

# SALE

## 17260 MUSKRAT AVE #A, B, C

17260 Muskrat Ave #A, B, C Adelanto, CA 92301



### OFFERING SUMMARY

Sale Price:	\$6,999,000
Total Building Size:	±48,421 SF
Number of Parcels:	3
Building A:	±3,625
Building B:	±28,596
Building C:	±16,200
Price / SF:	\$144.50
Year Built:	1991

### PROPERTY OVERVIEW

This industrial property features multiple metal-constructed buildings spread across three adjacent parcels, offering a combined total of approximately 48,421 square feet of adaptable space. Situated on 4.69 acres of prime land, the property is designed to support a wide range of business needs.

The buildings include well-planned office spaces, a comfortable employee break room, and multiple restrooms for convenience. Notably, Building B boasts a clear height of 28 feet, providing ample vertical space for various industrial applications. Operations are further streamlined with multiple ground-level loading doors, while state-of-the-art fire suppression systems ensure safety and peace of mind.

The exterior is fully paved and fenced, providing ample parking, secure storage options, and upgraded power with approximately 2,500 amps, catering to all your business requirements.

### PROPERTY HIGHLIGHTS

- Upgraded Power Supply: Approx. 2,500 amps to support heavy-duty industrial operations.
- Expansive Land: Three separate parcels totaling approximately 4.69 acres.
- Impressive Clear Height: Building B offers a clear height of 28 feet 9 inches at the center under the beam, ideal for high-stacking and large equipment.
- Comprehensive Fire Safety: Equipped with a fire suppression system, including sprinklers throughout the entire property.
- Abundant Storage: Ample outdoor storage areas with additional covered options.
- Generous Parking: Plenty of parking space to accommodate employees and visitors.
- Secure Perimeter: Fully fenced for enhanced security.
- Operational Efficiency: Multiple ground-level doors for easy loading and unloading.
- Versatile Storage Solutions: Additional covered storage areas for various needs.

**Steven Thompson**

760 684 8065

CalDRE #01963261



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### LOCATION DESCRIPTION

The facility is strategically situated in the well-planned Western Industrial Park of the City of Adelanto, offering a prime location for industrial operations. This area is designed with convenient East/West access via a newly paved road, ensuring seamless connectivity to major transportation routes. The property is just minutes from Highway 395, a crucial north/south arterial that links Southern California to Northern California, and provides easy access to Interstate 15, which connects the Southern California Basin to Las Vegas, NV, and Arizona. Located near the intersection of Rancho Road and Muskrat Avenue, this site offers exceptional logistical advantages for businesses seeking to optimize their regional and interstate reach.

\*Buyer to verify to its satisfaction on all information



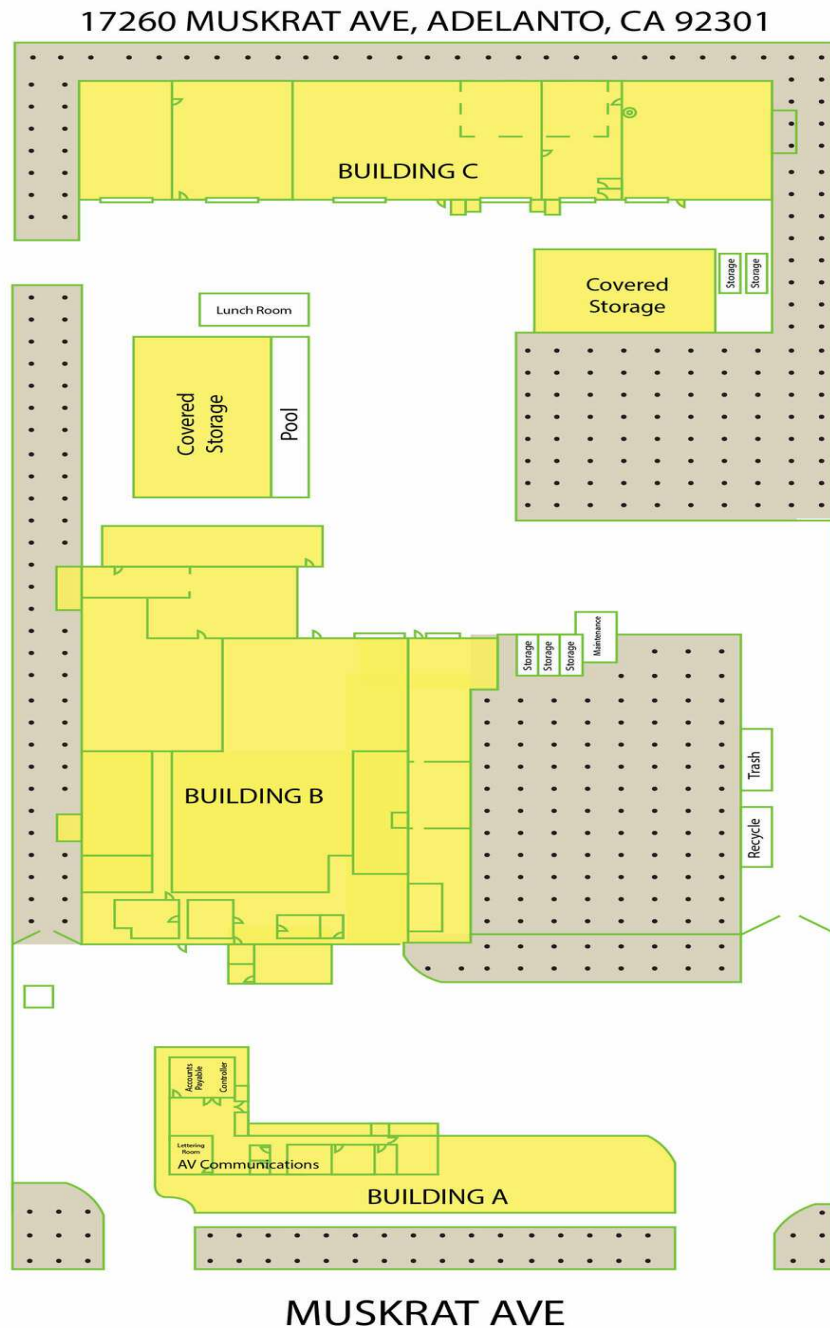
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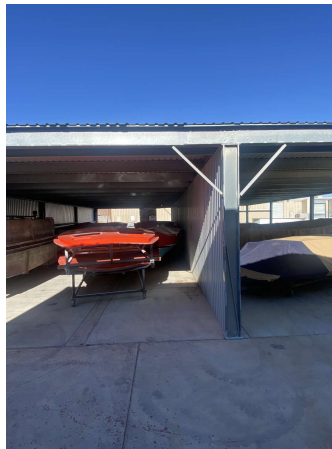
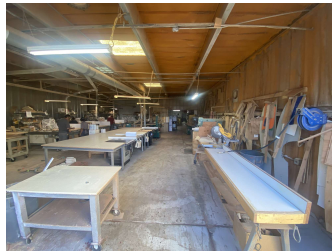
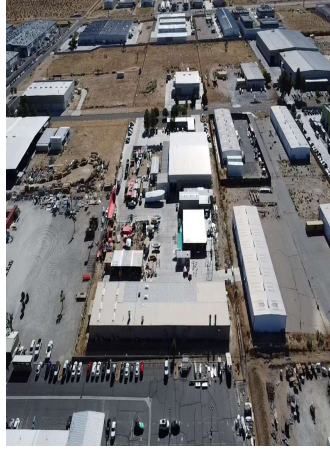
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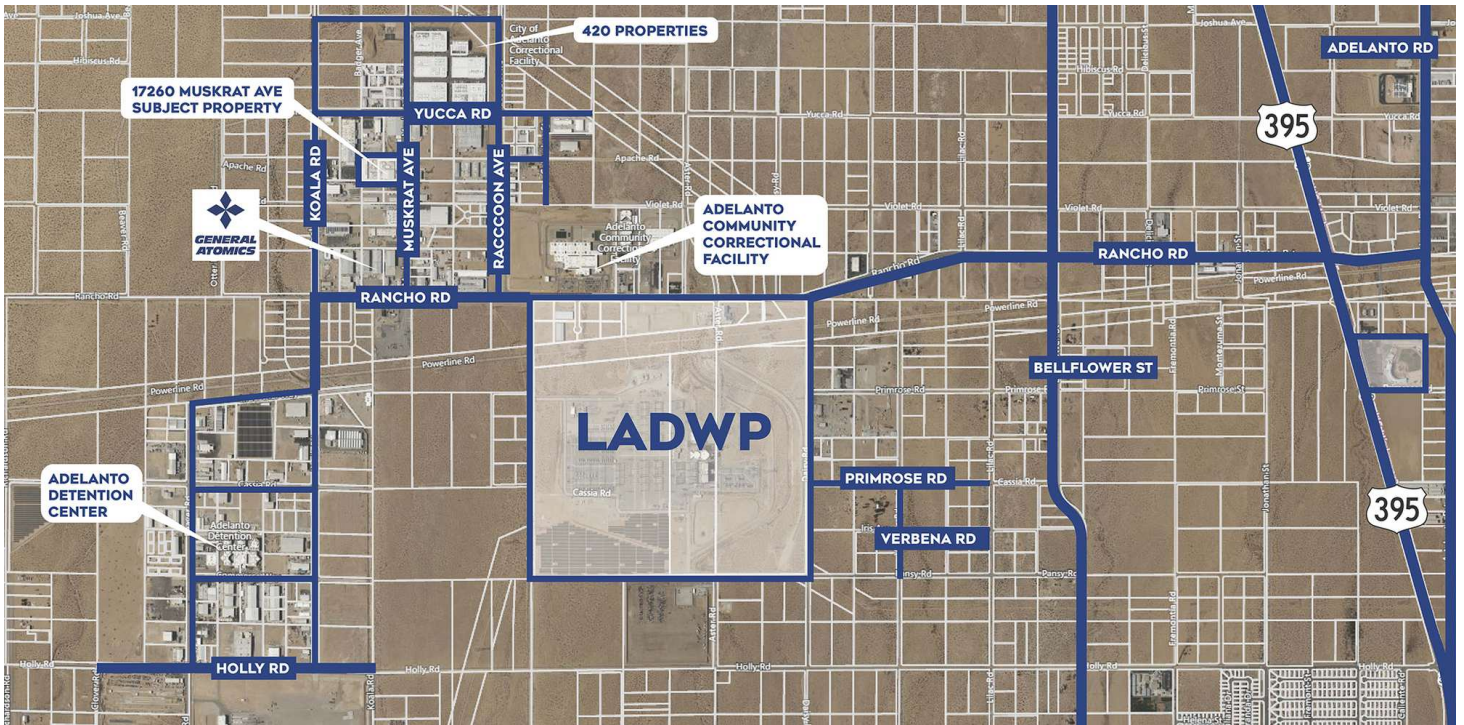
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