OFFERING MEMORANDUM

CALIFORNIA CITY INDUSTRIAL

5500 Lindbergh Blvd | California City, California 93505



MARKOWITZ COMMERCIAL REAL ESTATE INC.

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EXECUTIVE SUMMARY



5500 LINDBERGH BOULEVARD

Markowitz Commercial Real Estate, Inc. is pleased to exclusively offer qualified buyers the opportunity to purchase a 2024 construction M-1 zoned metal building located on 2.06 acres in the Kern County city of California City. California City benefits from close proximity to Edwards Air Force Base, offering a strategic advantage to industrial operations within the region's most significant aerospace, defense, and advanced employment centers. 5500 Lindbergh Boulevard consists of a 10,000 square foot metal building situated on 2.06 acres of M-1 land. The subject property offers 800 amps of 480v 3-phase power, and benefits from city water and sewer.

HIGHLIGHTS

- New construction M-1 zoned metal building located in the Kern County city of California City
- Completed in 2024 and consists of a 10,000 square foot metal building on 2.06 acres of M-1 land
- Subject property offers 800 amps of 480v 3-phase power, with city water and sewer
- Situated in California City, the subject property benefits from proximity to Edwards Air Force Base, offering a strategic advantage to industrial operations within the region's most significant aerospace, defense, and advanced technology employment centers
- The subject property offers a rare new construction industrial warehouse on a large lot located in Kern County

PHOTOS





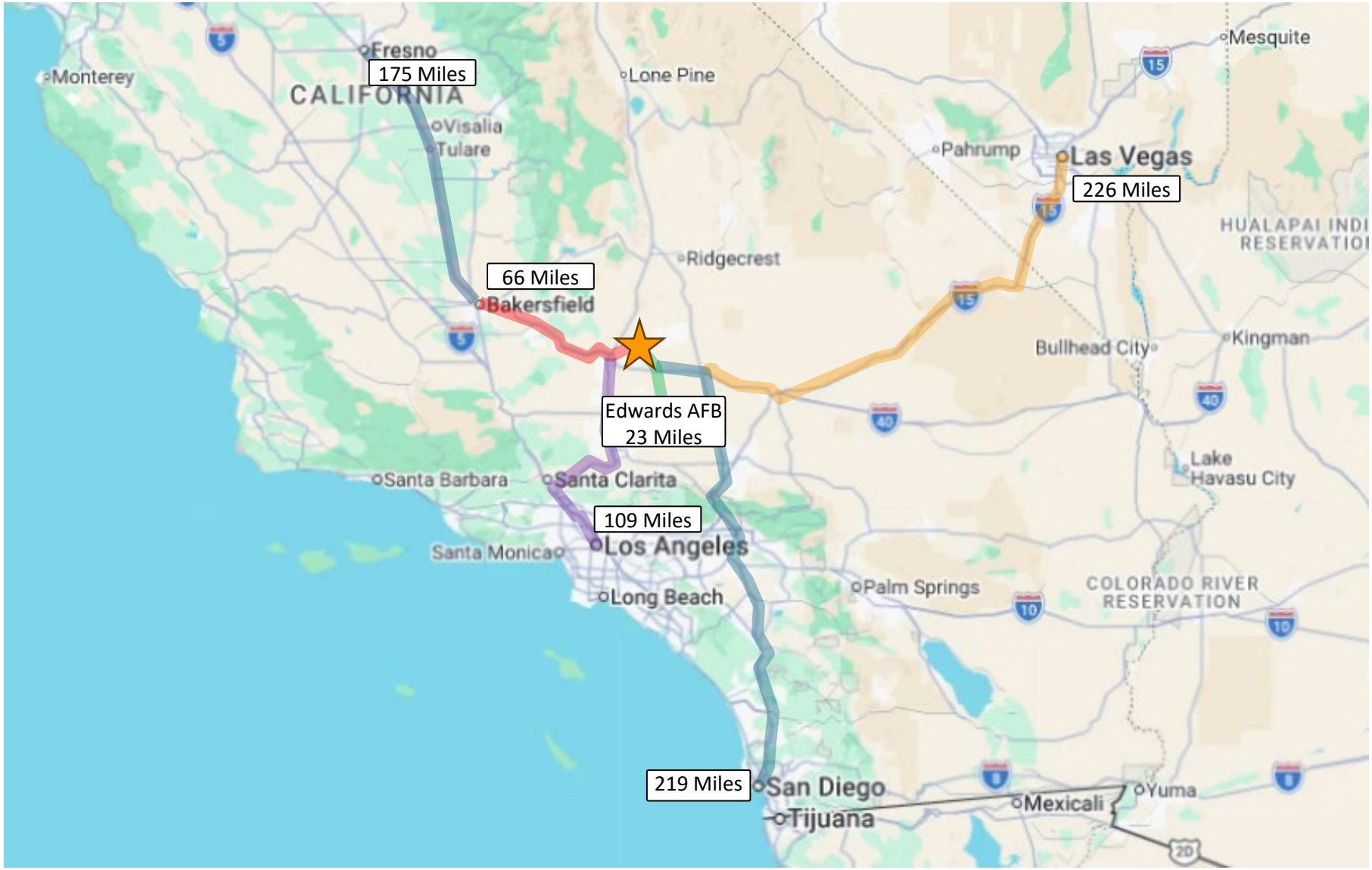








LOCATION


Fresno
175 Miles
Monterey
CALIFORNIA
Visalia
Tulare
Lone Pine
Mesquite
Pahrump
Las Vegas
226 Miles
HUALAPAI INDI
RESERVATIO
Ridgecrest
66 Miles
Bakersfield
Bullhead City
Kingman
Edwards AFB
23 Miles
Lake
Havasu City
Santa Barbara
Santa Clarita
109 Miles
Santa Monica
Los Angeles
Long Beach
Palm Springs
COLORADO RIVER
RESERVATION
219 Miles
San Diego
Tijuana
Mexicali
Yuma

AREA & DEMOGRAPHICS

AEROSPACE

California City's proximity to Edwards Air Force Base provides a strategic advantage for industrial and commercial properties, offering access to one of the region's most significant aerospace, defense, and advanced technology employment centers. This location creates potential opportunities for businesses involved in aerospace manufacturing, engineering, research and development, equipment storage, logistics, and defense-related support services. As aerospace and defense operations continue to drive economic activity throughout the Antelope Valley and surrounding Kern County, California City's available land and industrial properties may appeal to businesses seeking room for expansion, operational flexibility, and access to the region's established aerospace industry.



POPULATION

California City, located in Kern County, is a city with an estimated population of approximately 13,300 residents as of 2025. The city has a relatively young population, with a median age of approximately 34 years.

INCOME

Household income is averaging $66,065 in a 5-mile radius of the subject property, with a median of $52,682.

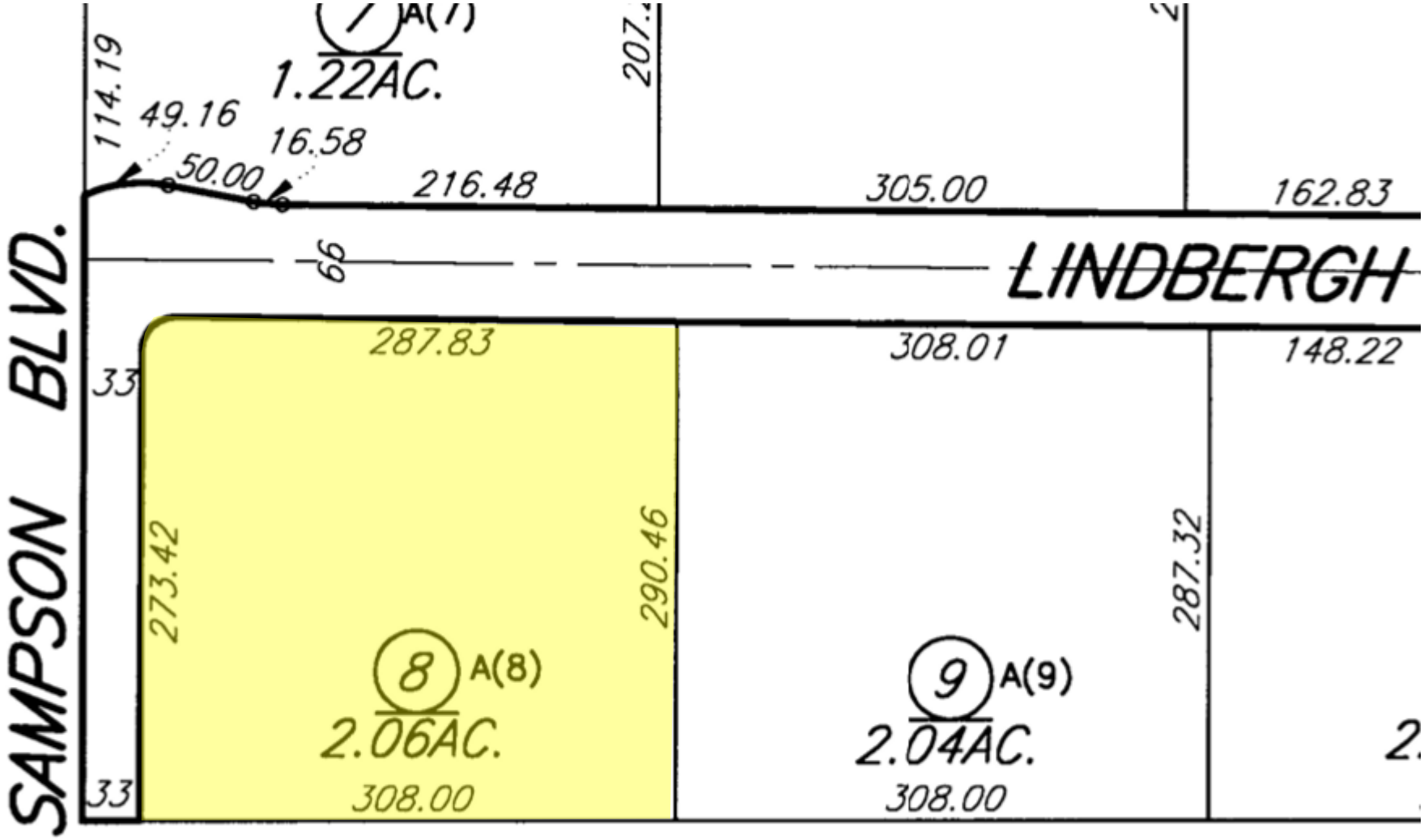
EMPLOYEES

There are approximately 2,228 daytime employees in a 5-mile radius of the subject property. Of that total, approximately 2,156 work in service-producing industries such as trade, transportation & utilities, education and health, or professional and financial industries. Approximately 72 work in goods-producing industries like construction or manufacturing.

5-MILE

POPULATION 13,506	**EMPLOYEES** 2,228
HOUSEHOLDS 4,014	**AVG. INCOME** $66,065
	MEDIAN AGE 36.4

PARCEL MAP


SAMPSON BLVD.
LINDBERGH
66
33
33
114.19
49.16
50.00
16.58
1.22AC.
216.48
305.00
162.83
287.83
308.01
148.22
273.42
290.46
287.32
8 A(8)
2.06AC.
308.00
9 A(9)
2.04AC.
308.00

OFFERING SUMMARY

Property Details	
Address	5500 Lindbergh Blvd
Year Built	2024
Building Type	Metal
Building Size Square Feet	10,000 SF
Lot Size Acres	2.06 Acres
Lot Size Square Feet	89,734 SF
Zoning	M-1 (California City)
Power	800a/480v 3p
Water	City
Gas	None
Sewer/Septic	Sewer
Ceiling Height	14’
Rollup Doors	One 12’ x 12’
Restrooms	1
Climate Control	None
Parcel No.	302-510-08-00-3

Pricing	
Price	$900,000
Price/SF	$90



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