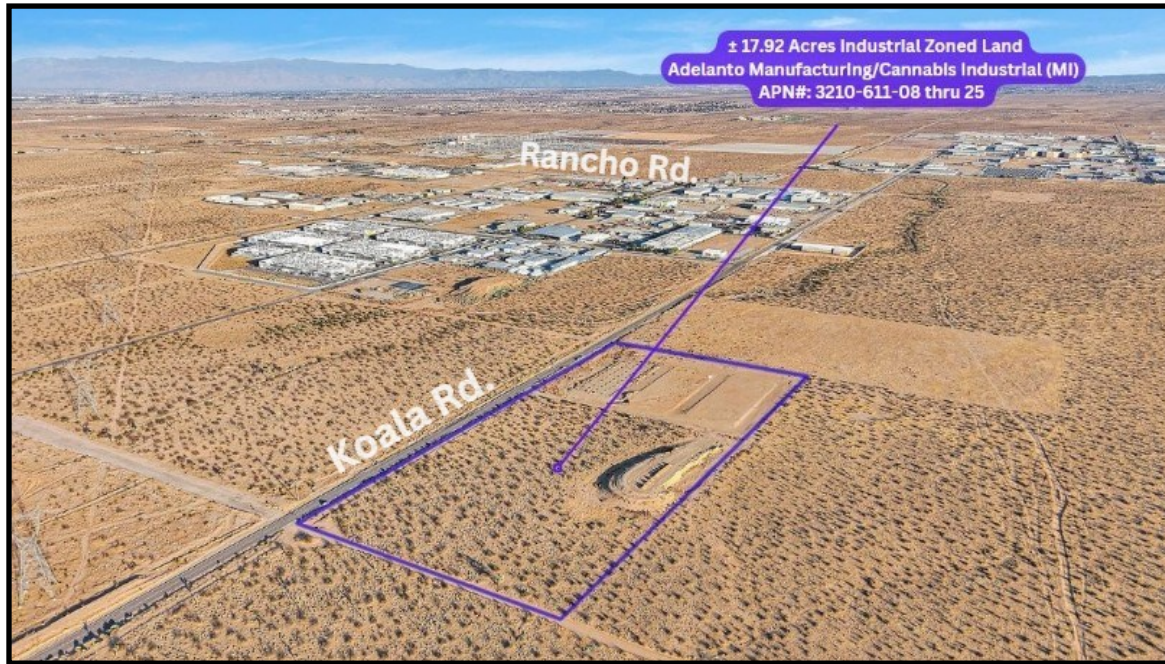


± 17.92 Acres Zoned (MI) Manufacturing Industrial

0 Koala Rd., Adelanto, CA 92301

MGR
Real Estate



We are proud to present for sale ±17.92 acres of industrial land comprised of 18 subdivided parcels in Adelanto, CA. Seller is motivated and has priced this opportunity to sell. Zoned MI Manufacturing/Industrial), the property allows for a wide range of uses including warehousing, distribution, and light manufacturing, with potential for cannabis-related operations subject to city approval. The existing subdivision offers flexibility for phased development, individual lot sales, or build-to-suit strategies. Located within the established North Adelanto industrial corridor, the site benefits from strong growth in one of the High Desert's most active markets. Buyers are advised to independently verify all information, including permitted uses, development requirements, and utility access with the City of Adelanto Planning & Building Department. This is a rare opportunity to acquire a large, subdivided industrial site in a rapidly expanding market.

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Property Details:

- APN# 3210-611-08 thru 25 (± 17.92 Acres)
 - Zoning: (MI) Manufacturing Industrial
- Asking Price: \$900,000**

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