

FULLY ENTITLED SITE | FOR SALE OR LEASE

MOJAVE 68

MOJAVE DRIVE & ONYX ROAD,
VICTORVILLE, CALIFORNIA



FOR FURTHER PROJECT
INFORMATION, PLEASE
CONTACT:

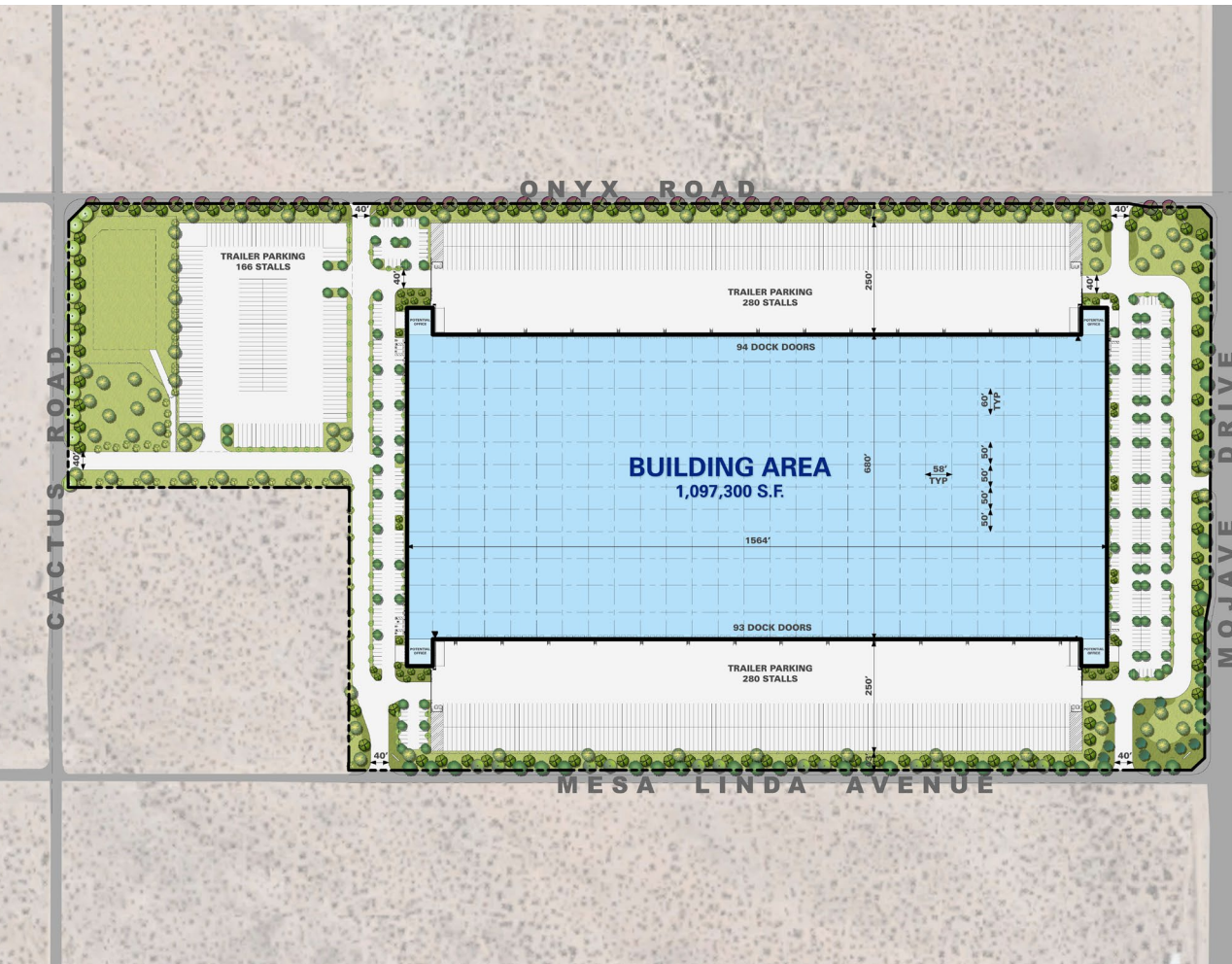
MICHAEL CHAVEZ
Principal
Lic # 00929693
O: 909.373.2900
mchavez@lee-assoc.com

DAVID NGUYEN
Senior Vice President
Lic # 01880998
O: 909.373.2725
dnguyen@lee-assoc.com

VALENTINA CADOGAN
Senior Associate
Lic # 01829336
O: 909.373.2903
vcadogan@lee-assoc.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Conceptual Site Plan



Building Specifications

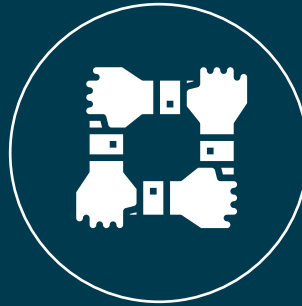
Building Size	1,097,300 SF (1,564' x 680')
Site	Approximately 2,827,923 sf / 64.92 acres
Sprinkler System	ESFR
Offices	20,000 SF office space
Ceiling Height	40' clear from the first column line
Dock High Positions	187
Trailer Parking	726 stalls (53' trailers)
Power	4,000 amps, 277/480V expandable to 12,000 amps possible
Truck Court	East and West: 250'
Dock High Positions	187
Trailer Parking	726
Bay Spacing	58' x 60' (60' at speed bays)
Construction Type	Concrete Tilt-Up
Parking	# of parking stalls to be verified
Air-Conditioned Warehouse (potential)	
NO AQMD Warehouse Tax	

Location Highlights



PRO-BUSINESS

VICTORVILLE PROVIDES
QUICK TURNAROUND TIMES
FOR CITYWIDE PERMITS
AND LICENSES



COMPETITIVE

TRANSPORTATION/DRAYAGE COSTS
COMPARED WITH THE INLAND EMPIRE
EAST AND OTHER GROWING
SUBMARKETS



CENTRALLY LOCATED

NEAR MULTIPLE INTERMODAL YARDS,
INCLUDING BNSF 'S NEW 4,500-ACRE
EXPANSION OF THE BARSTOW
INTERMODAL TERMINAL



ABUNDANT LABOR

SKILLED WORKFORCE WITH A
POPULATION OF OVER
400,000 RESIDENTS



FULLY ENTITLED SITE

BUILD-TO-SUIT DEVELOPMENT
OPPORTUNITY



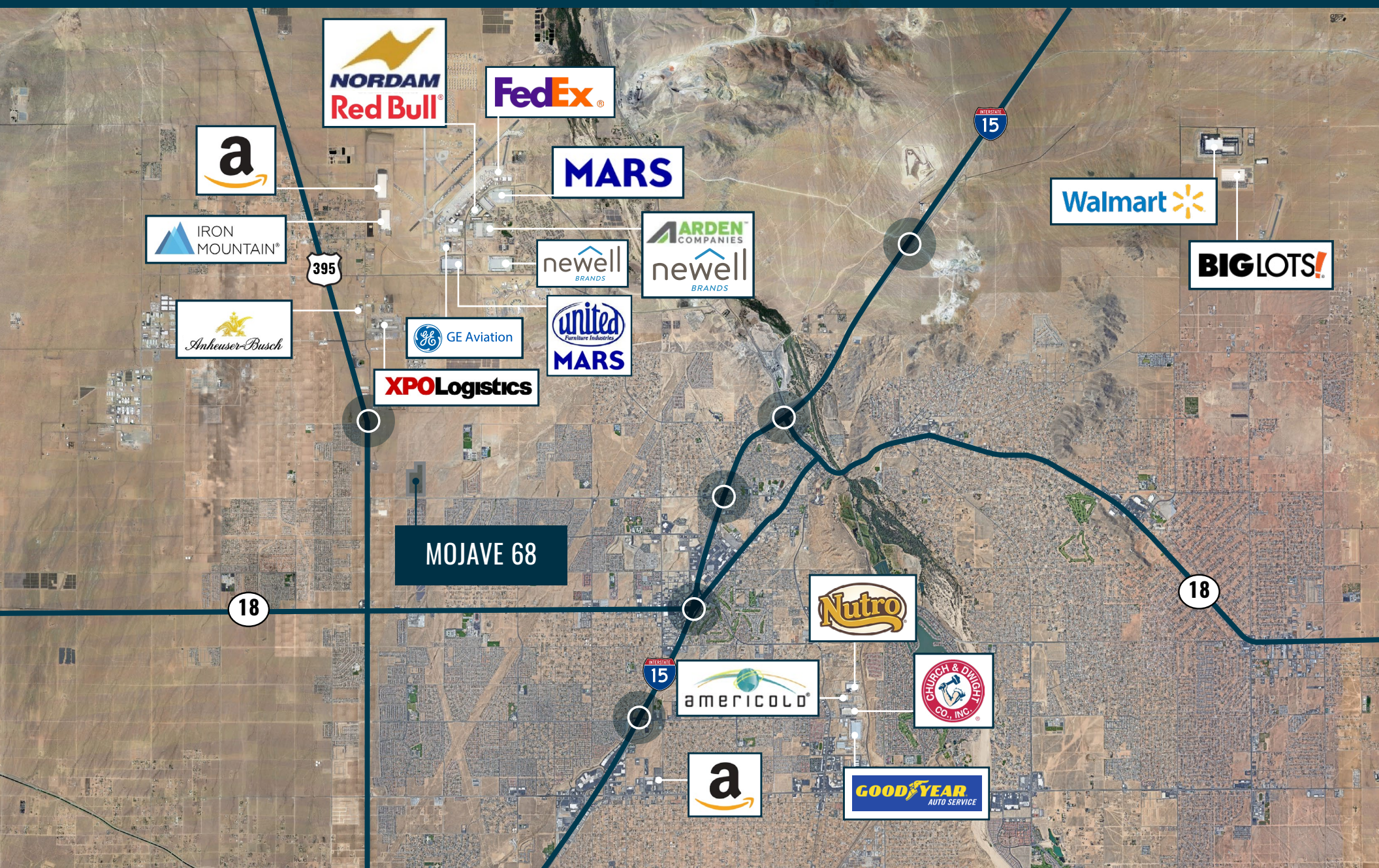
AFFORDABLE HOUSING

ONE OF THE LOWEST MEDIAN
HOUSING PRICES IN CALIFORNIA

Location Map



Corporate Neighbors



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