



INDUSTRIAL LAND FOR SALE

**ANTICIPATED
±2.6M SF
WAREHOUSE
DEVELOPMENT**

APPLE VALLEY RD

FALCHION RD



±30.3 AC Outer I-15 S
Apple Valley, CA

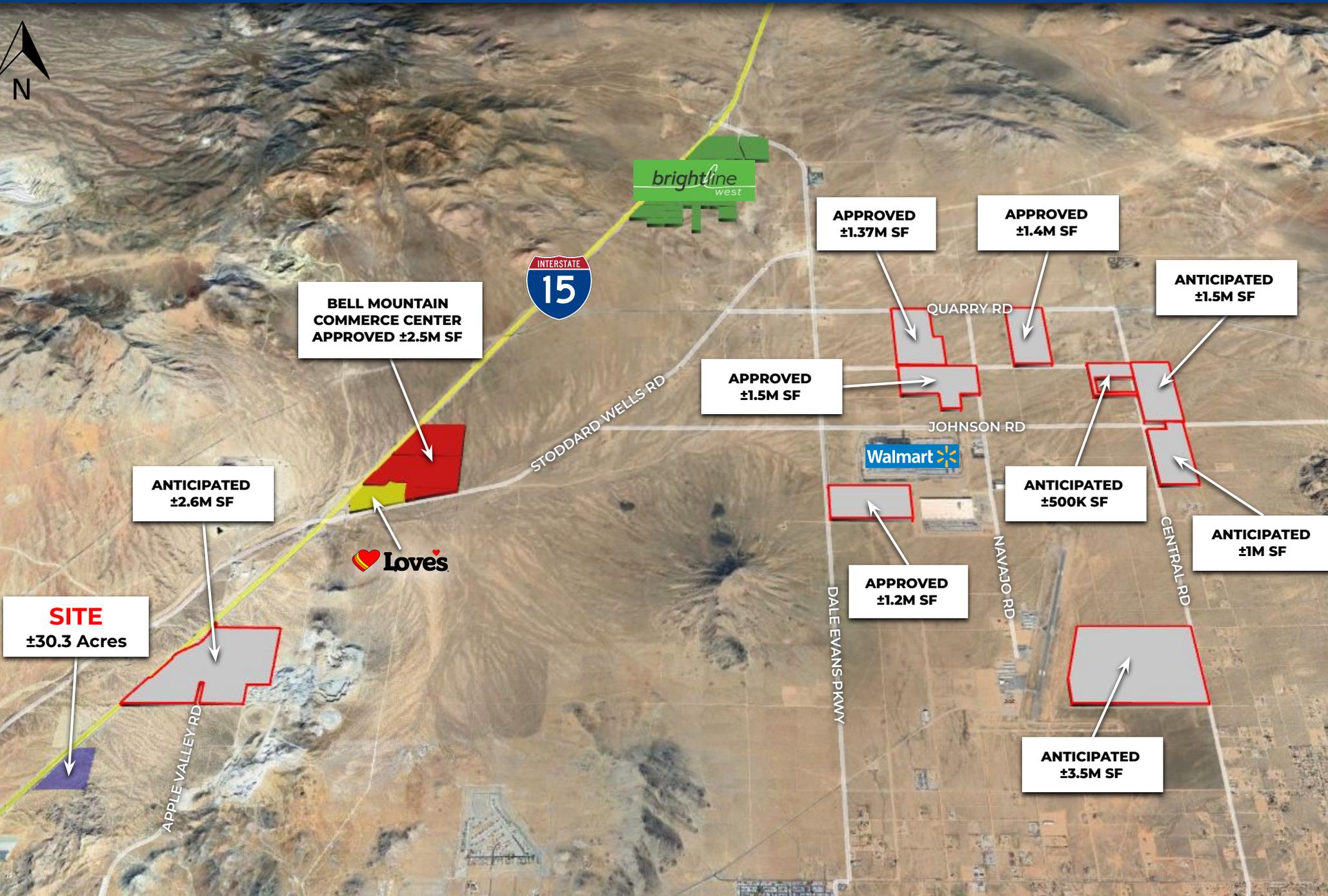


Site Attributes

- APN 0472-061-26
- ±30.3 Acres (±1,319,868 SF)
- Zoned C-R (Regional Commercial) with an Industrial Overlay; allows for eCommerce fulfillment and distribution centers
- Approximately ±1,650 feet of I-15 frontage along paved Outer Highway 15 S
- Notable anticipated development of ±2.6M SF in entitlement process approximately ¼ mile to the north
- Approximately ±31,230 sf at the SW corner is within Victorville City limits and zoned IPD (Industrial Park District)
- Asking \$6,533,346.00 (\$4.95 per sf)

AREA OVERVIEW

±30.3 Acres Outer I-15



The information contained herein has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.

PLAT MAP

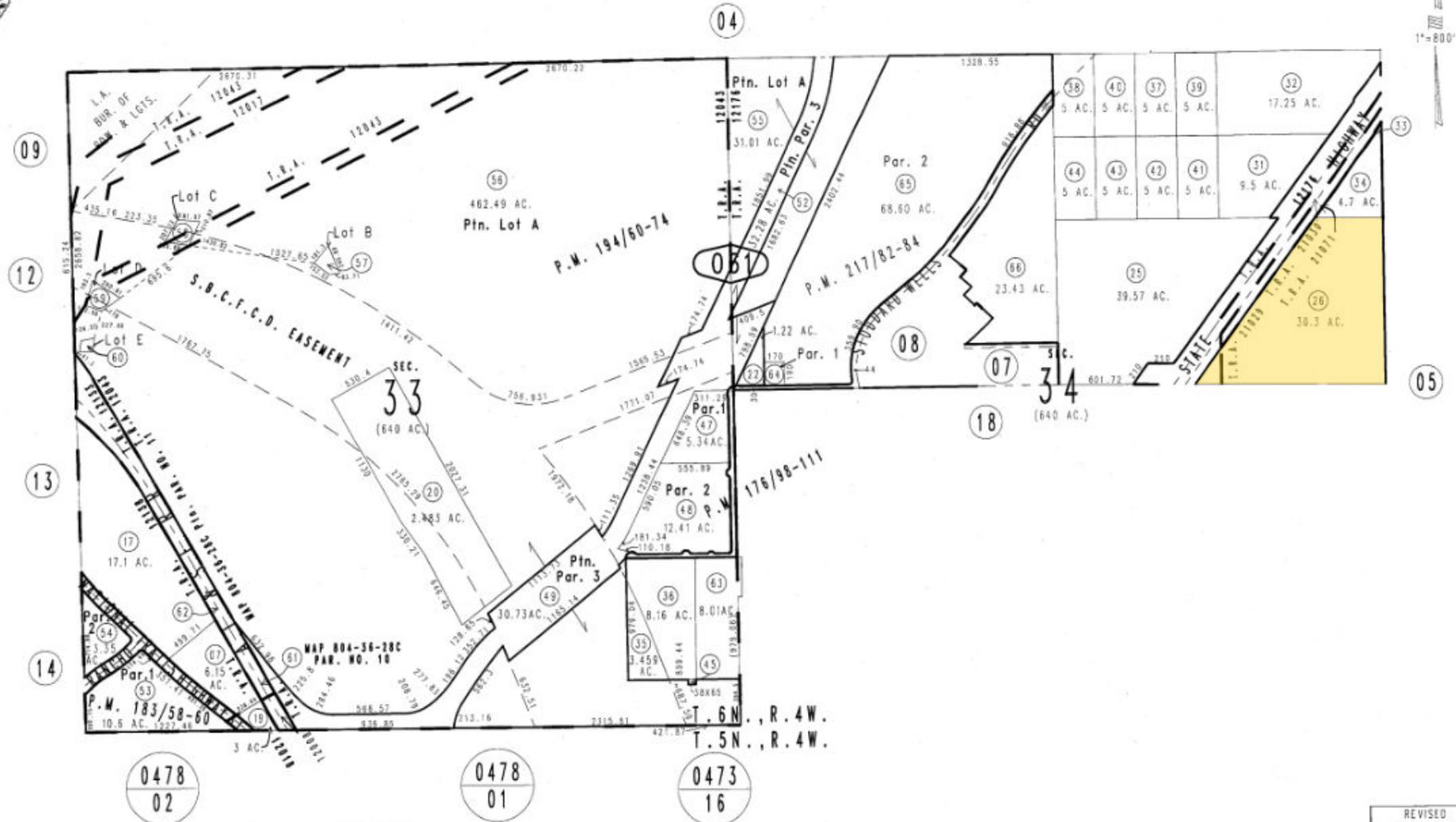
±30.3 Acres Outer I-15

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.



Sec.33 & Ptn. Sec.34, T.6N.,R.4W., S.B.B.&M.

City of Victorville 0472-06
 Town of Apple Valley
 Tax Rate Area
 12008,12017,12018,12133
 12138,12043,12176,21029
 21030,21071



Parcel Map No. 17238, P.M. 217/82-84
 Ptn. Parcel Map No. 14828, P.M. 194/60-74
 Parcel Map No. 14999, P.M. 183/58-60
 Ptn. Parcel Map No. 14534, P.M. 176/98-111

Assessor's Map
 Book 0472 Page 06
 San Bernardino County

REVISED
 03/03/10 RW
 05/15/12 LH

June 2004



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