WARMSTONE
ADVISORS

OFFERING MEMORANDUM

44211 Yucca

20,000 SF Climate-Controlled Industrial · Lancaster, California

PROPERTY FACTS

PROPERTY ADDRESS	44211 Yucca Avenue, Lancaster, CA 93534
PROPERTY TYPE	Industrial · Climate-Controlled
BUILDING SIZE	20,000 SF
LOT SIZE	1.17 Acres
POWER	2,500 Amp · 3-Phase
PRODUCTION ROOMS	Climate-Controlled
SECURITY	Gated · Full Camera Coverage
OCCUPANCY	Immediate
STATUS	Active · For Sale

44211 YUCCA

Opportunity Overview

44211 Yucca Avenue is a 20,000 SF fully equipped industrial facility on 1.17 acres in Lancaster's industrial corridor, configured for climate-controlled operations requiring precision environmental management, high-amperage power, and secure infrastructure.

The building features a functional layout optimized for efficiency. Multiple climate-controlled production rooms with independent environmental monitoring systems, a dedicated fertigation and utility room with isolated supply lines for each production zone, processing and packaging areas, an administrative office, kitchen, two bathrooms, and a security room. The facility is powered by 2,500 amps of three-phase power, supporting continuous high-demand industrial operations.

The site is fully gated and fenced with comprehensive camera coverage inside and out. Strategically positioned in Los Angeles County, the facility offers institutional-grade build-out, secure infrastructure, and operational readiness for tenants or

owner-users requiring immediate occupancy without extended improvement timelines.

The facility is suited for owner-users in controlled-environment agriculture, food processing, pharmaceutical production, cold storage, or other industrial applications requiring climate precision, security, and high power capacity.

Investment Highlights

Institutional-Grade Build-Out

Multiple climate-controlled production rooms with independent environmental monitoring, a dedicated fertigation and utility room with isolated supply lines for each production zone, and processing and packaging areas.

High-Amperage Power

2,500 amps of three-phase power supports continuous high-demand industrial operations.

Comprehensive Security

Fully gated and fenced with camera coverage inside and out, plus a dedicated security room.

Operational Readiness

Immediate occupancy without extended improvement timelines for tenants or owner-users requiring climate precision, security, and high power capacity.

Location Overview

Lancaster Industrial Corridor

The facility sits on 1.17 acres in Lancaster's industrial corridor in Los Angeles County, positioned for controlled-environment agriculture, food processing, pharmaceutical production, cold storage, and comparable industrial applications.

Warmstone Commercial

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WARMSTONE ADVISORS

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