

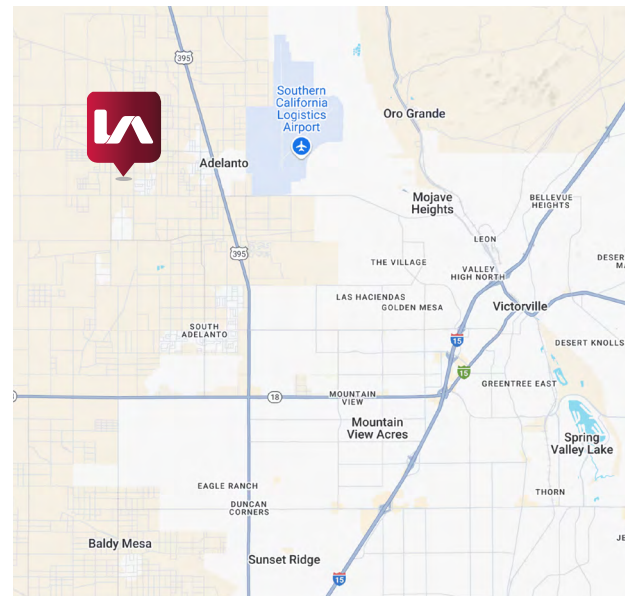
FOR LEASE OR SALE

9841 BARTLETT AVE | ADELANTO, CA



PROPERTY FEATURES

- Five (5) $\pm 29,950$ SF Units Available - Can be combined for up to 89,850 SF of contiguous space
- New Construction (Built in 2021)
- Site Plan Size: $\pm 522,720$ SF
- CTU Construction
- ± 900 SF Single Story Office
- 1 (14'x12) GL Door / unit (additional possible / unit)
- Possible DH loading position
- 28' minimum warehouse clearance
- 24/7 Guard Gate Security
- LED Warehouse Lighting
- 2,500 Amp, 480v, Phase Power
- 0.20/1500 SF Sprinkler (Possible ESFR Upgrade)
- Zoning - LM (Light Manufacturing) [View Adelanto Allowable Uses](#)
- [View Video Tour](#)



For More Information, Contact:

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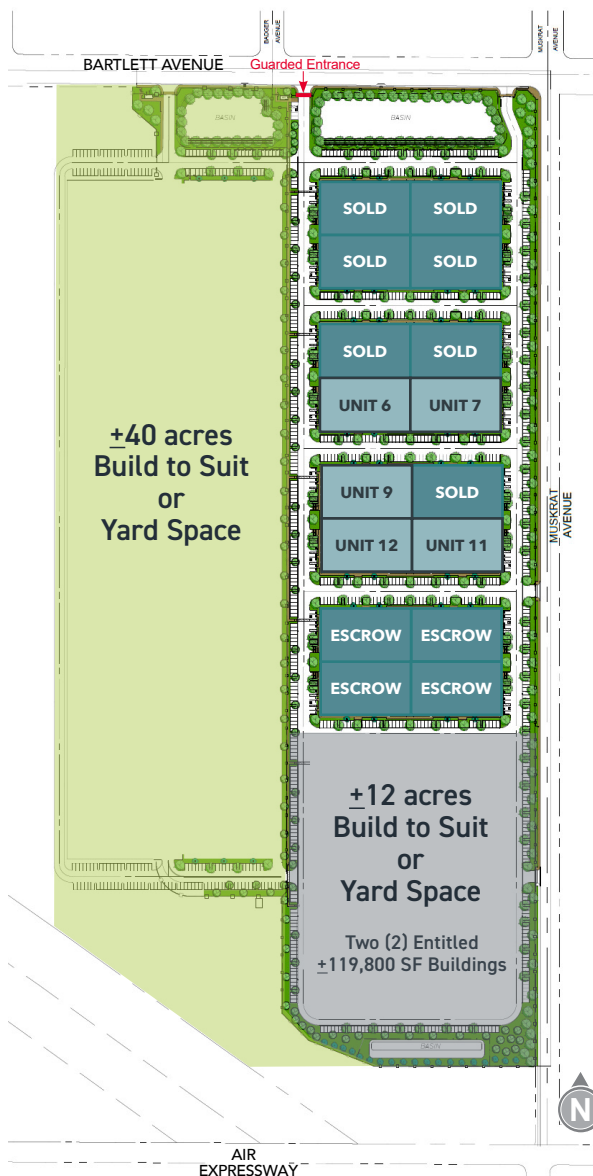
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BUILDING SITE PLAN



PROPERTY HIGHLIGHTS

5 UNITS AVAILABLE : Each unit is $\pm 29,950$ SF

Can combine to $\pm 89,850$ SF of contiguous space

CTU Construction

± 900 SF Single Story Office

1 (14'x12) GL Door per unit
(additional possible per unit)

Possible DH Loading Position

28' Minimum Warehouse Clearance

24/7 Guard Gate Security

Natural Gas - Southwest Gas Co.

City Water

LED Warehouse Lighting

2,500 Amp, 480v, Phase Power

Solar Ready Roof Structure

Floor Drains with Clarification Tank

Zoning - LM (Light Manufacturing)

Sprinklered

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LOCATION MAP



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CORPORATE NEIGHBOR'S MAP



HIGH DESERT OVERVIEW

The industrial real estate market in the High Desert (Inland Empire North), with a particular focus on Adelanto, is witnessing robust growth and development the last few years. The current construction of 18.7 million square feet of industrial buildings underscores the region's ability to cater to the demands of various industries.

With a historically low vacancy rate of 1.9%, the market remains highly competitive. As Adelanto, along with Hesperia, Victorville, Apple Valley, and Barstow, continues to invest in infrastructure and provide a favorable business climate, the High Desert is poised for continued expansion and success. The region has experienced remarkable growth due to its strategic location, favorable business environment, expanding infrastructure, availability of land, proximity to logistics hubs, and abundant workforce. Situated along major transportation corridors, including I-15 and Route 395, the region offers excellent connectivity to major markets such as the Ports of Los Angeles and Long Beach, Las Vegas, and the Inland Empire.

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