

PROPERTY FEATURES



LOT SIZE

± 2.74 Acres (± 119,354 Sq.Ft.)



PARCEL

APN: 0459-432-22-0000



ZONING

Light Manufacturing (LM)
Per The City of Adelanto.

PROPERTY HIGHLIGHTS

- Corner Lot
- Flat Topography
- Development Opportunity
- Designated Cannabis Zoning Area
- The site is located near the SoCal Logistics Airport, with proximity to US-395 Highway and approximately 8-minutes East of the I-15.



**INLAND
EMPIRE**

CAL DRE # 02120868

KW COMMERCIAL
3595-1 Inland Empire
Blvd. Suite 1250
Ontario, CA 91764
909.980.6868

FOR SALE

**9998 AIR BASE RD.
ADELANTO, CA 92301**

**9998 Air Based Rd.
Adelanto, CA 92301**

SELLER FINANCING AVAILABLE

"Happy" Raj Singh
909.935.0931

Raj.singh@kwcommercial.com
CalDRE Lic. #02199675

Rene Ramos, Jr.
909.980.6868

Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872

WE OBTAINED THE INFORMATION ABOVE FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY, OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.



9998 Air Base Rd.
Adelanto, CA 92301

"Happy" Raj Singh
909.935.0931
Raj.singh@kwcommercial.com
CalDRE Lic. #02199675

Rene Ramos, Jr.
909.980.6868
Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872

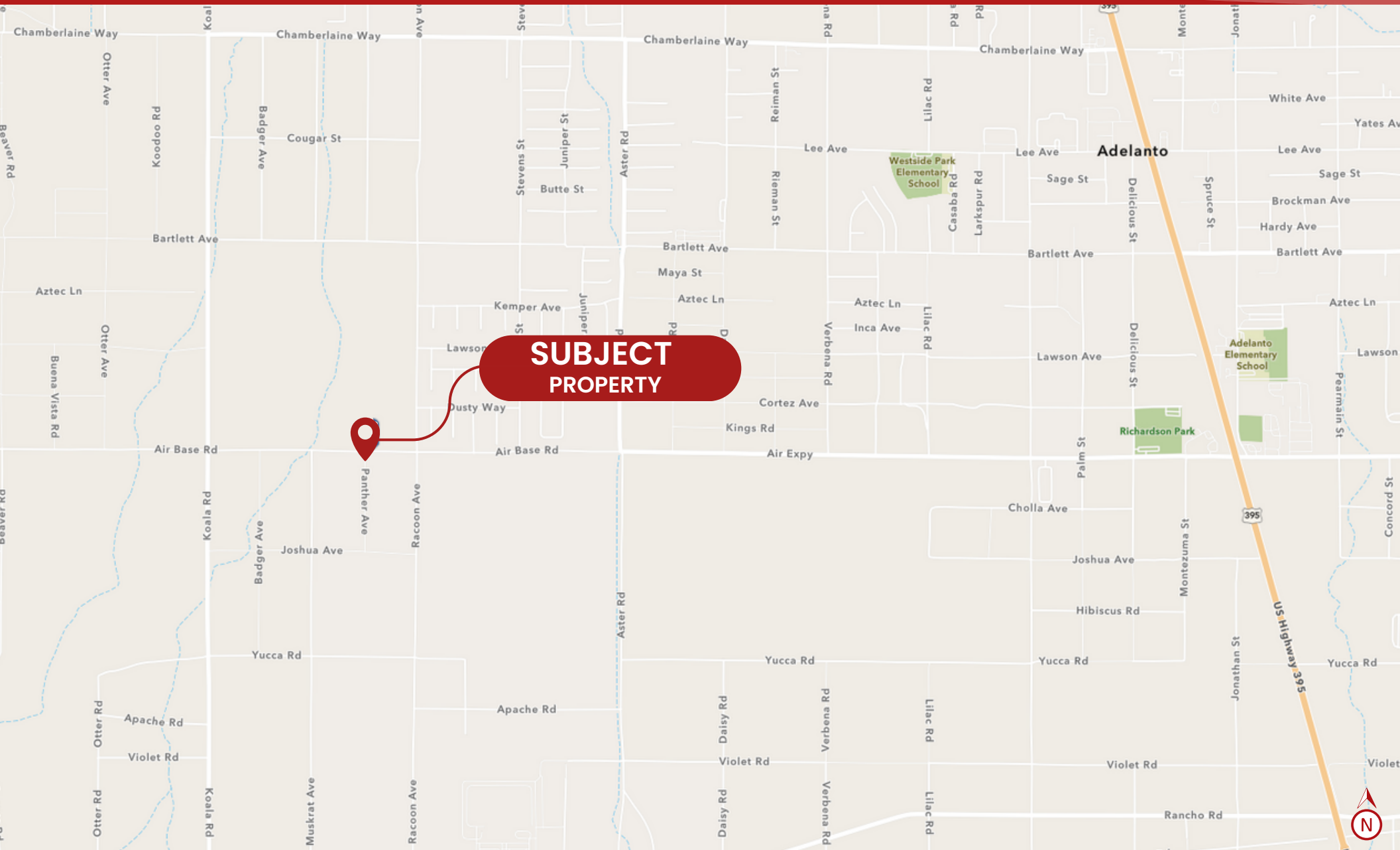


INLAND
EMPIRE

CAL DRE # 02120868

LOCAL MAP

9998 AIR BASE RD., ADELANTO, CA 92301



"Happy" Raj Singh
909.935.0931

Raj.singh@kwcommercial.com
CalDRE Lic. #02199675

Rene Ramos, Jr.
909.980.6868

Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872

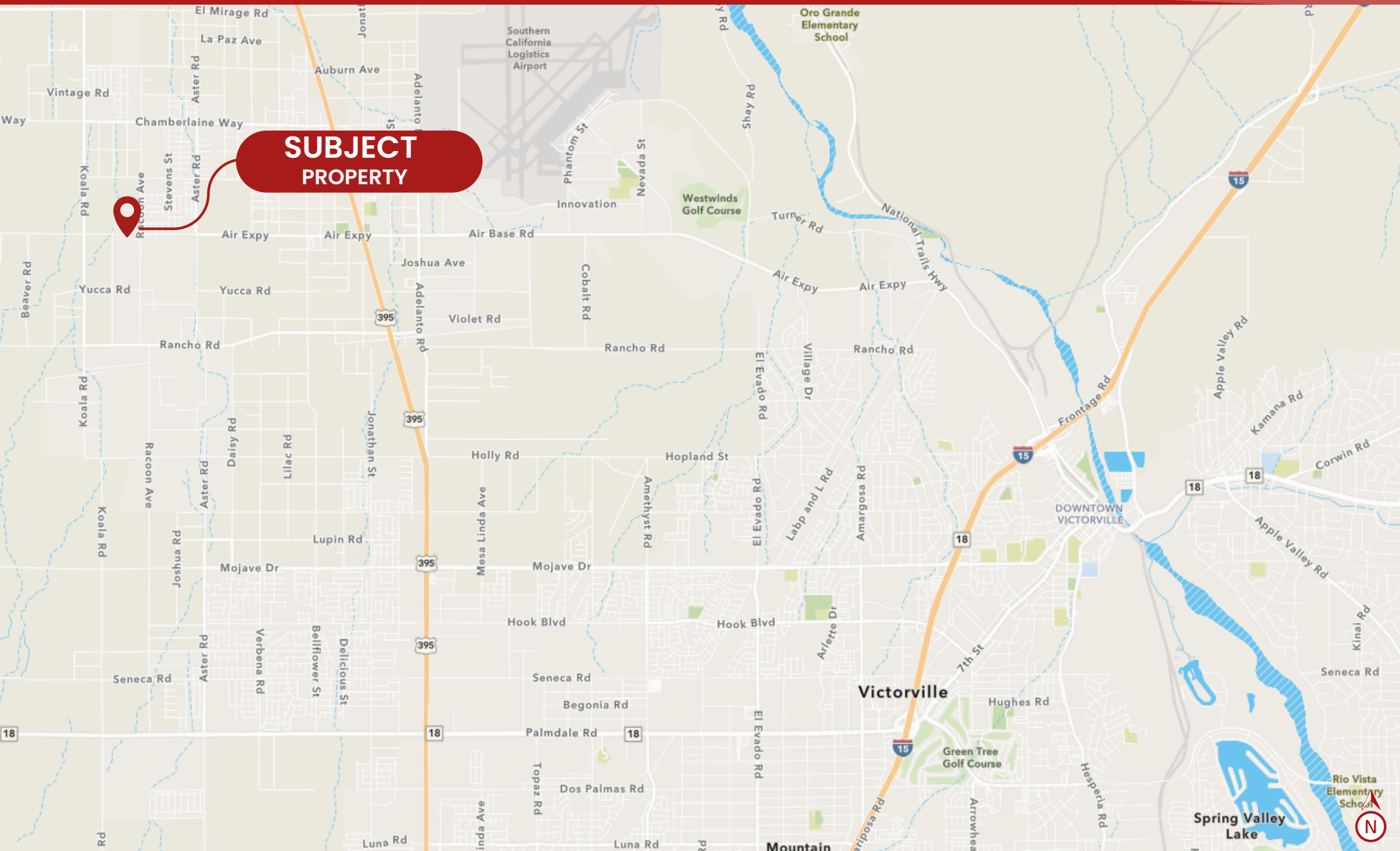


INLAND
EMPIRE

CAL DRE # 02120868

REGIONAL MAP

9998 AIR BASE RD., ADELANTO, CA 92301



"Happy" Raj Singh
909.935.0931

Raj.singh@kwcommercial.com
CalDRE Lic. #02199675

Rene Ramos, Jr.
909.980.6868

Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872



INLAND
EMPIRE

CAL DRE # 02120868

PLAT MAP

9998 AIR BASE RD., ADELANTO, CA 92301

**9998 Air Base Rd.
Adelanto, CA 92301**



"Happy" Raj Singh
909.935.0931

Raj.singh@kwcommercial.com
CalDRE Lic. #02199675

Rene Ramos, Jr.
909.980.6868

Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872



INLAND EMPIRE

CAL DRE # 02120868