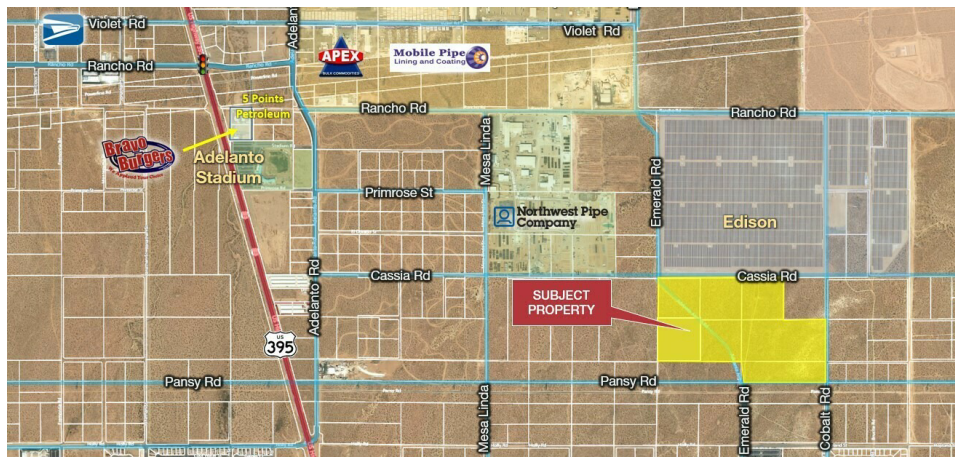


CASSIA RD ±78.11 AC | ADELANTO, CALIFORNIA



PROPERTY HIGHLIGHTS

- ±78.11 acres of unimproved land for sale at the southeast corner of Emerald and Cassia in Adelanto; APNs: 0455-052-12, 13, 14, 15, 16, 17, 64. Zoned Light Manufacturing (LM) and approved for a variety of industrial purposes, including warehousing, assembly/manufacturing, contractor yards, and more.
- Conceptual plans estimate a footprint of approximately 1,176,540 square feet with 188 dock doors, and ±1,000 stalls.
- Neighboring businesses include XPO Logistics, YRC Freight, Northwest Pipe Supply, Adelanto Event Center, Diversified Minerals, and Nova Storage. This location is in proximity to support activities at the Southern California Logistics Airport, whose tenant roster includes Amazon, Boeing, GE Aviation, Kuerig/Dr. Pepper, M & M/Mars, Newell Rubbermaid, and more.
- Immediate access to Highway 395, 8 miles to Interstate 15, and 70 miles to the Ports of Los Angeles. This site is also 25 miles from BNSF's future Barstow International Gateway (BIG), a state-of-the-art intermodal facility spanning 4,500-acres designed to revolutionize international logistics and distribution regionally and domestically.
- Buyer to verify all information contained herein. Agent and their representatives are not responsible for the accuracy of these claims.

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

CASSIA RD ± 78.11 AC



PROPERTY HIGHLIGHTS

- ASKING: \$13,900,000/ \$4.00sq ft.
- SIZE: ± 78.11 Acres
- APN: 0455-052-12, 13, 14, 15, 16, 17, 64
- ZONING: LM - Light Manufacturing

PROPERTY DESCRIPTION

- Easy access to Hwy 395 and I-15 Fwy
- Available for Build to Suit
- Entitlement in process
- Clean Environmental Phase 1 (no RECs)
- Confirmed ownership of mineral rights and surface rights
- Zoning report with confirmation of 55' allowable building height

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CASSIA RD ± 78.11 AC



ALTA / TOPO Survey

- 78.11 Surveyed Acres
- No obstructions or structures



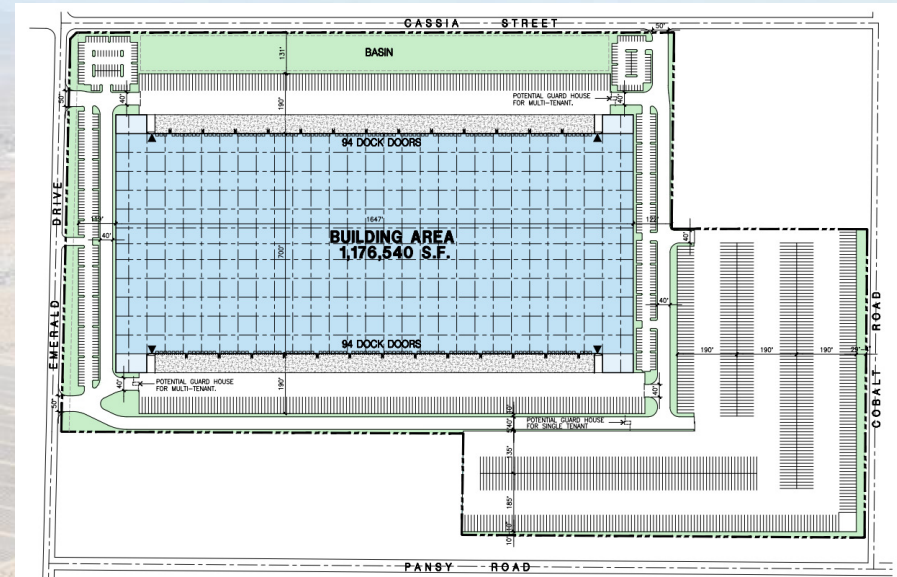
Fast Permits and business licenses

- * Adelanto will aggressively assist corporate users



Access to abundant & affordable Labor

(400,000 population in high desert communities)



20,000sq. ft

Single Story Office

48' Clear

At first Column

55'

Container Stacking
Allowed

188

Dock Doors

55'

Building Height
Allowed

1,156,540sq. ft

Warehouse

469

Parking Stalls
9' x 18'

1,016

Trailer Stalls
10' x 53'

ESFR

Sprinkler System

LM

Light Manufacturing
Zoning

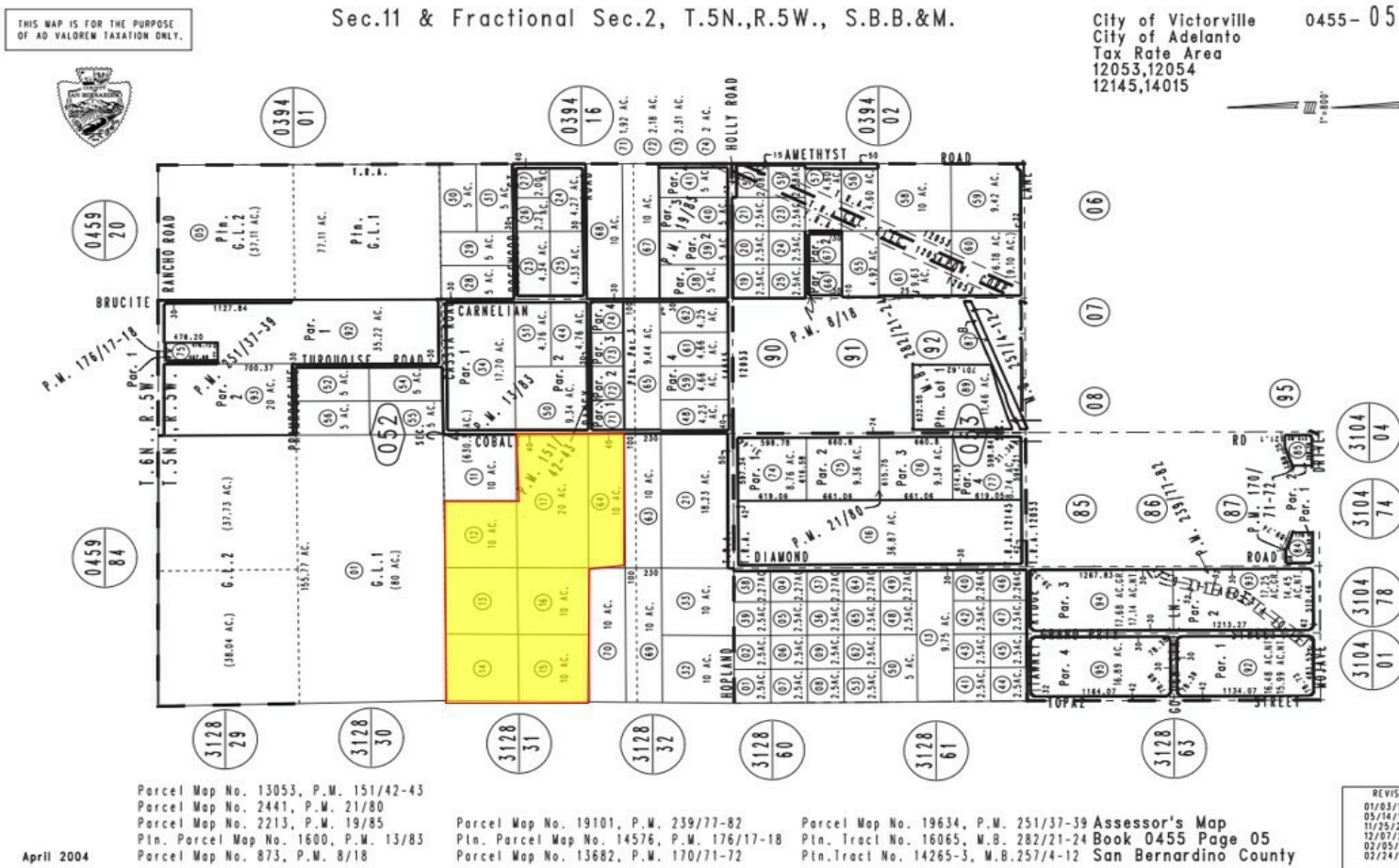
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INLAND EMPIRE, CA



INLAND EMPIRE DEMOGRAPHICS

CITY	POPULATION	MEDIAN HOME SALE PRICE	MEDIAN RENT RATE	UNEMPLOYMENT RATE
Rancho Cucamonga	174,453	\$ 724,900	\$ 2,539	3.3%
Ontario	175,265	\$ 622,661	\$ 2,396	4.1%
Fontana	208,393	\$ 610,437	\$ 1,793	4.3%
Redlands	73,168	\$ 595,000	\$ 2,160	3.5%
Riverside	314,998	\$ 590,150	\$ 2,164	4.3%
Perris	78,700	\$ 505,000	\$ 1,544	6.1%

INLAND EMPIRE NORTH DEMOGRAPHICS

CITY	POPULATION	MEDIAN HOME SALE PRICE	MEDIAN RENT RATE	UNEMPLOYMENT RATE
Barstow	25,415	\$ 250,000	\$ 1,170	5.2%
Adelanto	38,046	\$ 370,000	\$ 1,235	9.3 %
Apple Valley	75,791	\$ 400,000	\$ 1,595	5.1%
Hesperia	99,818	\$ 410,166	\$ 1,573	6.6%
Victorville	134,810	\$ 425,000	\$ 1,959	6.1%

INLAND EMPIRE

The Inland Empire is a metropolitan area and region inland of and adjacent to coastal Southern California in the Greater Los Angeles area, focusing around the cities of Riverside and San Bernardino County with Los Angeles County and Orange County to the west. The region, at its narrowest definition, includes the cities of northwestern Riverside County and southwestern San Bernardino County that are part of the contiguous urbanized area of Greater Los Angeles. It is sometimes considered to include the desert communities of the Coachella and Victor Valleys, respectively on the other sides of the San Geronio Pass and San Bernardino Mountains from the Santa Ana River watershed that creates the majority of the Inland Empire. A much wider definition includes the entireties of Riverside and San Bernardino counties, stretching east to the Nevada and Arizona borders and covering a larger area than West Virginia; this definition is primarily used by the US Census Bureau, which exclusively delineates metropolitan areas at the county level.

The U.S. Census Bureau-defined Riverside-San Bernardino-Ontario metropolitan area, which comprises Riverside County and San Bernardino, California, covers more than 27,000 sq mi and had a population of about 4.6 million in 2020. At the end of the 19th century, the Inland Empire was a major center of agriculture, including citrus, dairy and winemaking.

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MEET THE TEAM



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