

9711-10101 YUCCA RD

Adelanto, CA | 92301



FOR SALE - EXCEPTIONAL LEASE INVESMENT OPPORTUNITY

Don Archer

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Property Description

Discover an exceptional lease investment opportunity in the heart of the Inland Empire. This 6,000 SF industrial property is primed for success with versatile M1 Industrial zoning, heavy three-phase power, and cannabis zoning, all within an Opportunity Zone for tax savings. The property boasts a credit tenant with a 5-year lease and 2 one-year options, making it an attractive opportunity for investors. With the potential for various buildings within the yard and the seller's motivation to make a deal today, this property offers an array of possibilities for the savvy investor. All uses should be verified with City of Adelanto Planning Dept.

Offering Summary

Lease Investment

Sale Price:	\$2,750,000
Number of Units:	1
Lot Size:	4.6 Acres
Building Size:	6,000 SF
Cap Rate:	6.55%

Property Highlights

- 5-year lease with 2 one-year options
- Credit Tenant
- Excellent potential contractor's/storage yard
- In an Opportunity Zone - Save on taxes
- Cannabis zoning - M1 Industrial zoning
- Heavy three phase power - 2000 amps
- Property with many possibilities

Details



Lease Investment



Adelanto



Opportunity Zone

6,000 SF



Owner/User

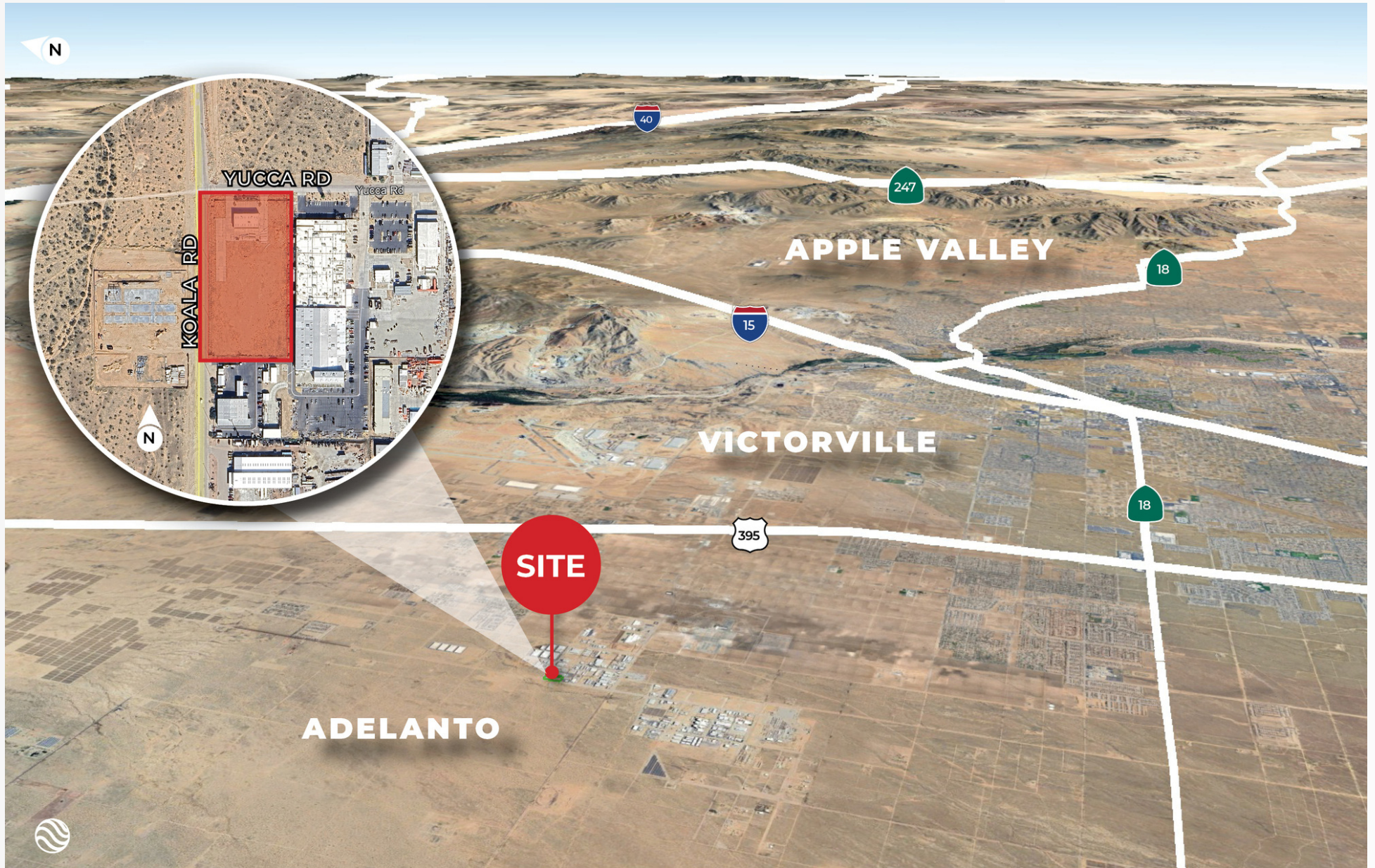


Industrial



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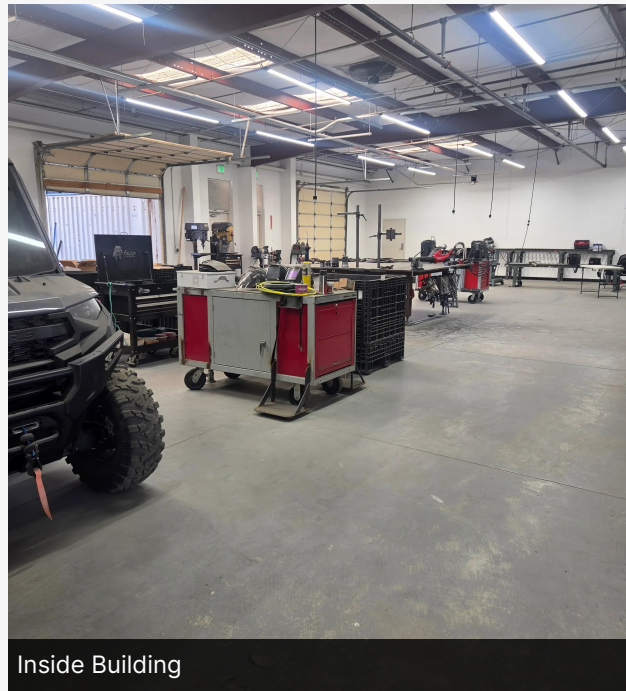
ADDITIONAL PHOTOS



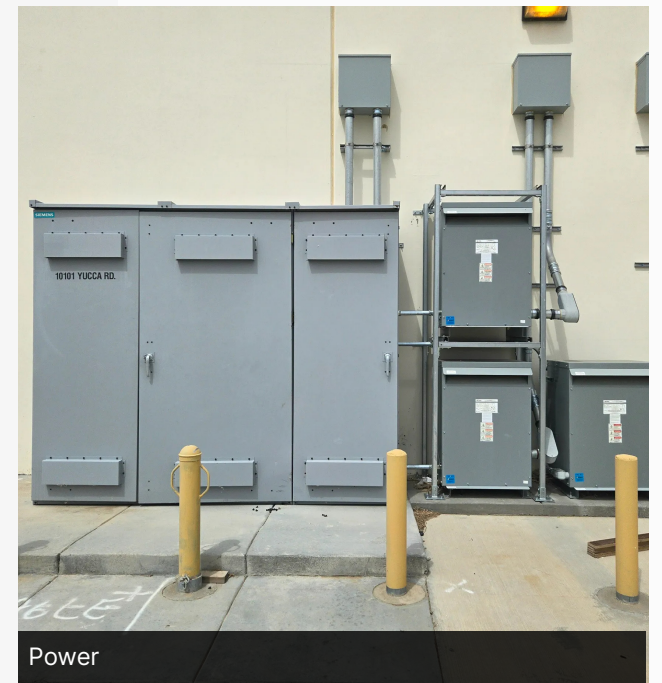
Outside Yard



Inside Building



Inside Building



Power

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