

STATE OF THE ART WAREHOUSE FOR LEASE 16925 KOALA ROAD

Adelanto, CA 92301



ECONOMIC DATA

LEASE RATE: Call For Info

PROPERTY INFORMATION

COUNTY: San Bernardino

MARKET: Inland Empire

SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: 30,000 SF

YEAR BUILT: 2024

ZONING: MI (Cannabis Zone)

LISTING DATA

AVAILABLE SF: 29,000 SF

PROPERTY OVERVIEW

Introducing an unparalleled opportunity to lease a newly constructed $\pm 29,000$ SF engineered industrial facility, strategically situated within a secure, gated industrial park. Completed in Q2 of 2024; this expansive, two-story building offers a versatile space comprising $\pm 14,700$ SF on the ground level and $\pm 14,300$ SF on the second floor, both in shell condition, ready to be tailored to your specific business needs.

Key Features:

- **Spacious Layout**: The facility boasts impressive ceiling clearances ranging from $\pm 18'$ to $\pm 20'$ on each floor, ensuring ample vertical space for a variety of industrial applications.
- **Robust Construction**: Built with a durable steel frame and 2" insulated wall panels, the structure is designed for long-term resilience and energy efficiency.
- **High Power Capacity**: Delivered with $\pm 2,000$ amps of 480v 3-phase power, catering to heavy machinery and high-demand electrical needs.
- **Access and Mobility**: Equipped with two ground-level roll-up doors for seamless logistics and an industrial service elevator, facilitating easy movement between floors.
- **Enhanced Infrastructure**: The facility includes R-36 rigid roof insulation engineered to support numerous HVAC systems, ensuring optimal temperature control and energy efficiency.
- **Safety and Compliance**: Fire sprinklers installed throughout the building provide critical safety measures.

Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

Elizabeth Brown-Simone
eabrown@lee-associates.com
D 760.684.4247

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



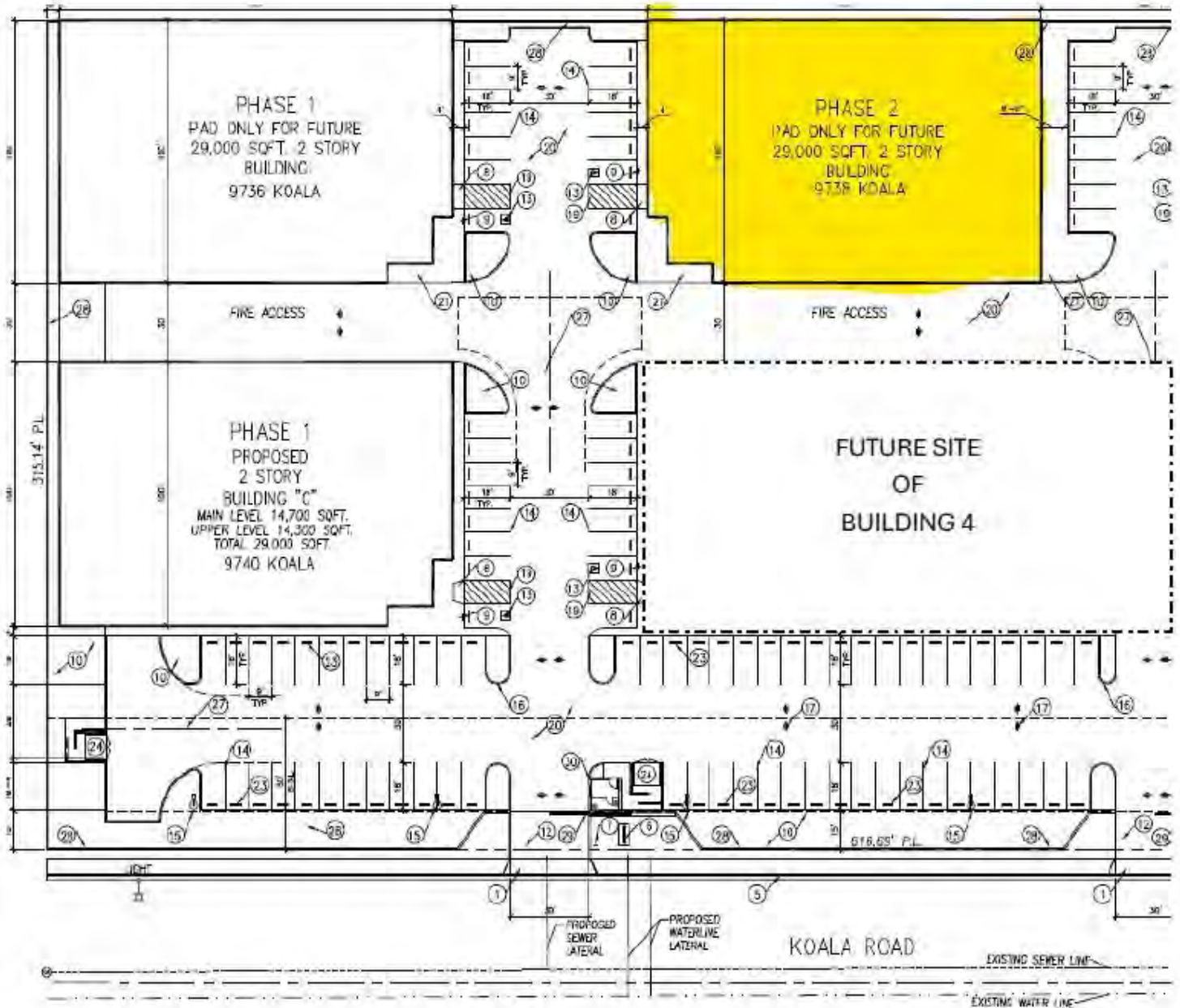
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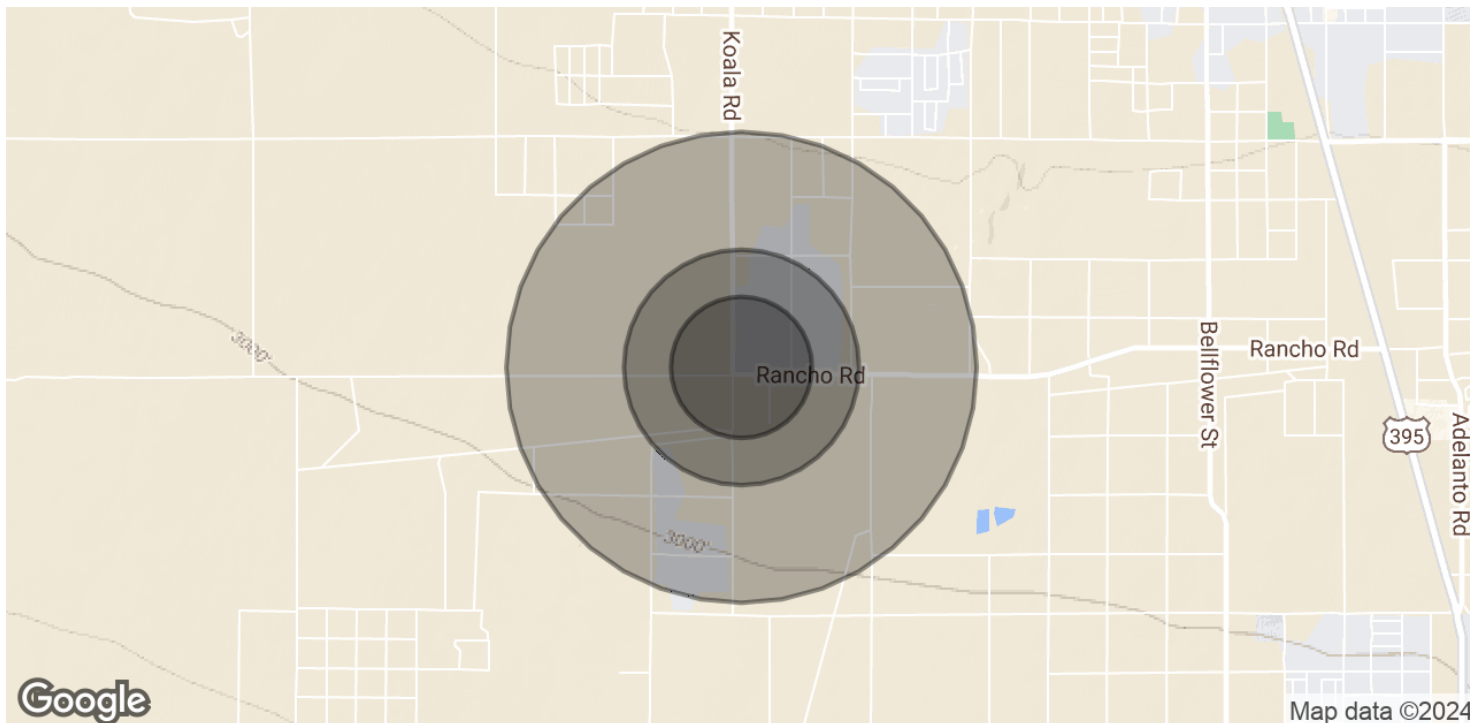
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	4	1,968
Average Age	36	36	36
Average Age (Male)	36	36	36
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	231
# of Persons per HH	0		8.5
Average HH Income	\$100,481	\$100,481	\$100,478
Average House Value	\$270,734	\$270,734	\$270,733

Demographics data derived from AlphaMap

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