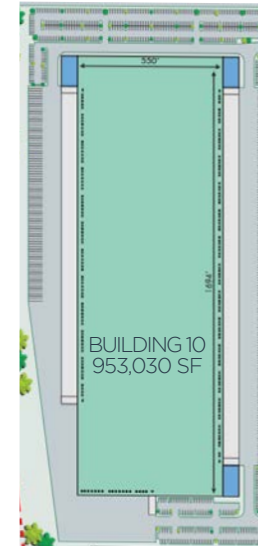
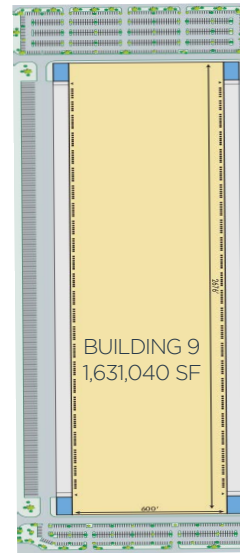
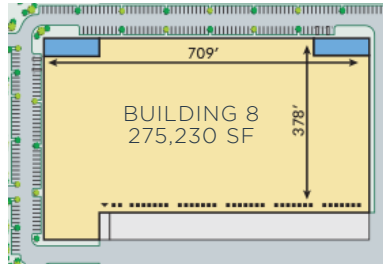
	BUILDING 1 (PHASE i)	BUILDING 2 (PHASE i)	BUILDING 3 (PHASE i)
TOTAL BUILDING AREA:	142,940	147,520	135,895
SITE AREA (ACRES):	7.31	7.30	6.78
OFFICE SPACE:	TBD	TBD	TBD
CLEAR HEIGHT:	32'	32'	32'
SPRINKLERS:	ESFR	ESFR	ESFR
TOTAL PARKING:	118	122	115
DOCK HIGH DOORS:	22	25	18
GROUND LEVEL DOORS:	2	2	2
POWER:	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts

Building Summary



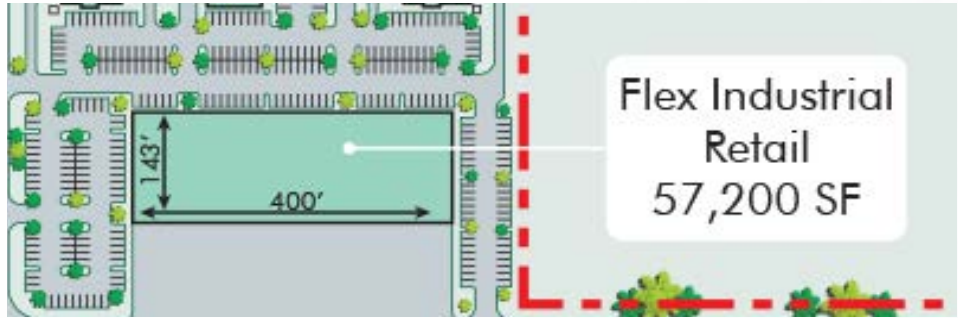
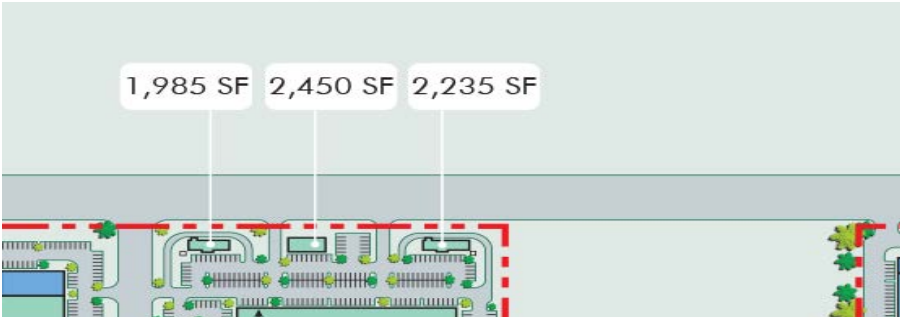
	BUILDING 4 (PHASE I)	BUILDING 5 (PHASE I)	BUILDING 6 (PHASE I)	BUILDING 7 (PHASE II)
TOTAL BUILDING AREA:	678,360	1,004,880	275,230	275,230
SITE AREA ACRES:	31.78	45.90	12.41	12.37
OFFICE SPACE:	TBD	TBD	TBD	TBD
CLEAR HEIGHT:	42'	42'	36'	36'
SPRINKLERS:	ESFR	ESFR	ESFR	ESFR
TOTAL PARKING:	439	545	249	259
DOCK HIGH DOORS:	108	180	37	37
GROUND LEVEL DOORS:	4	4	1	1
POWER:	2 - 4,000 Amps, 277/480 Volts	4,000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts

Building Summary



	BUILDING 8 (PHASE II)	BUILDING 9 (PHASE II)	BUILDING 10 (PHASE III)	BUILDING 11 (PHASE III)
TOTAL BUILDING AREA:	275,230	1,631,040	953,030	258,420
SITE AREA (ACRES):	12.19	77.37	43.54	12.92
OFFICE SPACE:	TBD	TBD	TBD	TBD
CLEAR HEIGHT:	36'	42'	42'	36'
SPRINKLERS:	ESFR	ESFR	ESFR	ESFR
TOTAL PARKING:	237	1,080	527	245
DOCK HIGH DOORS:	37	320	191	42
GROUND LEVEL DOORS:	1	4	5	2
POWER:	2000 Amps, 277/480 Volts	4,000 Amps, 277/480 Volts	4,000 Amps, 277/480Volts	2000 Amps, 277/480 Volts

Flex/Retail Summary



**FLEX / RETAIL CONSOLIDATED
(PHASE III)**

TOTAL BUILDING AREA:	63,870
SITE AREA (ACRES):	7.11
OFFICE SPACE:	Build to Suit
CLEAR HEIGHT:	N/A
SPRINKLERS:	ESFR
TOTAL PARKING:	293
DOCK HIGH DOORS:	N/A
GROUND LEVEL DOORS:	N/A
POWER:	2000 Amps, 277/480 Volts

City of Palmdale

Thriving Local Culture

Palmdale has a lot to celebrate. Buttressed by a booming local economy, over the last 25 years the City of Palmdale has consistently been ranked in the top 25 fastest growing cities in the nation and is the 6th most populous and rapidly growing city in Los Angeles County. The city's healthy economy is reflected in the tremendous growth of sales tax revenue – a 73% increase over the last decade.

Even better, over one-third of all residents have annual incomes greater than \$75,000 and its upper middle class boasts an income 28% higher than that of Los Angeles. The City of Palmdale also ensures that its residents move through town with ease, as evidenced by its outstanding transportation alternatives, which provide easy access to the Los Angeles basin via the Antelope Valley Freeway, the Metrolink commuter rail system and Antelope Valley Transit Authority buses. Now, that's something to ride home about.



Antelope Valley

Facts & Demographics



Total Population:

541,511 (2021)

561,336 (2026 Projection)



Median Age

33.9



Education

High School / GED 95,661 (27.4%)

Some College 92,873 (26.60%)

Bachelor's Degree 39,444 (11.30%)

Master's Degree 16,368 (4.69%)



Average Household Size

3.2



Average Household Income

\$82,790





Amenities Map

Don't Worry. We'll Adapt

Customize your space to suit your business needs. Buildings at the **Antelope Valley Commerce Center** can be adapted to the needs of any business with its high ceilings, various loading options, flexible warehouse layouts and ample areas for focused work.



Covington Group

Experienced Team. Nationwide Reach.

Covington Group, Inc. is a privately held, Dallas based real estate development and investment company that specializes in redeveloping and repositioning distressed property across the United States. We are a value-add, opportunistic investor committed to creating superior returns on investment by mitigating risk and preserving capital through innovation, persistence, creativity and focus on core competencies.

Throughout the last 30 years, Covington Group, Inc. has focused on the acquisition of corporate dispositions, REOs, and other types of vacant or distressed properties, with the intent of recycling and re-tenanting these properties. Our partners have over 80 years of combined experience and have successfully developed and redeveloped over 25 million square feet of commercial and industrial property, including build-to-suit and spec warehouses, hotels, and master planned communities. Covington Group, Inc. and our affiliate companies/partners currently own over 8,500,000 SF of commercial/ industrial space across the U.S.



Covington Development Partners (“CDP”) is the development arm of Covington Group’s fully integrated industrial real estate platform. Founded in 1989, Covington Group specializes in the acquisition, development and management of warehouse, distribution, manufacturing and e-commerce facilities across the nation.

For More Information

For more information on Covington Group, visit their website at <https://www.covingtongroupinc.com>.



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