

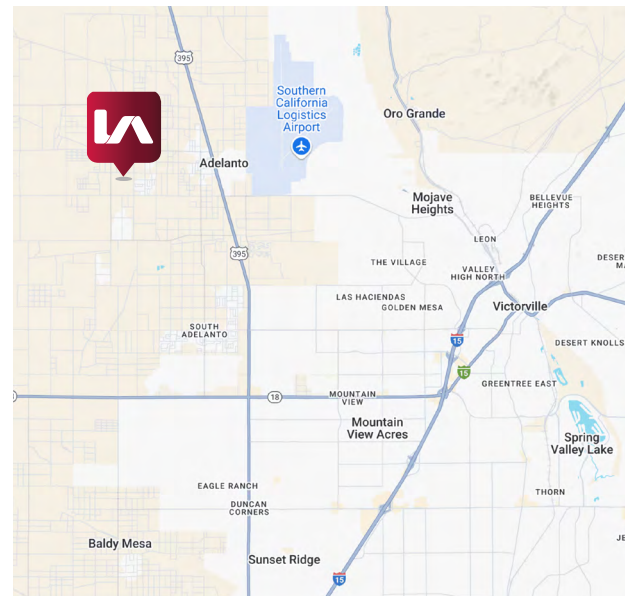
FOR LEASE OR SALE

9841 BARTLETT AVE | ADELANTO, CA



PROPERTY FEATURES

- 40 Acre Land Parcel
- Hypothetical Building Size: $\pm 649,298$ SF
- Build to Suit can be Customized for Different Uses
- Warehouse Size can be Expanded
- 90 Dock Doors
- 300 Trailer Stalls
- Additional Automotive / Trailer Yard Possible on South End of Parcel
- Zoning - LM (Light Manufacturing)
 - [View Adelanto Allowable Uses](#)



For More Information, Contact:

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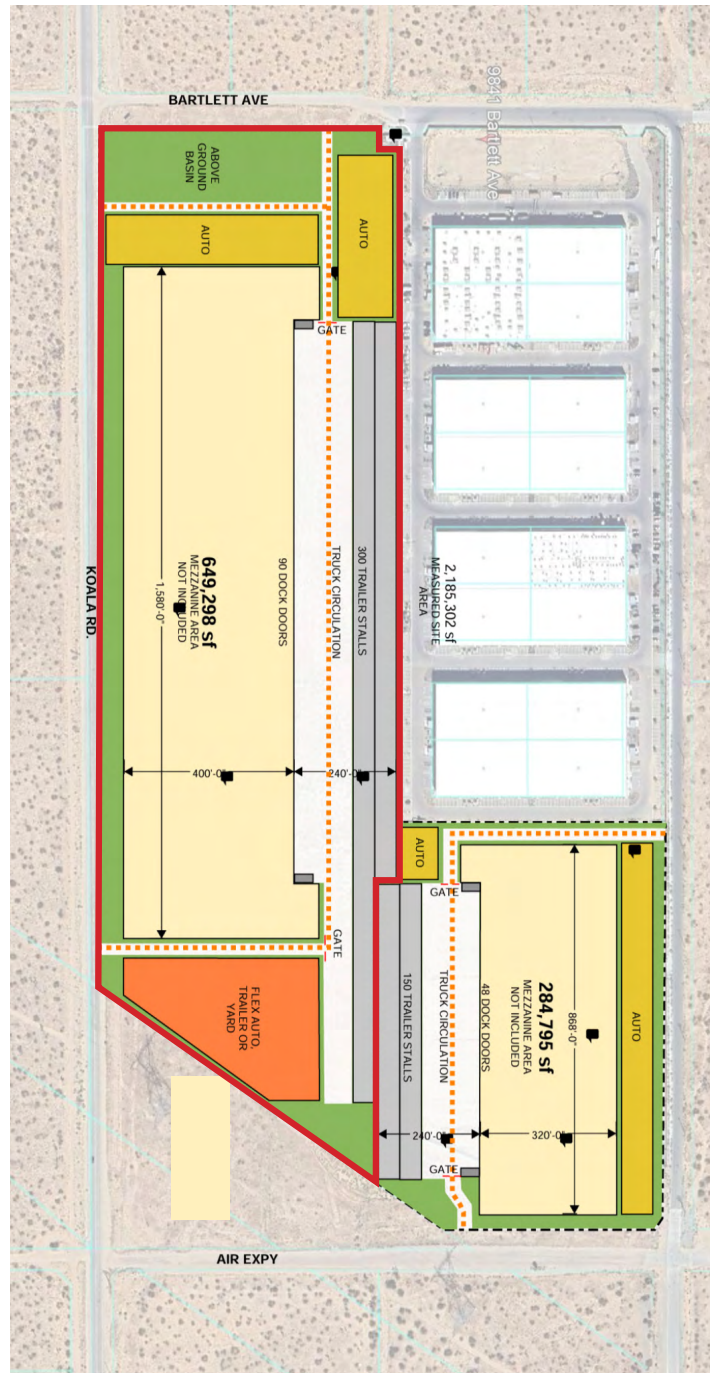
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BUILDING SITE PLAN



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LOCATION MAP



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CORPORATE NEIGHBOR'S MAP



HIGH DESERT OVERVIEW

The industrial real estate market in the High Desert (Inland Empire North), with a particular focus on Adelanto, is witnessing robust growth and development the last few years. The current construction of 18.7 million square feet of industrial buildings underscores the region's ability to cater to the demands of various industries.

With a historically low vacancy rate of 1.9%, the market remains highly competitive. As Adelanto, along with Hesperia, Victorville, Apple Valley, and Barstow, continues to invest in infrastructure and provide a favorable business climate, the High Desert is poised for continued expansion and success. The region has experienced remarkable growth due to its strategic location, favorable business environment, expanding infrastructure, availability of land, proximity to logistics hubs, and abundant workforce. Situated along major transportation corridors, including I-15 and Route 395, the region offers excellent connectivity to major markets such as the Ports of Los Angeles and Long Beach, Las Vegas, and the Inland Empire.

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