

\$1,295,000

# Seneca Business Park & Storage



*Highway 395 Corridor – Adelanto, CA*

*Qualified Opportunity Zone*

*Approved Entitlements*

*Conditioned and Standard Self Storage*

*Office and Retail Executive Suites with  
Direct Storage Access*

*Covered RV, Boat and Off-Road Vehicle  
Parking*

*State of the Art Leasing Office and  
Business Center*

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# Investment Overview

Seneca Business Park and Storage is a commercial development offering office and storage solutions, strategically located just off Highway 395 and Seneca Road in Adelanto. The project received entitlement approval from the City of Adelanto in March 2025.

The location presents a strong opportunity for self-storage development due to several key factors:

- ❖ Proximity to Southern California Logistics Airport: Less than 4 miles away, a growing logistics hub home to Amazon, FedEx, and other industrial users, generating consistent demand from businesses and workers.
- ❖ Highway Exposure: Visibility from Highway 395, capturing daily commuter and recreational traffic heading north to the Eastern Sierras and beyond.
- ❖ Highway 395 is emerging as a major distribution corridor, connecting Southern California's ports and logistics hubs with Northern Nevada's distribution centers and reaching over 50 million consumers across the Western United States.
- ❖ Underserved Market: Limited existing storage inventory in Adelanto and surrounding High Desert communities, despite ongoing population growth.
- ❖ Commercial and Contractor Demand: Nearby industrial and service-related businesses require off-site storage for equipment, inventory, and materials.
- ❖ Residential Expansion: Increasing housing development in the High Desert supports demand from renters, homeowners, and relocating families.

Seneca Business Park and Storage is positioned to serve both local and regional needs, capitalizing on a unique combination of logistical advantages, market demand, and municipal support.

# Investment Overview

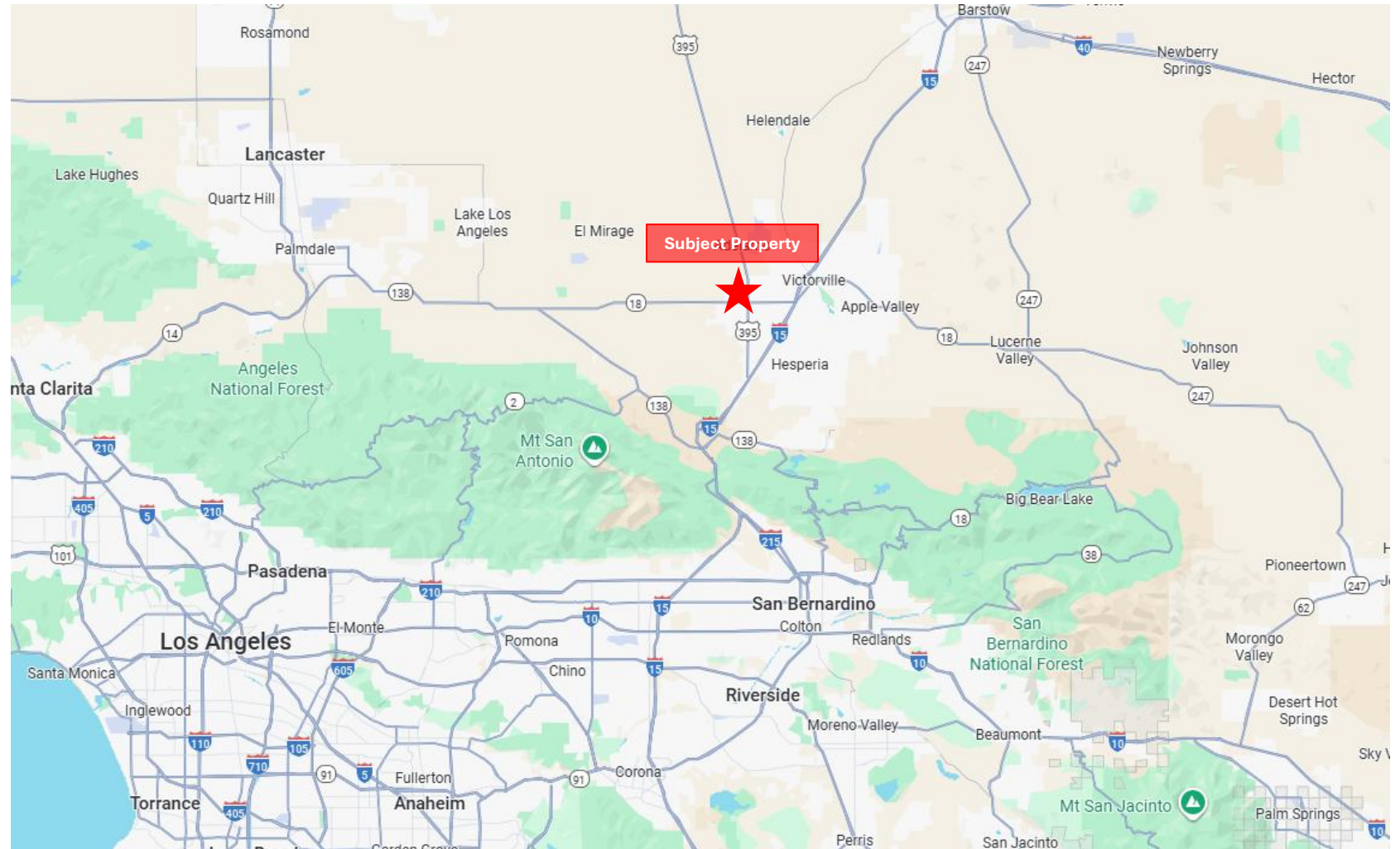
- ❖ *Approved Entitlement*
- ❖ *Three Phase Development Plan*
- ❖ *Drive-Up Storage*
- ❖ *Covered RV Parking*
- ❖ *Conditioned Storage*
- ❖ *Executive Suites*
- ❖ *Retail Space*





# Regional Map

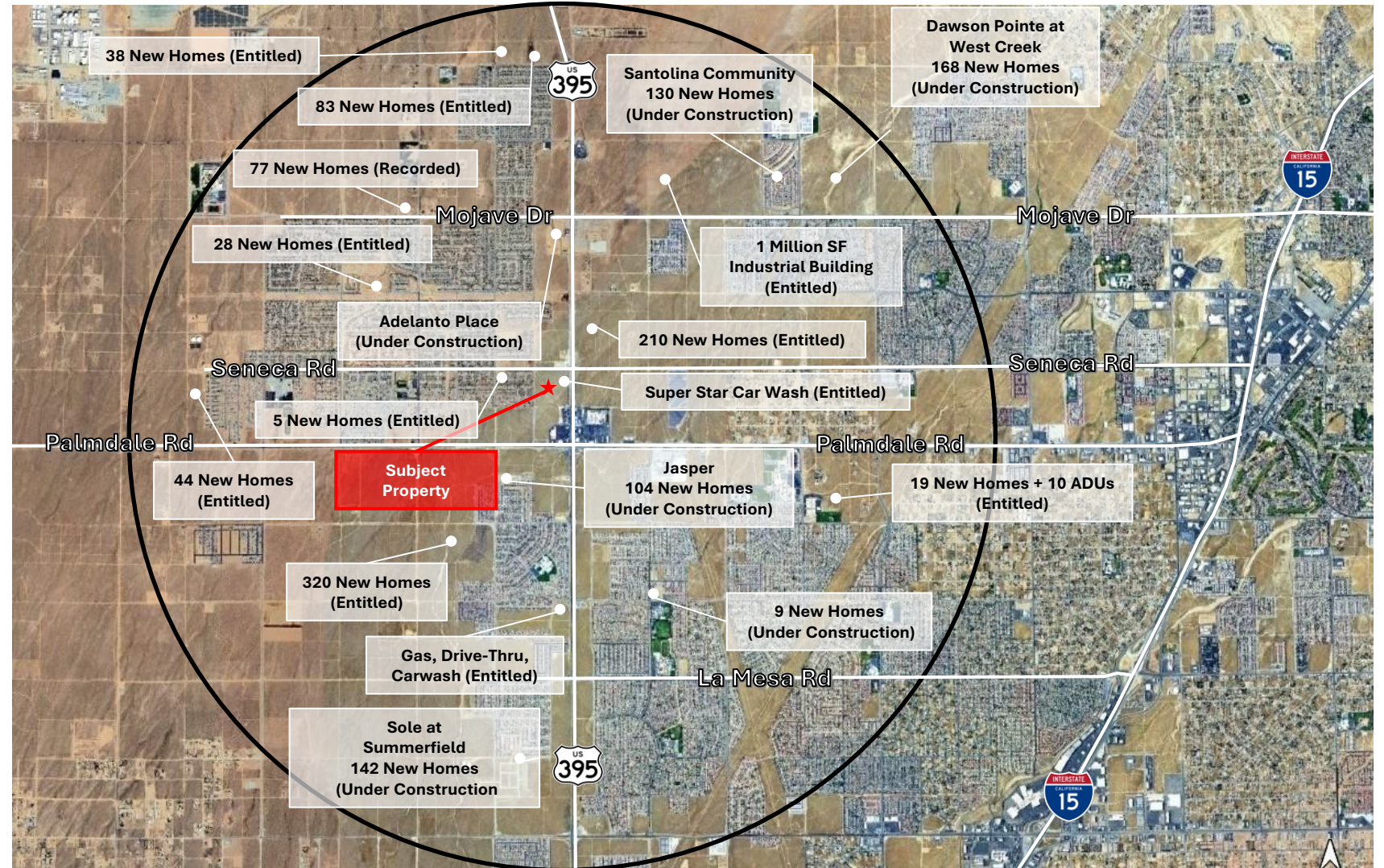
- ❖ High trafficked corridor from California State Route 18 and U.S. Highway 395
- ❖ Over 38,000 vehicles per day U.S. Highway 395
- ❖ Caltrans and San Bernardino County Transportation Authority are underway in a three-phase widening of Highway 395, approximately 12.6 miles.





# Projected Development Growth (3 mile radius)

- ❖ Over 1,350 new homes
- ❖ Several new commercial developments including shopping centers, restaurants, gas stations, and carwashes





# Property Location





# Southern California Logistics Center

- ❖ 8,500 acre Logistics Center
- ❖ 13,050 foot runway (one of the longest in the United States)
- ❖ 24/7 U.S. Customs Operations
- ❖ Maintains & stores over 500 commercial aircrafts
- ❖ Includes over 6 million SF of industrial space occupied by national manufacturing and product service companies
- ❖ Millions of additional SF planned, including 1.3 million SF by Goodyear Tire and 2.5 million SF by Covington Group.

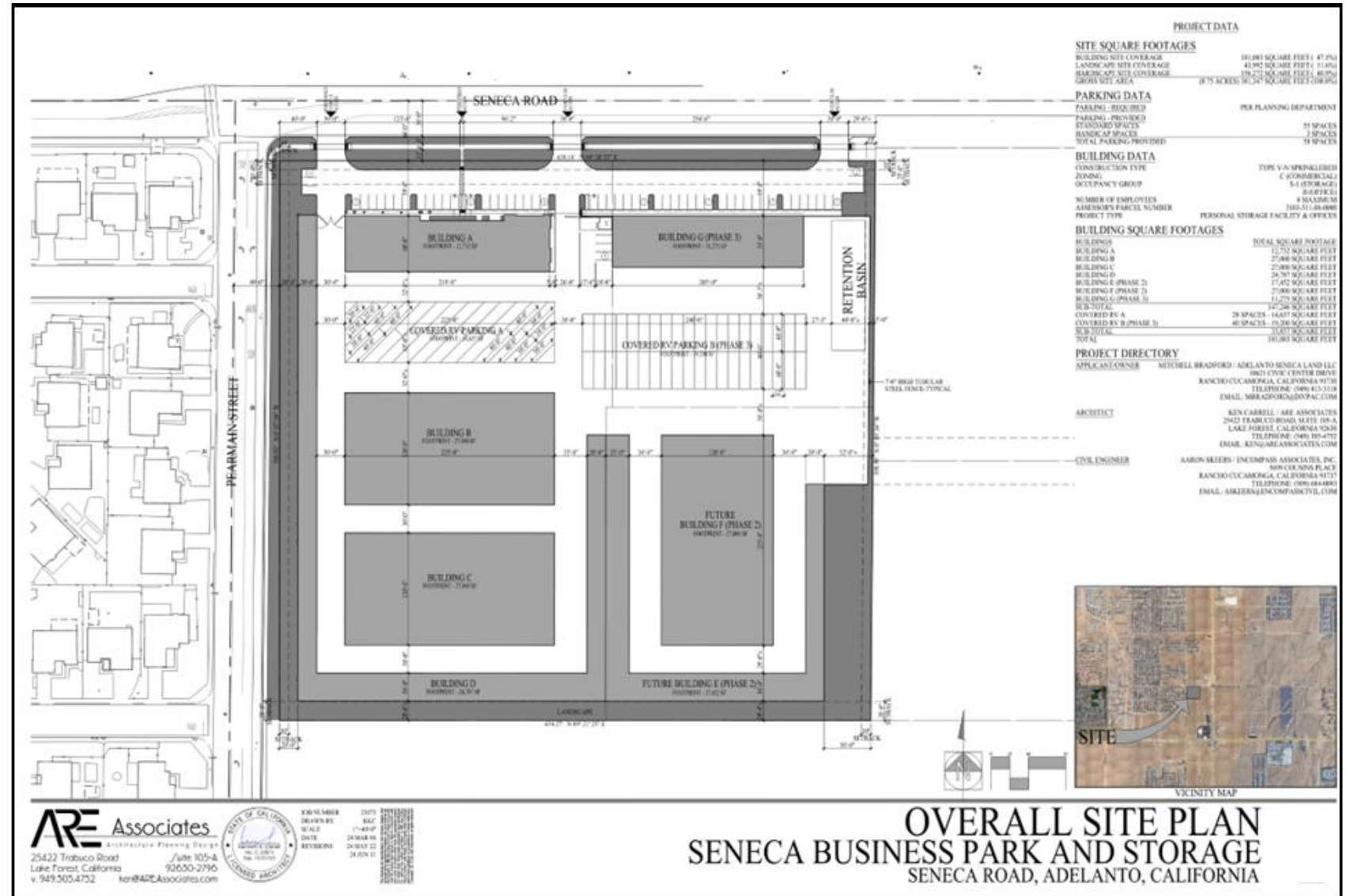




# Seneca Site Plan

## Entitlements

- ❖ TPM No. 20841 will create three parcels conforming to the proposed phasing plan
- ❖ 900 storage units comprised within seven buildings and totaling 114,623 SF
- ❖ 30 office units comprised within two buildings totaling 2,100 SF
- ❖ 9 retail pads comprised within two buildings totaling 4,900 SF
- ❖ 68 covered RV parking spaces



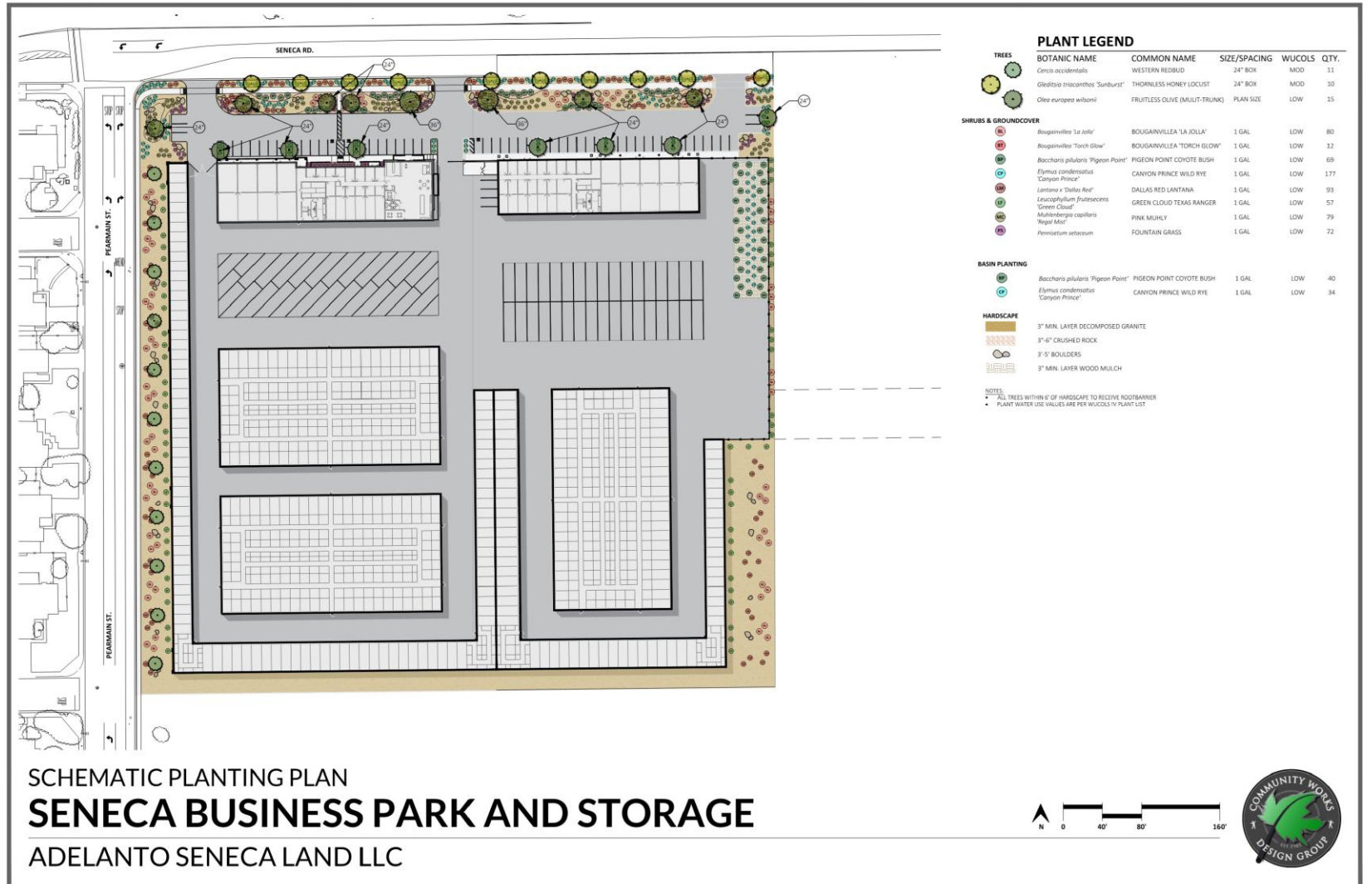


# Rendering





# Landscape Plan

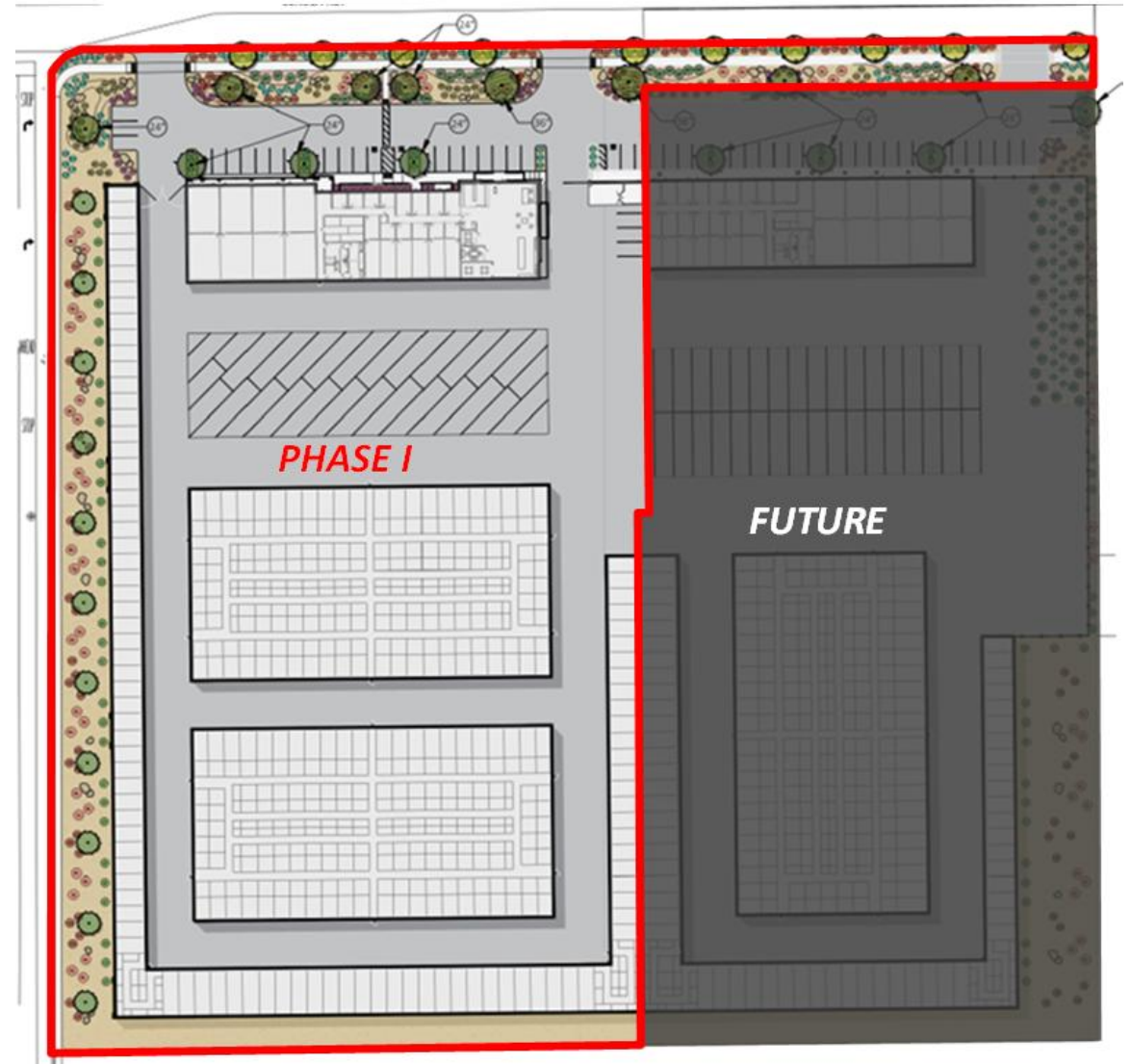


Date: February 20, 2025



# Phase I

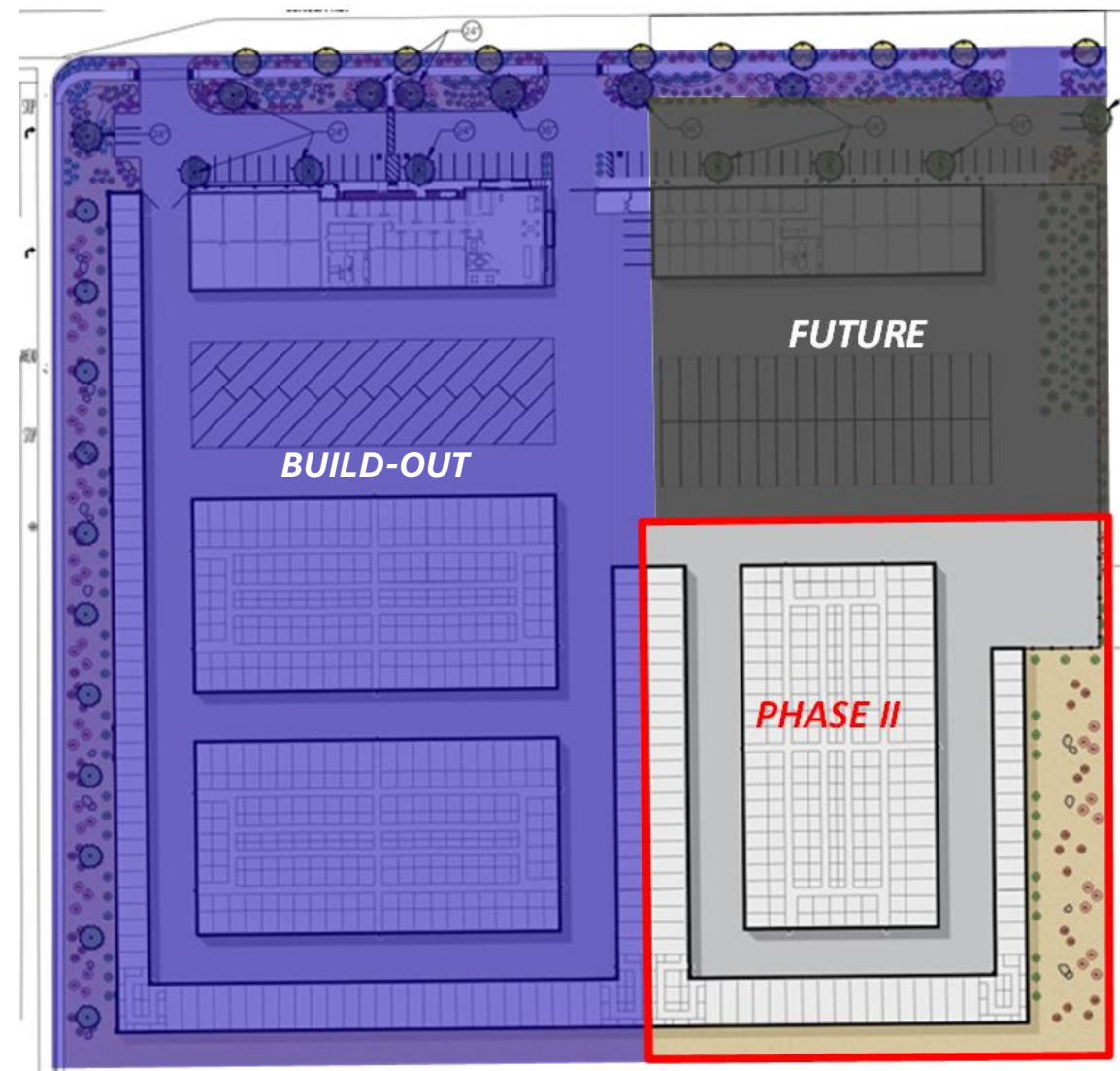
Size	Phase 1		
	SF	# of Units	Total NRSF
<b>Building A</b>			
5x10 (Climate)	50	2	100
5x15 (Climate)	75	1	75
6x10 (Climate)	60	1	60
6x15 (Climate)	90	1	90
10x10 (Office)	100	9	900
10x15 (Office)	150	5	750
10x25	250	6	1500
20x30 (Retail)	600	4	2400
20x30	600	4	2400
<b>Building B</b>			
5x5 (Climate)	25	4	100
5x7.5 (Climate)	37.5	4	150
5x10 (Climate)	50	36	1800
7.5x10 (Climate)	75	32	2400
10x10 (Climate)	100	96	9600
10x15	150	22	3300
10x20	200	22	4400
<b>Building C</b>			
5x5 (Climate)	25	4	100
5x7.5 (Climate)	37.5	4	150
5x10 (Climate)	50	36	1800
7.5x10 (Climate)	75	32	2400
10x10 (Climate)	100	96	9600
10x15	150	22	3300
10x20	200	22	4400
<b>Building D</b>			
5x5	25	5	125
5x10	50	26	1300
10x20	200	72	14400
10x30	300	27	8100
<b>RV Building 1</b>			
12x20	240	1	240
12x22	264	2	528
12x24	288	1	288
12x28	336	1	336
12x30	360	2	720
12x38	456	1	456
12x40	480	20	9600
Units (Storage)		577	71,650
Units (RV)		28	12,168
Units (Office)		14	1,650
Units (Retail)		4	2,400





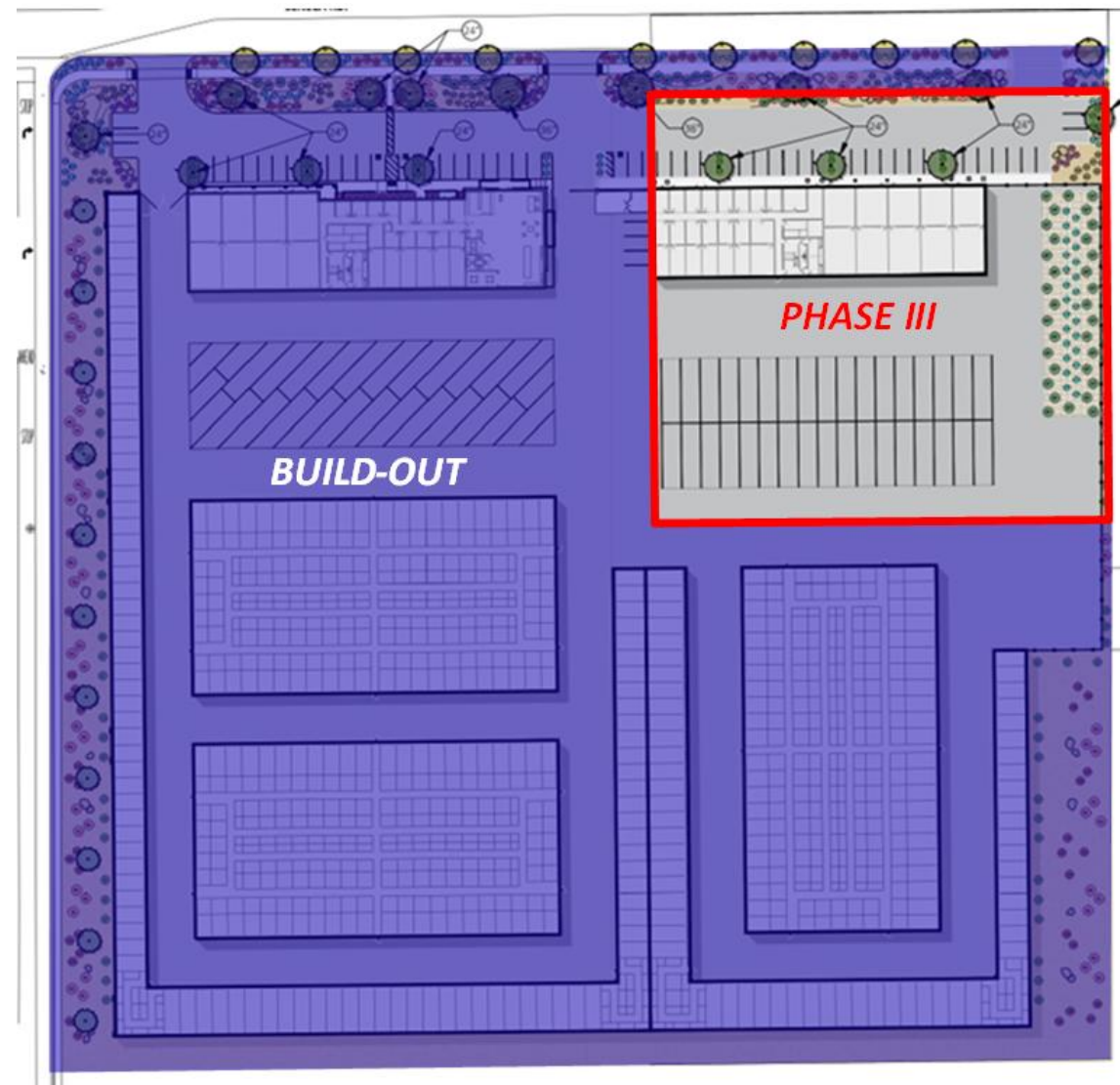
# Phase II

Size	Phase 2		
	SF	# of Units	NRSF
<b>Building E</b>			
5x5	25	4	100
5x10	50	24	1200
5x12.5	62.5	1	62.5
7.5x10	75	1	75
10x10	100	2	200
10x20	200	19	3800
10x25	250	24	6000
10x30	300	17	5100
<b>Building F</b>			
5x5 (Climate)	25	4	100
5x7.5 (Climate)	37.5	4	150
5x10 (Climate)	50	36	1800
7.5x10 (Climate)	75	32	2400
10x10 (Climate)	100	96	9600
10x15	150	22	3300
10x20	200	22	4400
Units (Storage)		308	38,288



# Phase III

Size	Phase 3		
	SF	# of Units	NRSF
<b>Building G</b>			
5x5 (Climate)	25	1	25
5x10 (Climate)	50	1	50
10x11 (Climate)	110	1	110
10x15 (Office)	150	14	2100
15x15 (Office)	225	2	450
10x20	200	6	1200
15x20	300	1	300
20x25 (Retail)	500	5	2500
20x30	600	5	3000
<b>RV Building 2</b>			
12x40	480	40	19200
Units (Storage)		15	4,685
Units (RV)		40	19,200
Units (Office)		16	2,550
Units (Retail)		5	2,500





# Offering Guidelines

## PRICE

Submit offer.

## LOI

Submit a Letter of Intent (“LOI”) outlining the terms and conditions under which Buyer proposes to acquire the property.

## PSA

Seller to provide Buyer with a Purchase and Sale Agreement (“PSA”) after execution of LOI. Buyer and Seller shall work diligently to have the PSA executed by both parties within 14 days of delivery.

## TERMS

All cash at the close of escrow.

## FEASIBILITY PERIOD

The Feasibility Period shall commence upon mutual acceptance of the LOI and conclude 45 days thereafter.

## DEPOSITS

Buyer to open escrow with a refundable deposit of \$50,000. Upon approval of the feasibility period the deposit shall be increased to 10% of the purchase price, which shall become non-refundable and applicable to the purchase price.

## OPENING OF ESCROW

Upon execution of a PSA, the parties shall open an escrow with Ticor Title and Escrow c/o Sandra Arellano.

## CLOSE OF ESCROW

Close of escrow will be 10 days after the approval of the feasibility period.

## CONDITION AT CLOSE

The property shall be sold in an “As-Is” condition.

## SELLER

Adelanto Seneca Land, LLC

# Contact Information



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