

ROOF ON | NEAR SHELL COMPLETION

LEGACY AT PALMDALE

by Transwestern

99,853 SF | DELIVERY 3Q 2024



40347 Legacy Lane, Palmdale, CA 93551

 **TRANSWESTERN** DEVELOPMENT COMPANY

CBRE



LOCATION HIGHLIGHTS



99,853 SF

**STATE-OF-THE-ART
NEW CONSTRUCTION
3Q24 DELIVERY**



DIRECT ACCESS TO REGIONAL
TRANSPORTATION INFRASTRUCTURE

**HIGHWAY 14, INTERSTATE 5,
HIGHWAY 138 + HIGHWAY 58**



CUTTING EDGE
BUILDING FEATURES

**15 DOCK HIGH DOORS
GRADE LEVEL LOADING**



CITY OF PALMDALE - MOST
BUSINESS FRIENDLY CITY

**LAEDC AWARD WINNER
2015 + 2021**



ESTABLISHED WORKFORCE

**SKILLED, MOTIVATED
WORKFORCE WITH LOCAL
AFFORDABLE HOUSING**



M-2 ZONING- GENERAL
INDUSTRIAL

**ESTABLISHED
FAIRWAY INDUSTRIAL
BUSINESS PARK**

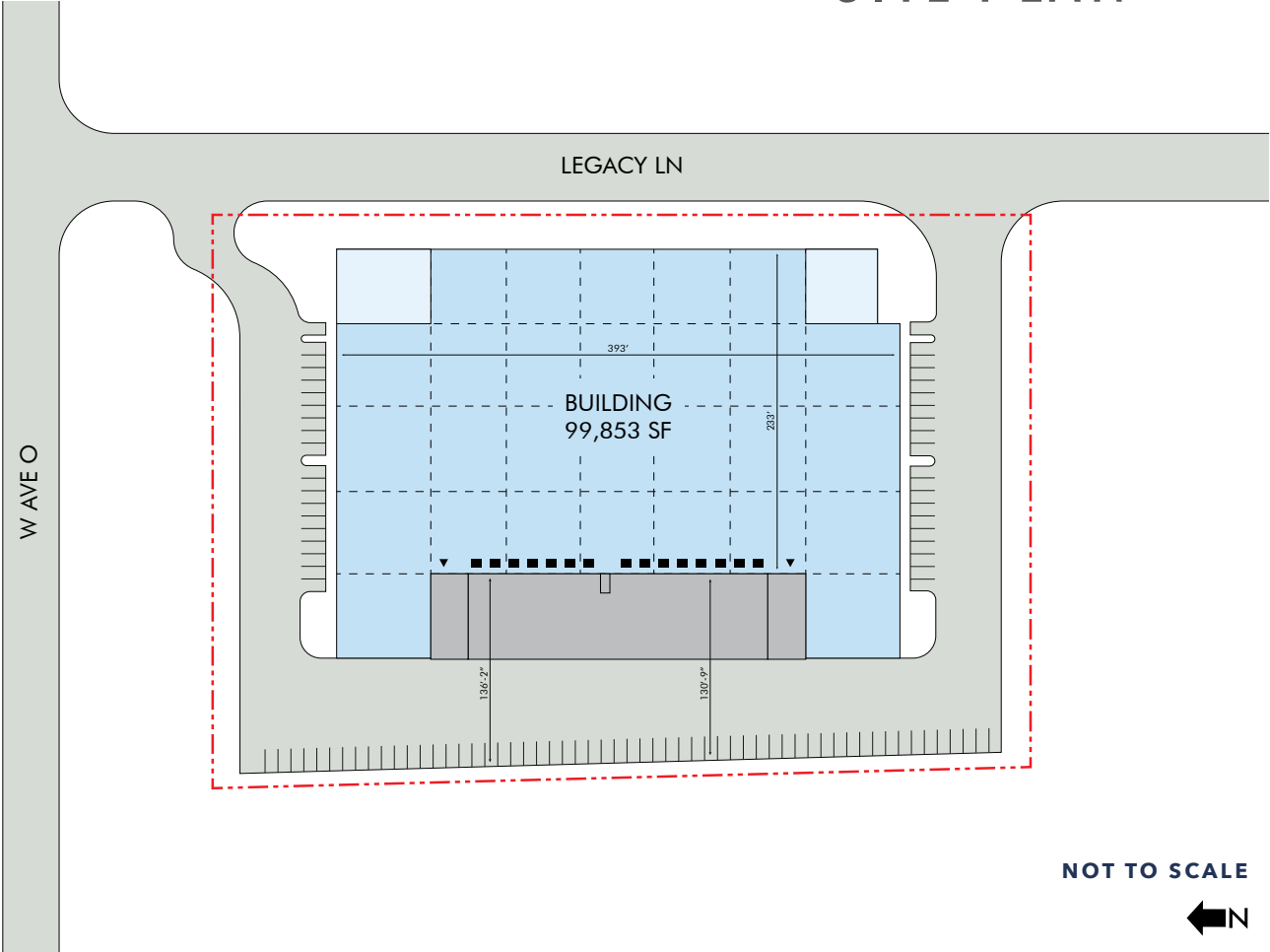
PROPERTY INFORMATION

AVAILABLE SPACE	99,853 SF
TOTAL OFFICE SPACE	5,837 SF
FIRST FLOOR OFFICE	4,139 SF
MEZZANINE	1,698 SF
LEASE RATE/SF/MO	\$1.10 NNN / SF / MO
CLEAR HEIGHT	32'
POWER	2,000 Amps
DOCK HIGH DOORS	15
GROUND LEVEL DOORS	2
CONSTRUCTION TYPE	Tilt-Wall
FLOOR SLAB	7" Thick, 4,000 PSI Reinforced Slab
PARKING SPACES	92
FIRE SPRINKLER SYSTEM	ESFR





SITE PLAN



NEW CONSTRUCTION PHOTOS

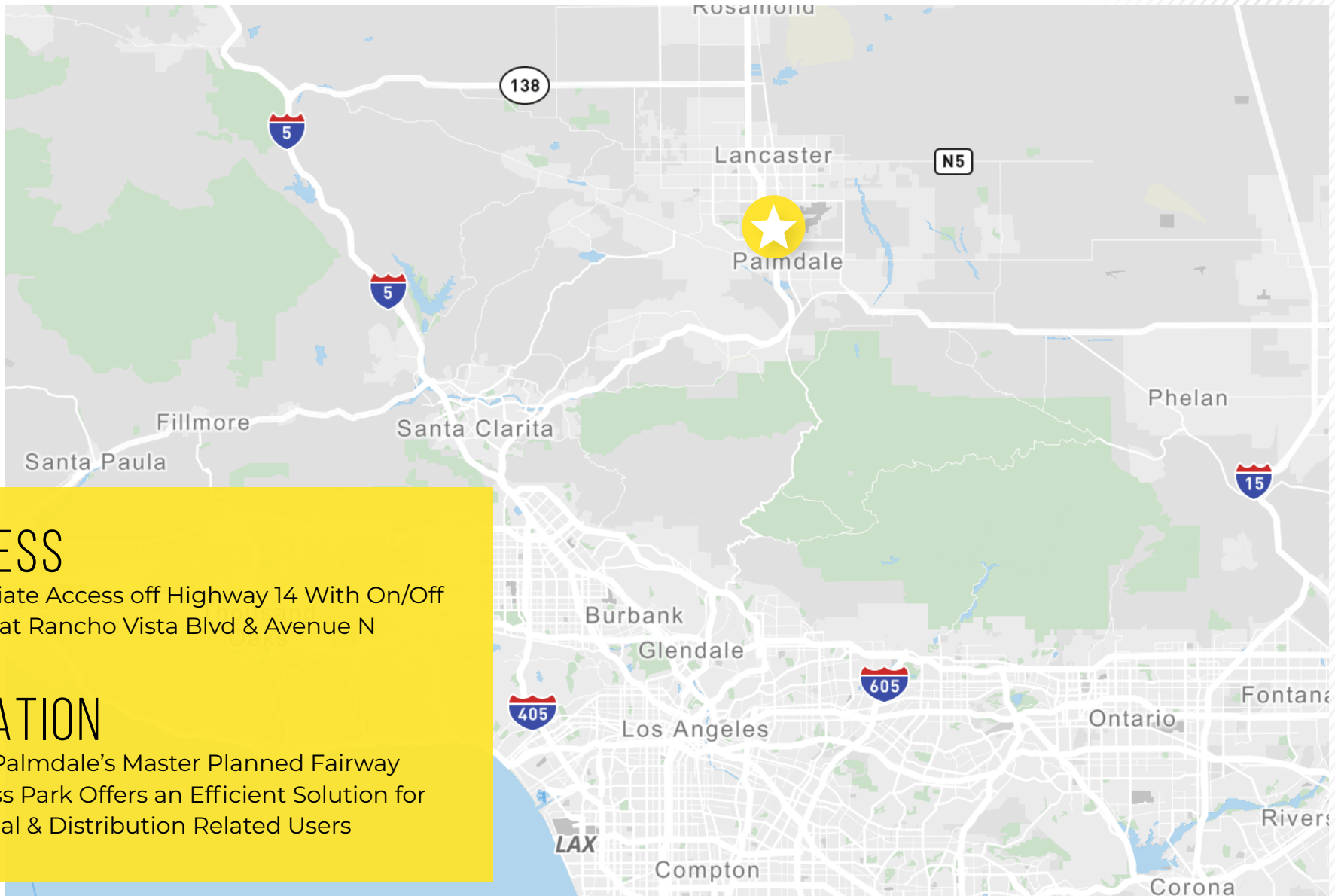




LOCATION



REGIONAL MAP



ACCESS

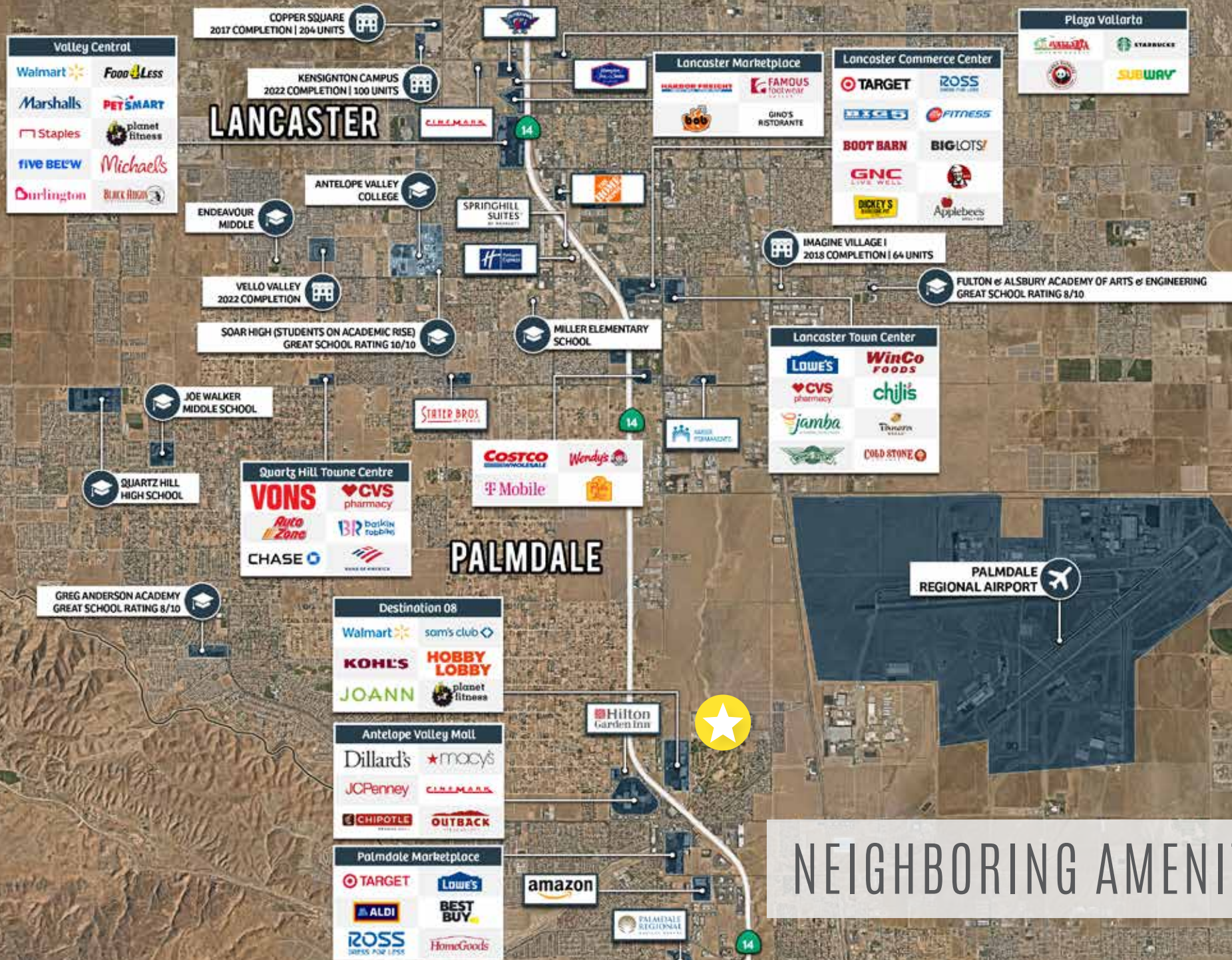
Immediate Access off Highway 14 With On/Off Ramps at Rancho Vista Blvd & Avenue N

LOCATION

City of Palmdale's Master Planned Fairway Business Park Offers an Efficient Solution for Industrial & Distribution Related Users

ELEVATIONS





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FOR MORE INFORMATION, PLEASE CONTACT:

CRAIG PETERS

Vice Chairman

Lic. 00906542

+1 818 907 4616

craig.peters@cbre.com

RICHARD RAMIREZ

First Vice President

Lic. 01792270

T: +1 818 907 4639

richard.ramirez@cbre.com

 **TRANSWESTERN** DEVELOPMENT COMPANY

CBRE

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