

# ±18.07 Acres – Industrial – For Sale

## INDUSTRIAL GREEN PARKS, ADELANTO, CA 92301



Air Expressway

Daisy Rd.

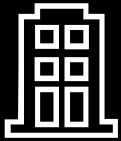


**INLAND  
EMPIRE**

CAL DRE # 02120868

KW COMMERCIAL  
3595-1 Inland Empire Blvd.  
Suite 1250  
Ontario, CA 91764  
909.980.6868

# PROPERTY FEATURES



## TOTAL LOT(S) SIZE(S)

± 18.07 Acres  
(±1, 917, 497 sq.ft.)



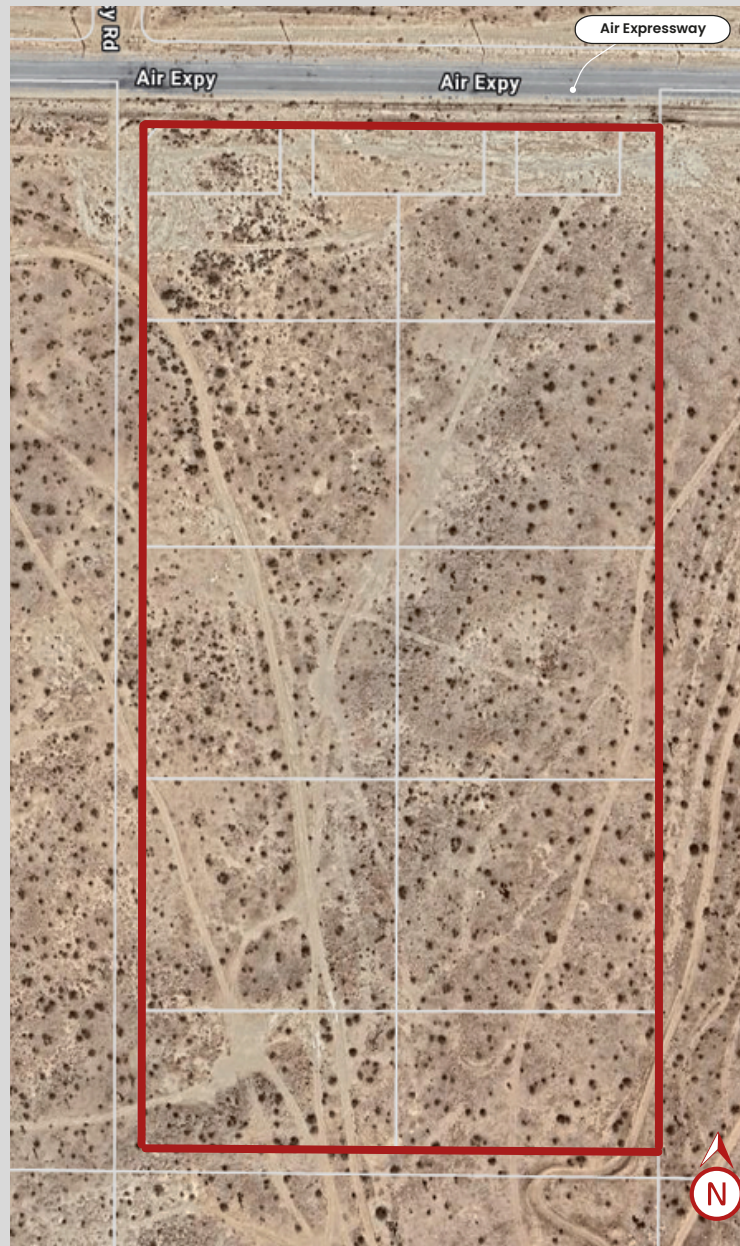
## PARCELS

APN'S: 0459-113-57-0000, 0459-113-56-0000, 0459-113-55-0000, 0459-113-46-0000, 0459-113-45-0000, 0459-113-51-0000, 0459-113-47-0000, 0459-113-52-0000, 0459-113-48-0000, 0459-113-53-0000, 0459-113-49-0000, 0459-113-54-0000, 0459-113-50-0000,



## ZONING

Zoningcode LM - Cannabis Zones  
Light Manufacturing



This property offers a unique development opportunity with a C.U.P. already in place for two retail/commercial buildings and eight industrial buildings. With the zoning approvals secured, developers can move quickly to bring their projects to life, whether focused on commercial or industrial use. The site's layout ensures flexibility, making it suitable for a variety of business types and future growth.

Located minutes from Southern California Logistics Airport and George AFB, this property provides easy access to key transportation hubs. Businesses in logistics, manufacturing, or aerospace will benefit from the proximity to these major facilities. The nearby airport ensures fast air freight options. This location positions companies to take full advantage of Southern California's extensive transportation network.

In addition to its proximity to major hubs, the property is also conveniently close to US 395 Highway, a vital commercial corridor in the region. Easy access to the highway allows businesses to connect quickly with other cities and industrial zones across Southern California. This makes the property a prime spot for distribution centers and warehouses that require efficient transportation routes. With its strategic location and excellent connectivity, the site offers unmatched potential for growth and success.

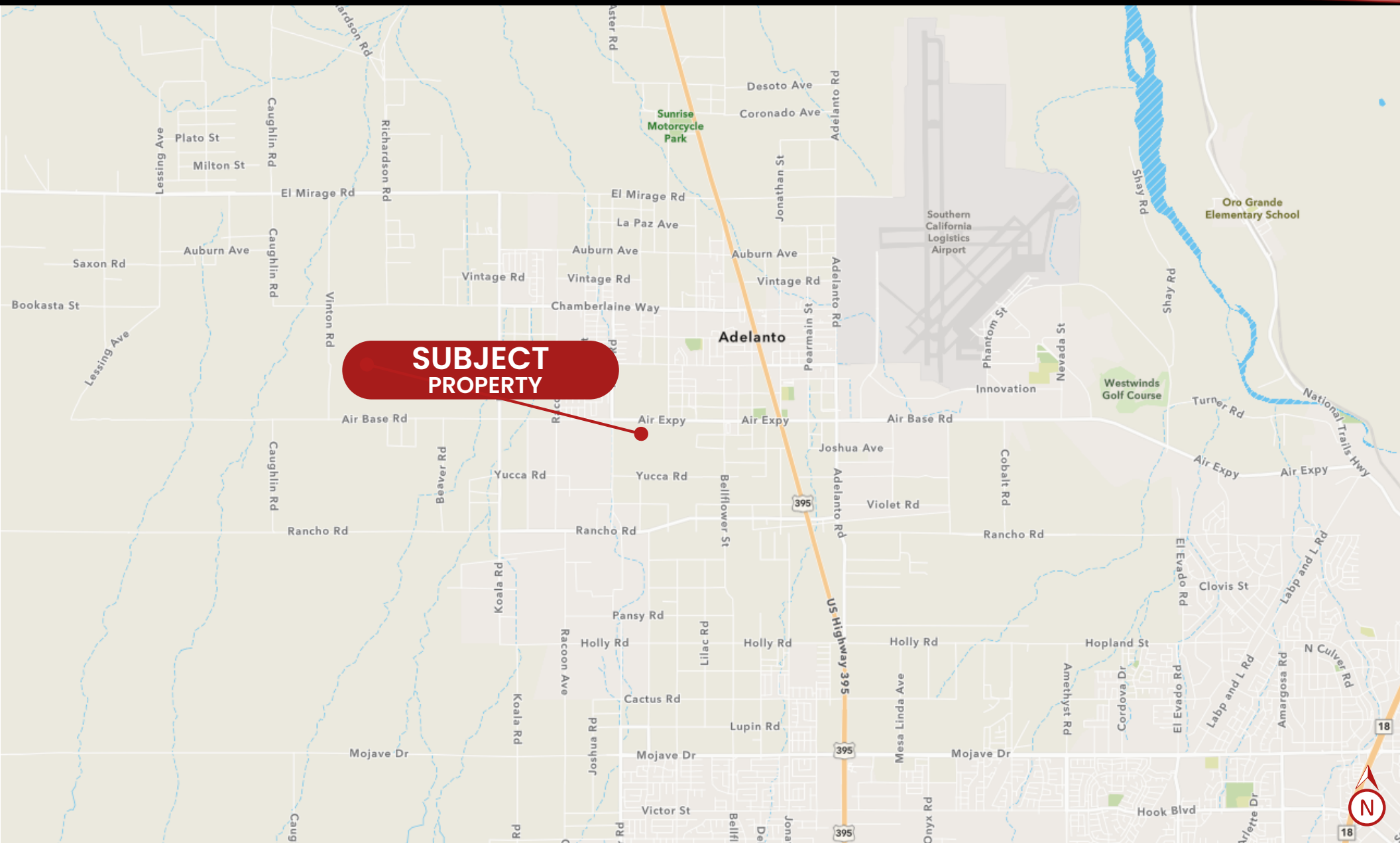
# PROPERTY HIGHLIGHTS

- Shovel Ready Development Opportunity
- C.U.P. In Place for Two (2)  
Retail/Commercial Buildings & Eight (8)  
Industrial Buildings
- Located Minutes from SoCal Logistics  
Airport & George AFB with Close Proximity  
to the US 395 Highway.



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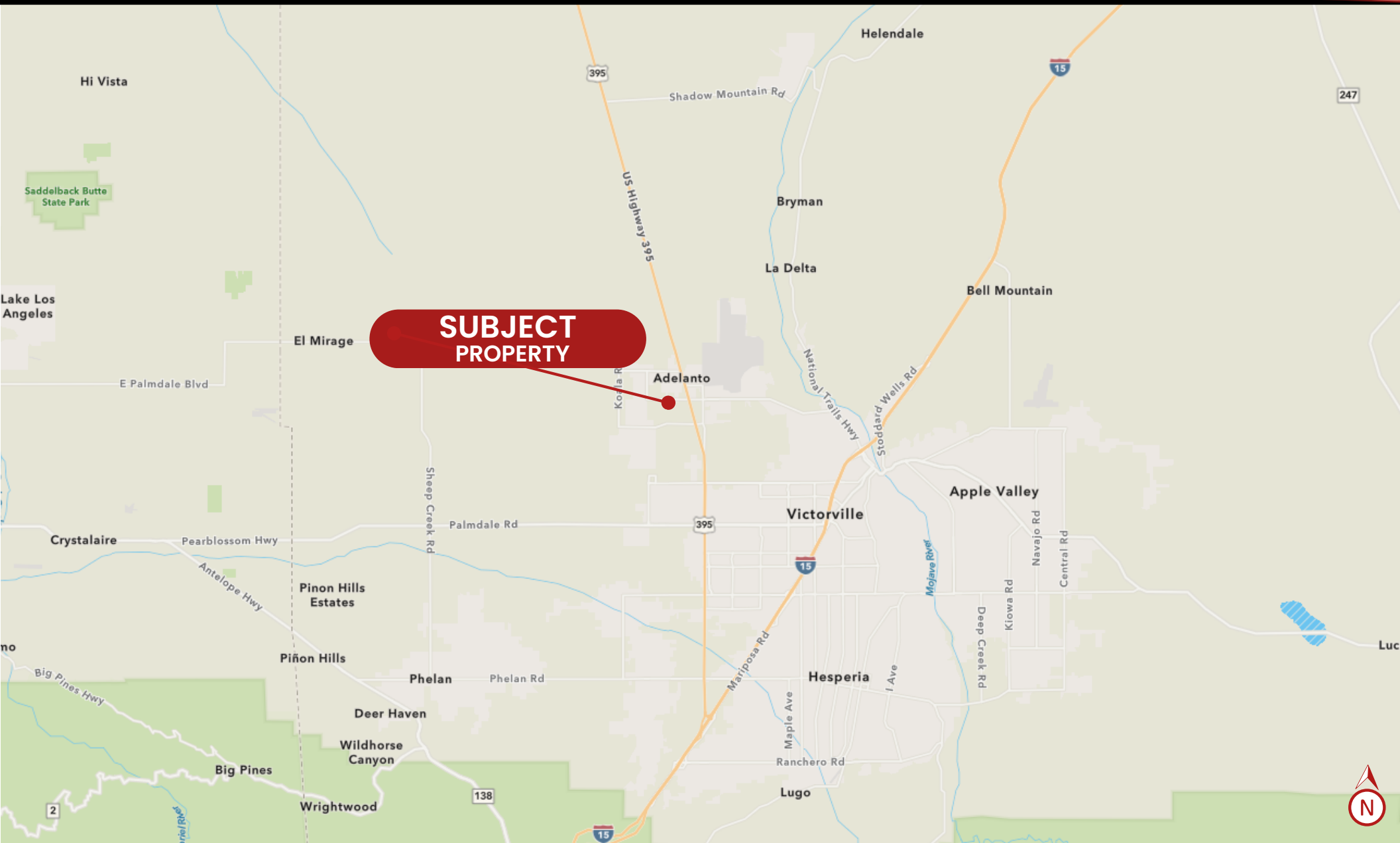
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IN THE CITY OF ADELANTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

## PARCEL MAP NO. 20495

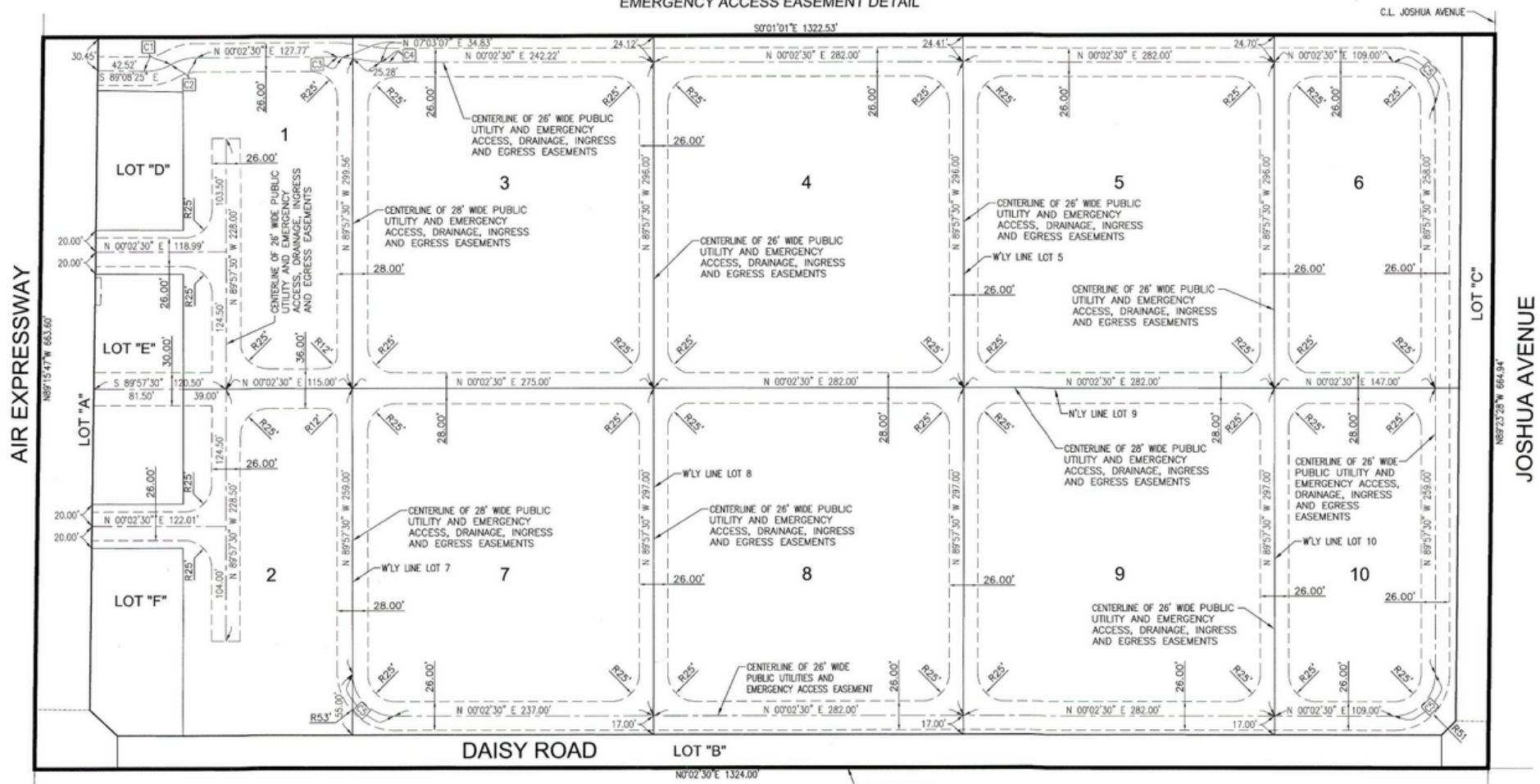
BEING A SUBDIVISION OF THE WEST 1/4 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 32,  
T6N, R5W, S.B.M., IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

Sake Engineers, Inc. January, 2022

### EMERGENCY ACCESS EASEMENT DETAIL

SHEET 6 OF 6 SHEETS

| CURVE TABLE |        |        |           |         |
|-------------|--------|--------|-----------|---------|
| CURVE       | LENGTH | RADIUS | DELTA     | TANGENT |
| C1          | 25.34' | 48.00' | 307°23'   | 13.08'  |
| C2          | 24.34' | 47.00' | 29°40'18" | 12.45'  |
| C3          | 4.93'  | 37.00' | 7°00'37"  | 2.27'   |
| C4          | 7.71'  | 63.00' | 7°00'37"  | 3.86'   |
| C5          | 59.69' | 38.00' | 90°00'00" | 38.00'  |



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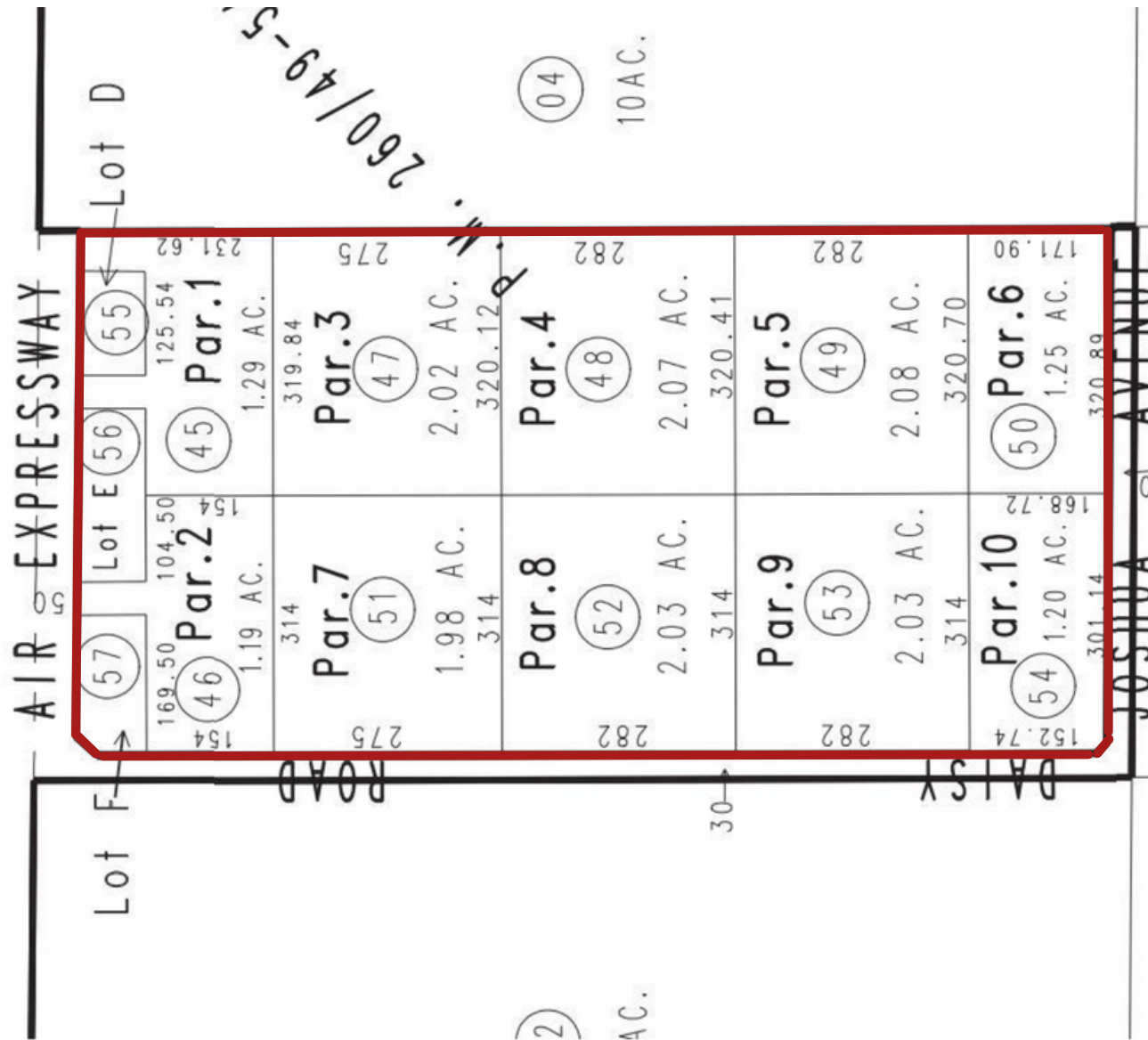
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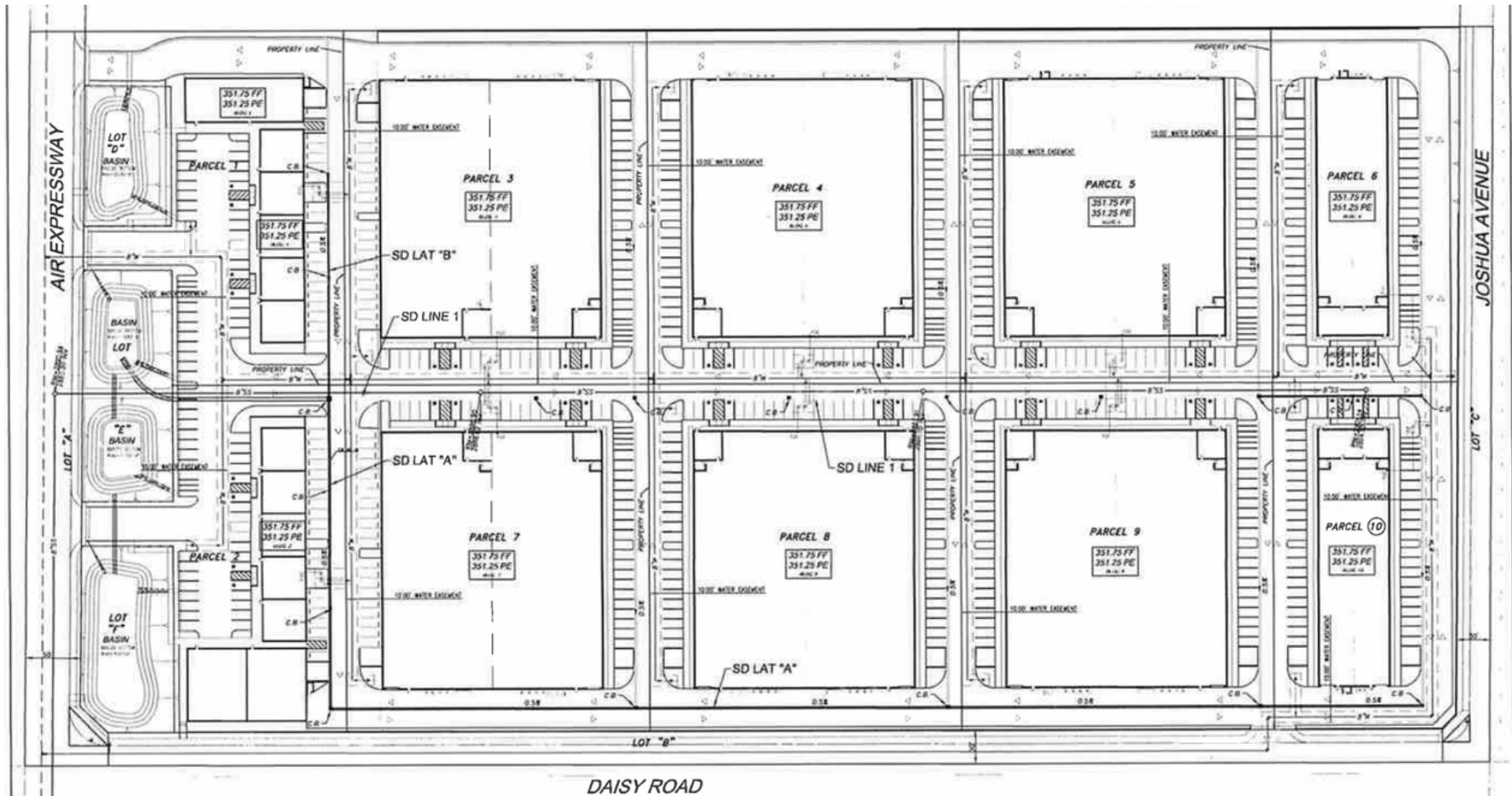
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DAISY ROAD



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 EMPIRE**

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