



# INDUSTRIAL LAND FOR SALE



JOHNSON RD

DALE EVANS PKWY

CORDOVA RD

NAVAJO RD

QUARRY RD

±57.78 AC Navajo Rd.  
Apple Valley, CA

Offered at \$3.50 psf  
or  
\$8,809,138.00



### Site Overview

- APNs 0463-213-03, 29, & 31
- Located within ±6,220 AC North Apple Valley Industrial Specific Plan; zoned I-G General Industrial
- ±2,700 feet of frontage on Navajo Rd.
- Access to come from Navajo Rd. and Cordova Rd., Quarry Rd. to be vacated

### Area Overview

- Town of Apple Valley implementing EIFD/CFD program for infrastructure costs
- ±16M SF of warehouse space in various stages of entitlements throughout North Apple Valley will drive extension of utilities to the site
- Freeway access at Stoddard Wells Road and Dale Evans Parkway

# AREA OVERVIEW

Navajo Road | Apple Valley, CA



ANTICIPATED  
±3.5M SF

APPROVED  
±2.6M SF

BELL MOUNTAIN  
COMMERCE CENTER



±1.27M SF  
UNDER  
CONSTRUCTION

APPROVED  
±1.5M SF



APPROVED  
±1M SF

APPROVED  
±1.37M SF



ANTICIPATED  
±1.5M SF

APPROVED  
±1.4M SF

**SITE**  
±57.78 Acres

# BRIGHTLINE WEST

Apple Valley, CA



With a completion date expected in 2028, Brightline West will be the country's first true high-speed passenger rail operation. The Victor Valley station, located on nearly ±300 acres at Dale Evans Parkway and I-15, will serve as the Maintenance of Way facility and possible future hub for the proposed High Desert Corridor and California High Speed Rail lines. The project is expected to provide over 35,000 construction jobs and 1,000+ permanent jobs while connecting two of America's most popular destinations in Los Angeles and Las Vegas.





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