

FULLY ENTITLED SITE | FOR SALE OR LEASE

# MOJAVE 68

MOJAVE DRIVE & ONYX ROAD,  
VICTORVILLE, CALIFORNIA



FOR FURTHER PROJECT  
INFORMATION, PLEASE  
CONTACT:

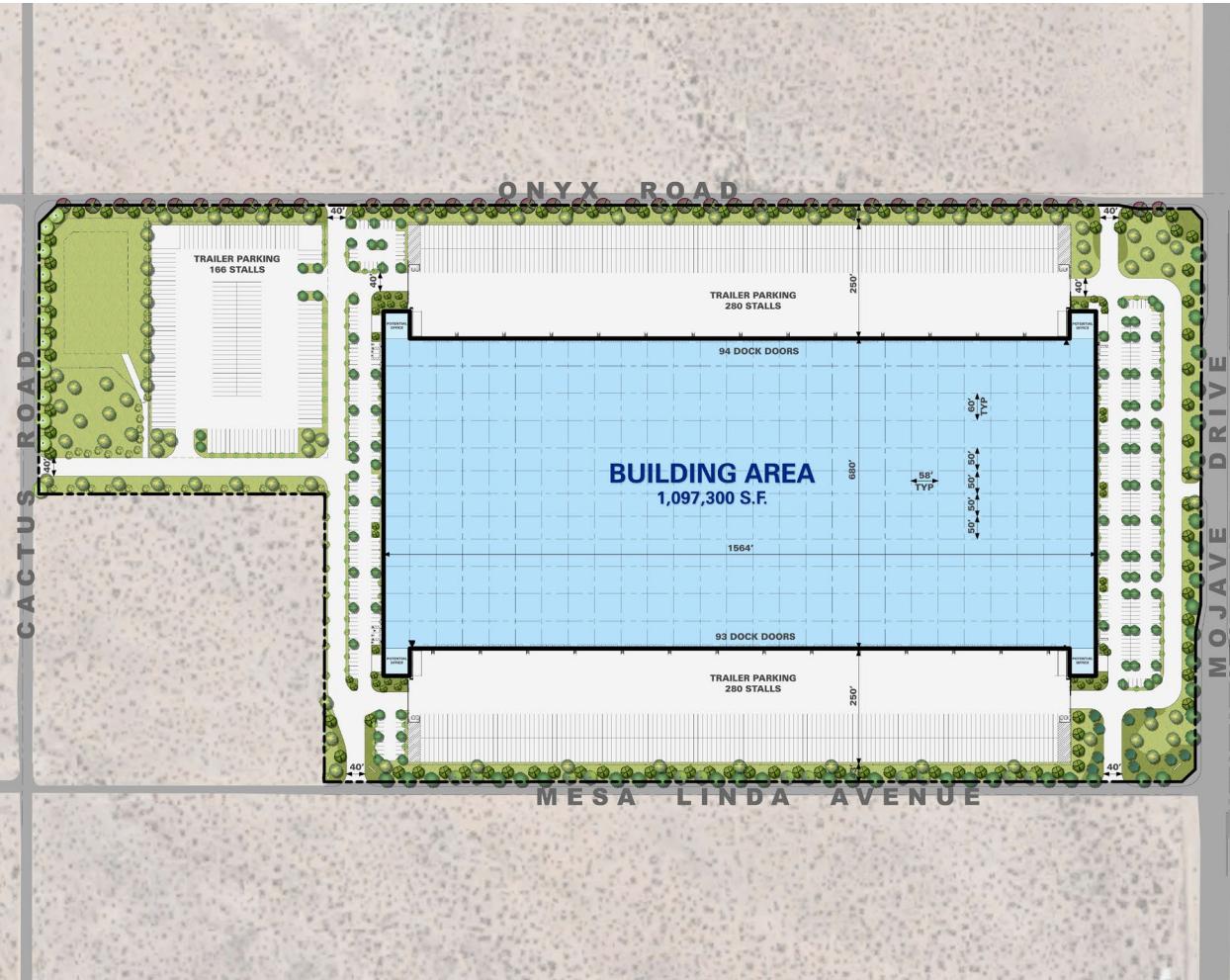
**MICHAEL CHAVEZ**  
Principal  
Lic # 00929693  
O: 909.373.2900  
mchavez@lee-assoc.com

**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

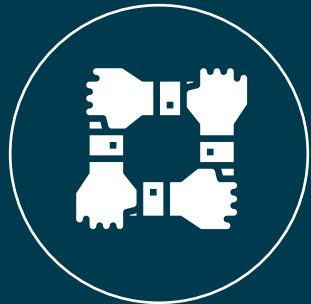
Building Size	1,097,300 SF (1,564' x 680')
Site	Approximately 2,827,923 sf / 64.92 acres
Sprinkler System	ESFR
Offices	20,000 SF office space
Ceiling Height	40' clear from the first column line
Dock High Positions	187
Trailer Parking	726 stalls (53' trailers)
Power	4,000 amps, 277/480V expandable to 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)	
<b>NO AQMD Warehouse Tax</b>	

# 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



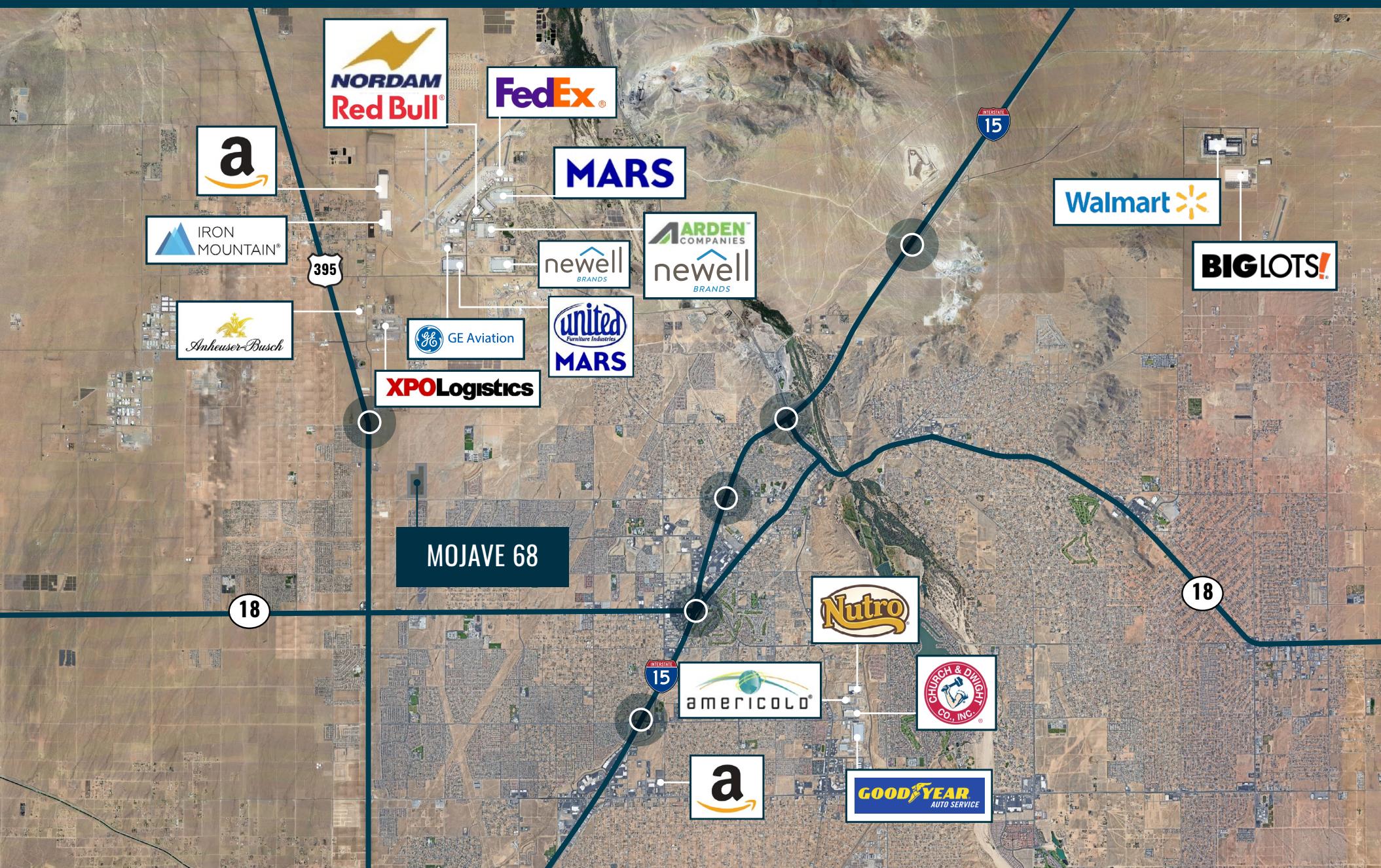
## AFFORDABLE HOUSING

ONE OF THE LOWEST MEDIAN  
HOUSING PRICES IN CALIFORNIA

# Location Map



# Corporate Neighbors



# MOJAVE 68

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