

INDUSTRIAL LAND FOR SALE

An opportunity to acquire **9.02 Acres** of industrial land on Los Padres Road across from the Big Lots Distribution Center. This site is ideal for a industrial user or developer that can see the **future potential**. This site is in the path of growth making it strategic asset that will appreciate well into the future.



9528 Miramar Rd. #1007 San Diego, CA 92126

Stefan Misiraca

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Property Highlights

- One parcel totaling 9.02 acres (Buyer to Verify)
- Ability to assemble 8.7 acre contiguous parcel to the west for ± 17.7 acres total
- Access via Dale Evans Pkwy a heavily traveled north/south thoroughfare
- 1.3 Million SF Industrial Building entitled directly to the north
- Adjacent to the Big Lots & Walmart Distribution Centers
- Off site infrastructure in place on (Dale Evans Pkwy) for future development



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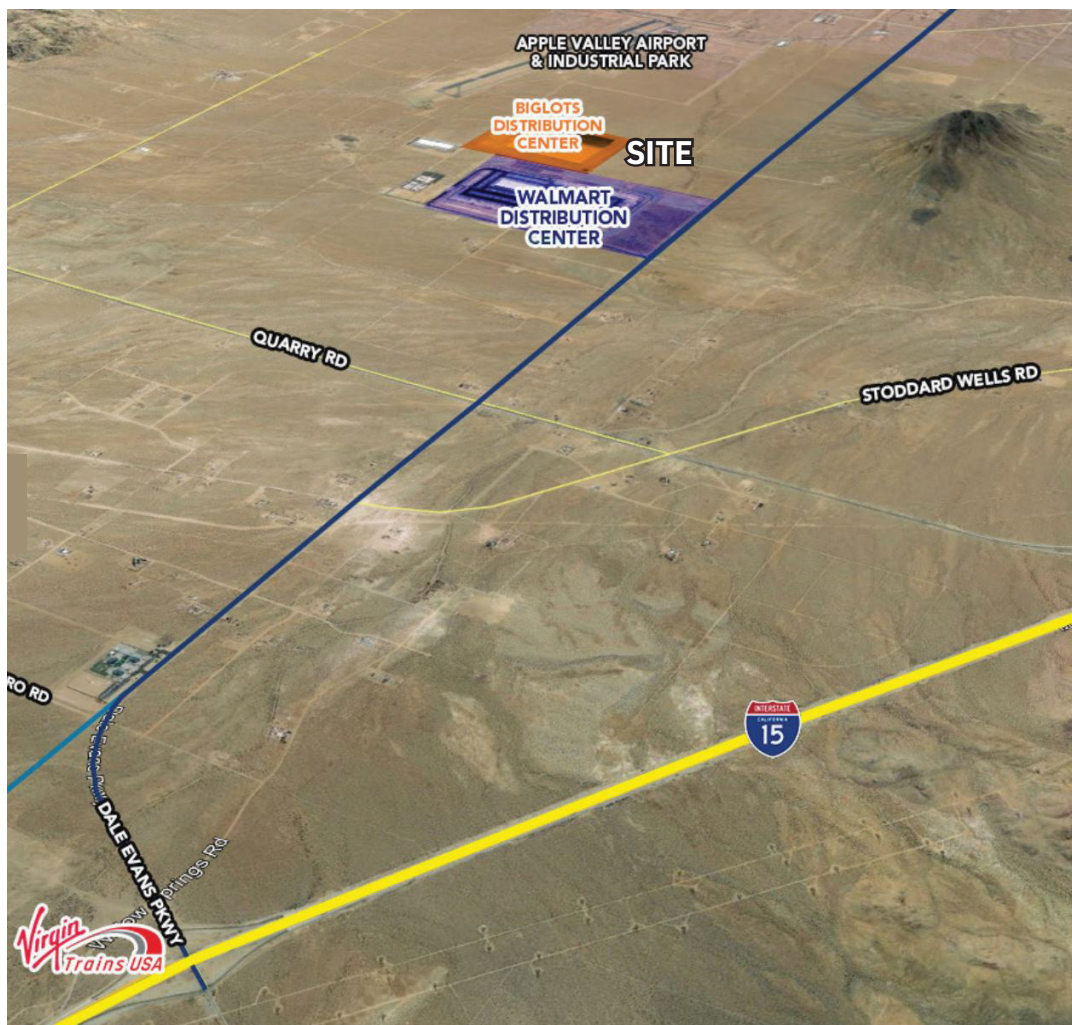
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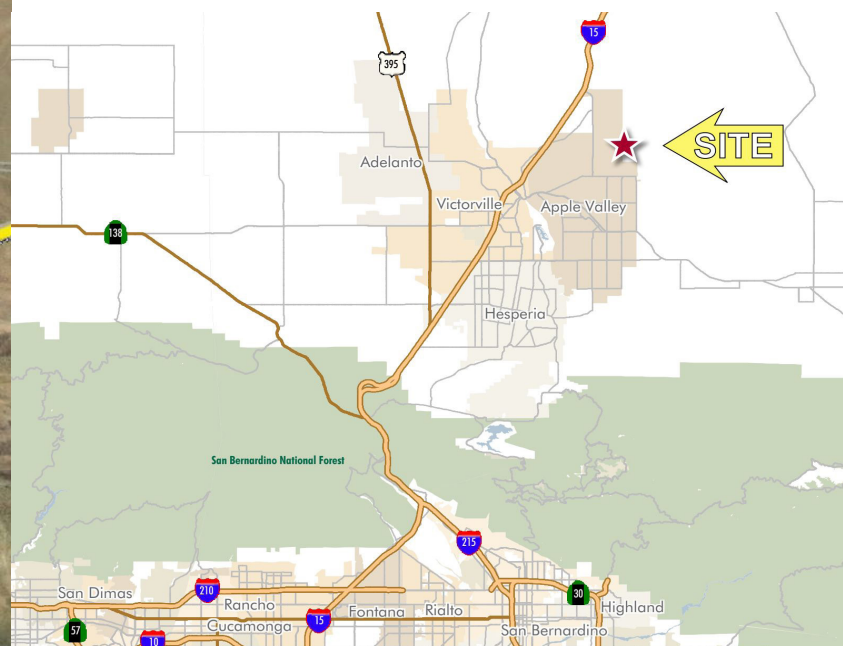
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Strategic Location



The site is less than 100 miles from the port of Los Angeles and Long Beach and only 109 miles from Los Angeles International Airport, with close proximity to the Inland Empire and numerous west coast cities including San Diego, Las Vegas and Phoenix. This is one of the fastest growing areas in California, with **major distribution hubs** for Walmart, Fresenius and Big Lots. The site has great access to the 15 Freeway for optimal logistics efficiency.



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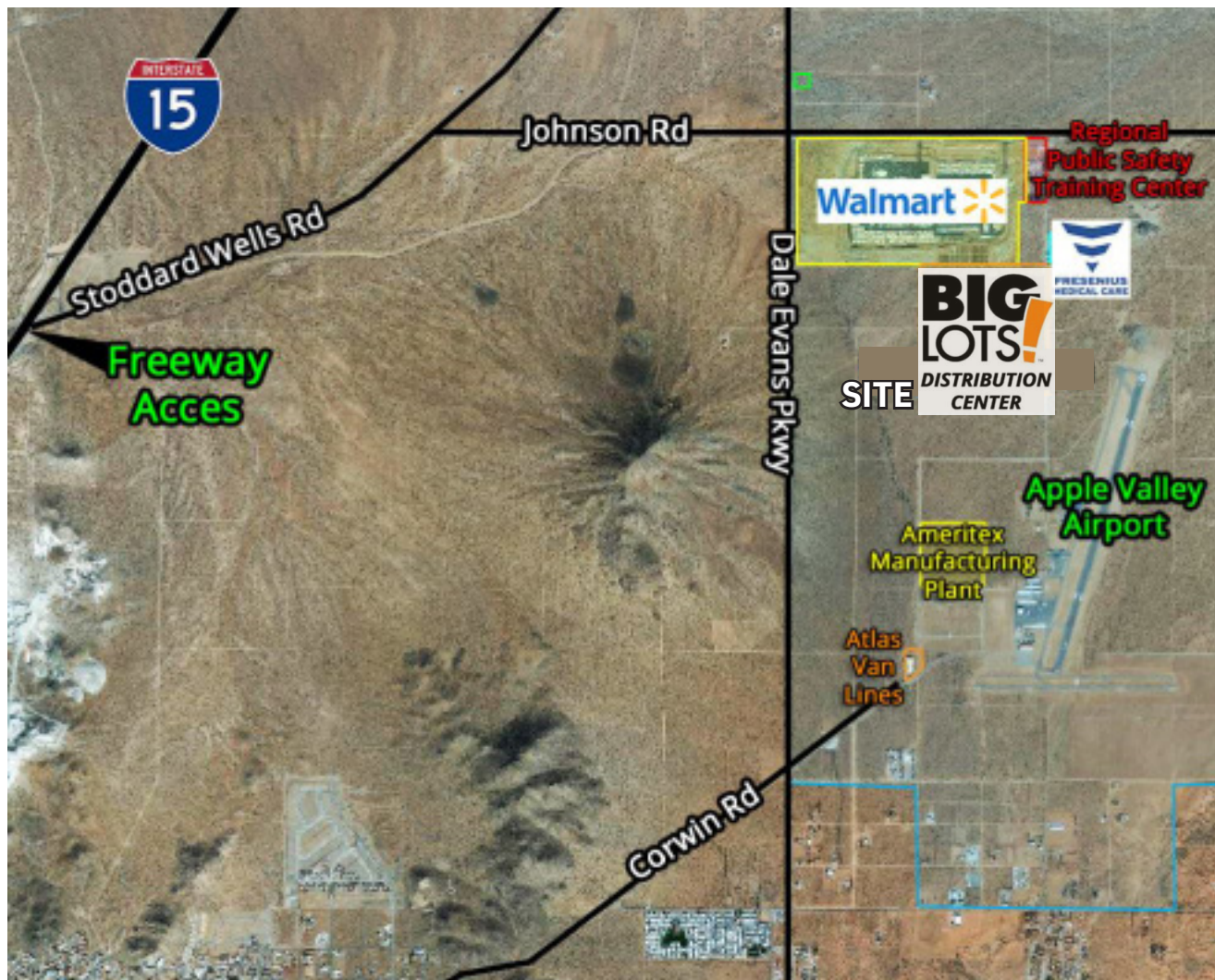
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Area Overview



Located in the North Apple Valley Industrial Specific Plan. This area has several land investors and developers acquiring hundreds of acres in anticipation of future growth.

The Specific Plan includes 6,221 acres of designated land to facilitate industrial and commercial development for the city. Existing development includes **Walmart's 1.3 Million square foot** Distribution Center, the Regional Public Safety Training Center, Fresenius Medical Care Distribution Facility, and Atlas Van Lines.

Recently constructed is **Big Lot's 1.4 Million square foot** Distribution Facility with an estimated 400-500 new jobs and **Ameritex Manufacturing Plant** with an estimated 150 new jobs. The new developments will include extensive infrastructure improvements for the area as well as commercial traffic on the roadways.



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Property Information



APN	0463-231-41
SIZE	9.02 Acres
ZONING	I - Industrial + Navisp Specific Plan
TOPOGRAPHY	Desert Sprawl Flat
MUNICIPALITY	City of Apple Valley
VISIBILITY	Located West of Big Lots Distribution Center
ACCESS	1900 feet from Dale Evans Pkwy via Burbank Ave
UTILITIES	Electricity, Gas, Sewer, Water located nearby. *Buyer to Verify
PRICE	\$1,300,000.00



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