

±9,450 SF BUILDING ON ±0.94 ACRES
INDUSTRIAL WAREHOUSE

16224 KOALA ROAD, ADELANTO CA 92301

FOR SALE

SINGLE TENANT NNN INVESTMENT



JEFF MITCHELL
SENIOR VICE PRESIDENT
949.263.5323
jmittell@voitco.com
Lic. #00972088

SHANE MITCHELL
SENIOR ASSOCIATE
949.263.5318
smitchell@voitco.com
Lic. #02158130

RYAN OSTERKAMP
ASSOCIATE
949.263.5324
rosterkamp@voitco.com
Lic. #02194839

Voit
REAL ESTATE SERVICES



2020 Main Street, Suite 100
Irvine, CA 92614
www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.

±9,450 SF BUILDING ON ±0.94 ACRES INDUSTRIAL WAREHOUSE

16224 KOALA ROAD, ADELANTO CA 92301

FOR SALE

SINGLE TENANT NNN INVESTMENT

PROPERTY DESCRIPTION:

- Power: 400 Amps, 277/480 Volt Electrical Service
- Clear Height: 20' Warehouse Clearance
- Loading: One (1) Ground Level Door & One (1) Dock-High Truck Well
- Parking: 1.26:1,000 SF Parking Ratio (12 stalls)
- Secure Yard: Fenced
- Construction: Metal Structure, Built in 1997
- Prime Location: Immediate Access to I-395 and I-15 Freeways

TENANT:

- AAA Construction Group, Inc.
- Fully Licensed Cannabis Company
- Lease Term Thru August 31, 2030
- Two (2) Five (5) Year Options to Extend
- 4% Annual Increases in Option Period(s)
 - 9/1/25 - 8/31/26 \$26,292.34/mo NNN
 - 9/1/26 - 8/31/27 \$27,081.11/mo NNN
 - 9/1/27 - 8/31/28 \$27,893.54/mo NNN
 - 9/1/28 - 8/31/29 \$28,730.35/mo NNN
 - 9/1/29 - 8/31/30 \$29,592.26/mo NNN



JEFF MITCHELL
SENIOR VICE PRESIDENT
949.263.5323
jmitchell@voitco.com
Lic. #00972088

SHANE MITCHELL
SENIOR ASSOCIATE
949.263.5318
smitchell@voitco.com
Lic. #02158130

RYAN OSTERKAMP
ASSOCIATE
949.263.5324
rosterkamp@voitco.com
Lic. #02194839

Voit
REAL ESTATE SERVICES

M MITCHELL
INDUSTRIAL GROUP

2020 Main Street, Suite 100
Irvine, CA 92614
www.VoitCo.com

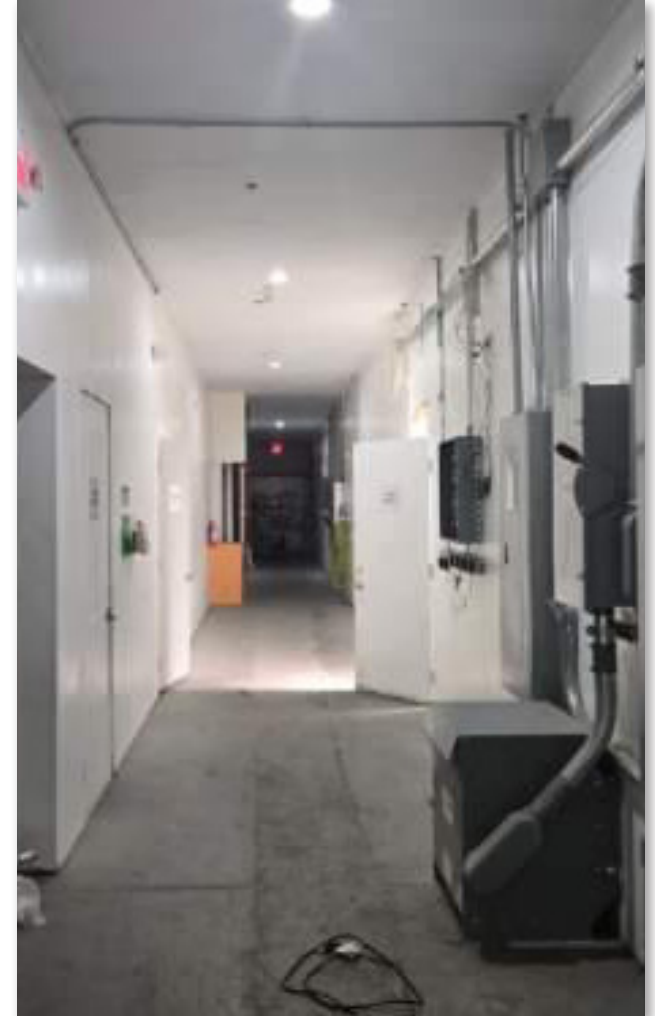
Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.

±9,450 SF BUILDING ON ±0.94 ACRES INDUSTRIAL WAREHOUSE

16224 KOALA ROAD, ADELANTO CA 92301

FOR SALE

SINGLE TENANT NNN INVESTMENT



JEFF MITCHELL
SENIOR VICE PRESIDENT
949.263.5323
jmitchell@voitco.com
Lic. #00972088

SHANE MITCHELL
SENIOR ASSOCIATE
949.263.5318
smitchell@voitco.com
Lic. #02158130

RYAN OSTERKAMP
ASSOCIATE
949.263.5324
rosterkamp@voitco.com
Lic. #02194839

Voit
REAL ESTATE SERVICES



2020 Main Street, Suite 100
Irvine, CA 92614
www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.

±9,450 SF BUILDING ON ±0.94 ACRES INDUSTRIAL WAREHOUSE

16224 KOALA ROAD, ADELANTO CA 92301

FOR SALE

SINGLE TENANT NNN INVESTMENT



JEFF MITCHELL
SENIOR VICE PRESIDENT
949.263.5323
jmittell@voitco.com
Lic. #00972088

SHANE MITCHELL
SENIOR ASSOCIATE
949.263.5318
smitchell@voitco.com
Lic. #02158130

RYAN OSTERKAMP
ASSOCIATE
949.263.5324
rosterkamp@voitco.com
Lic. #02194839

Voit
REAL ESTATE SERVICES



2020 Main Street, Suite 100
Irvine, CA 92614
www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.

±9,450 SF BUILDING ON ±0.94 ACRES INDUSTRIAL WAREHOUSE

16224 KOALA ROAD, ADELANTO CA 92301

FOR SALE

SINGLE TENANT NNN INVESTMENT



JEFF MITCHELL
SENIOR VICE PRESIDENT
949.263.5323
jmittell@voitco.com
Lic. #00972088

SHANE MITCHELL
SENIOR ASSOCIATE
949.263.5318
smitchell@voitco.com
Lic. #02158130

RYAN OSTERKAMP
ASSOCIATE
949.263.5324
rosterkamp@voitco.com
Lic. #02194839

Voit
REAL ESTATE SERVICES

M MITCHELL
INDUSTRIAL GROUP

2020 Main Street, Suite 100
Irvine, CA 92614
www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.