

EXCLUSIVE LEASE MEMORANDUM



RYAN TRAVIS

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BRE # 01358790 Corporate BRE #01896143

12180 Ridgecrest Rd., Suite 232 Victorville, CA 92395

Address

2374 E Main St., Building 1
Barstow , CA 92311

ZONING

Human Services (HS)
*Proposed zone change to Diverse Use (DU)

APN

0424-113-17

SIZE

±11,500SF

NOTES

Introductory Lease Rate Offered for First Year of the Lease. 2374 E Main St, Building 1. Offered for lease is this ±11,500sf block construction warehouse / industrial facility of which approx. 800sf is office. Impressive interior clear height of 25ft. Offering three loading doors, one of which is equipped with a loading ramp. Adjacent with visibility to Interstate 40. Less than 2 miles east of the Interstate 40 / Interstate 15 junction. Large signage on-site maybe available for tenant's use with approval from the city. Barstow is poised for huge growth given the Barstow International Gateway (BIG) Project working its way through approvals anticipated to begin construction as soon as Q3 2026 – this \$4b project is certain to redefine Barstow and transform the entire High Desert Region. Zoning is presently HS (Human Services) intended to offer a mix of residential, professional, administrative and commercial uses.

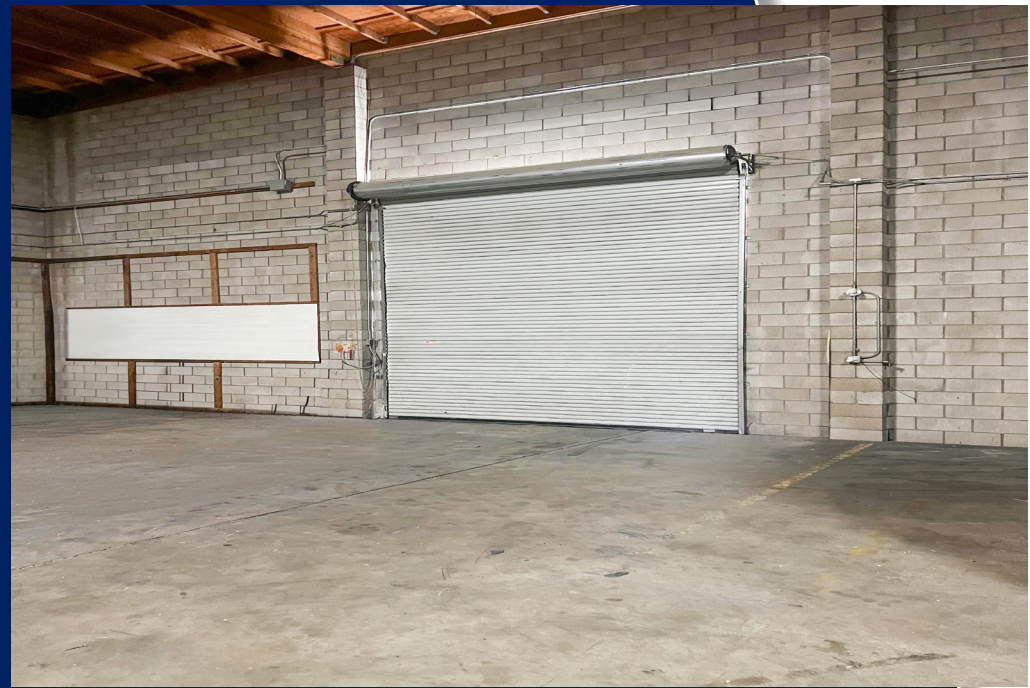
Asking Price

\$0.80PSF

*Industrial Gross Lease



The information contained herein has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.



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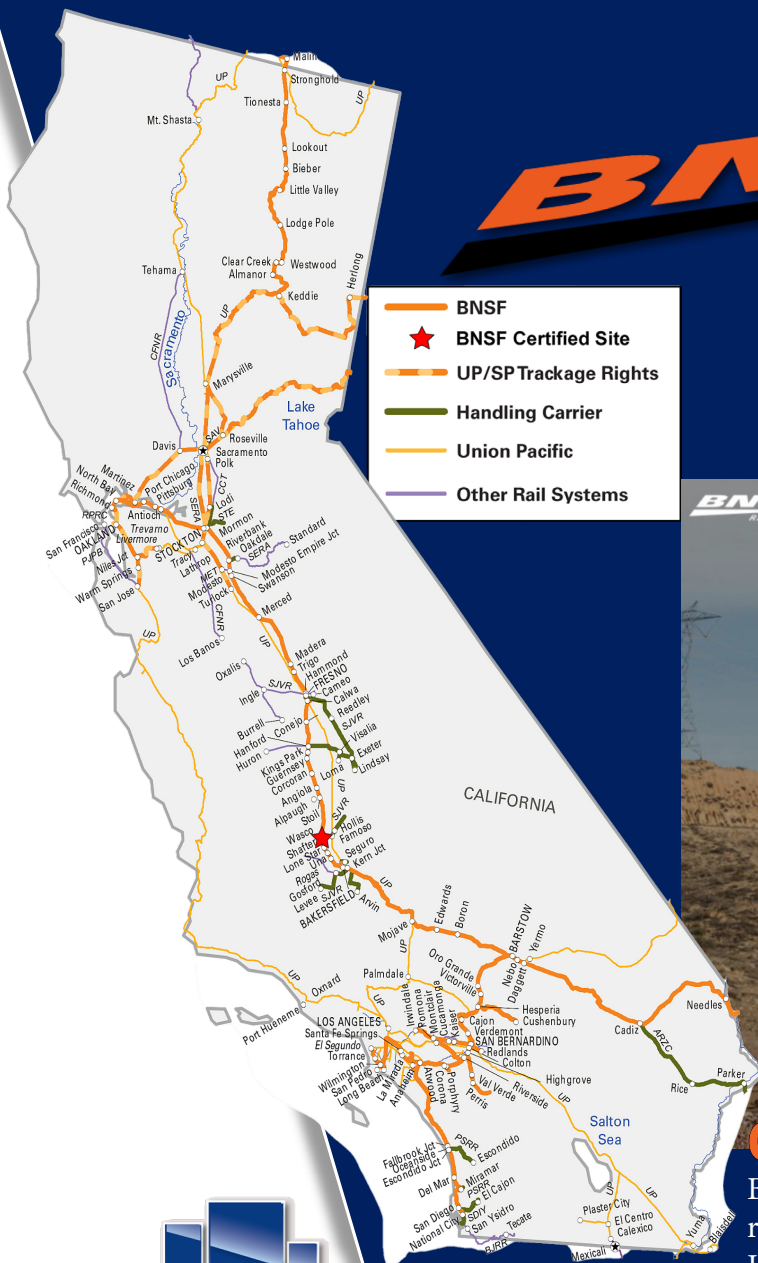


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Aerial



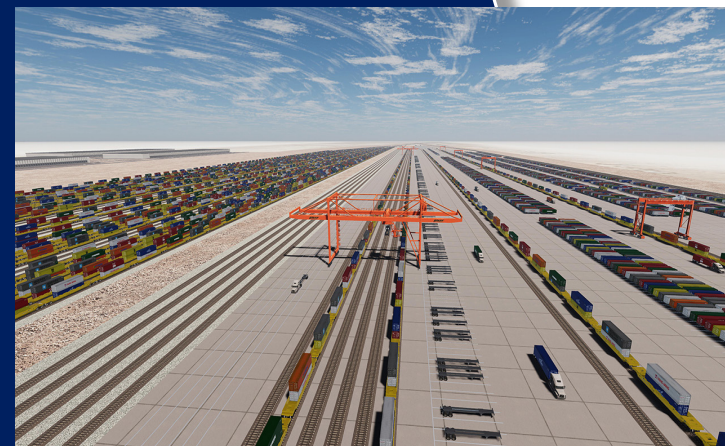
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- BNSF
- ★ BNSF Certified Site
- UP/SP Trackage Rights
- Handling Carrier
- Union Pacific
- Other Rail Systems

BNSF

RAILWAY



Overview

BNSF Railway plans to invest more than \$1.5 billion to construct a state-of-the-art master-planned rail facility in Southern California—and the first being developed by a Class 1 railroad. The Barstow International Gateway will be an approximately 4,500-acre new integrated rail facility on the west side of Barstow, consisting of a rail yard, intermodal facility and warehouses for transloading freight from international containers to domestic containers.

