

INDUSTRIAL LAND FOR SALE

An opportunity to acquire **5.11 Acres** of industrial land off Navajo Road in Apple Valley. This site is ideal for an investor that understands the potential of the area and is in the path of growth with over **6.7 Million SF** of industrial buildings in various stages of entitlement nearby.



9528 Miramar Rd. #1007, San Diego, CA 92126 | Sovessa.com

Stefan Misiraca

Commercial / Development Broker

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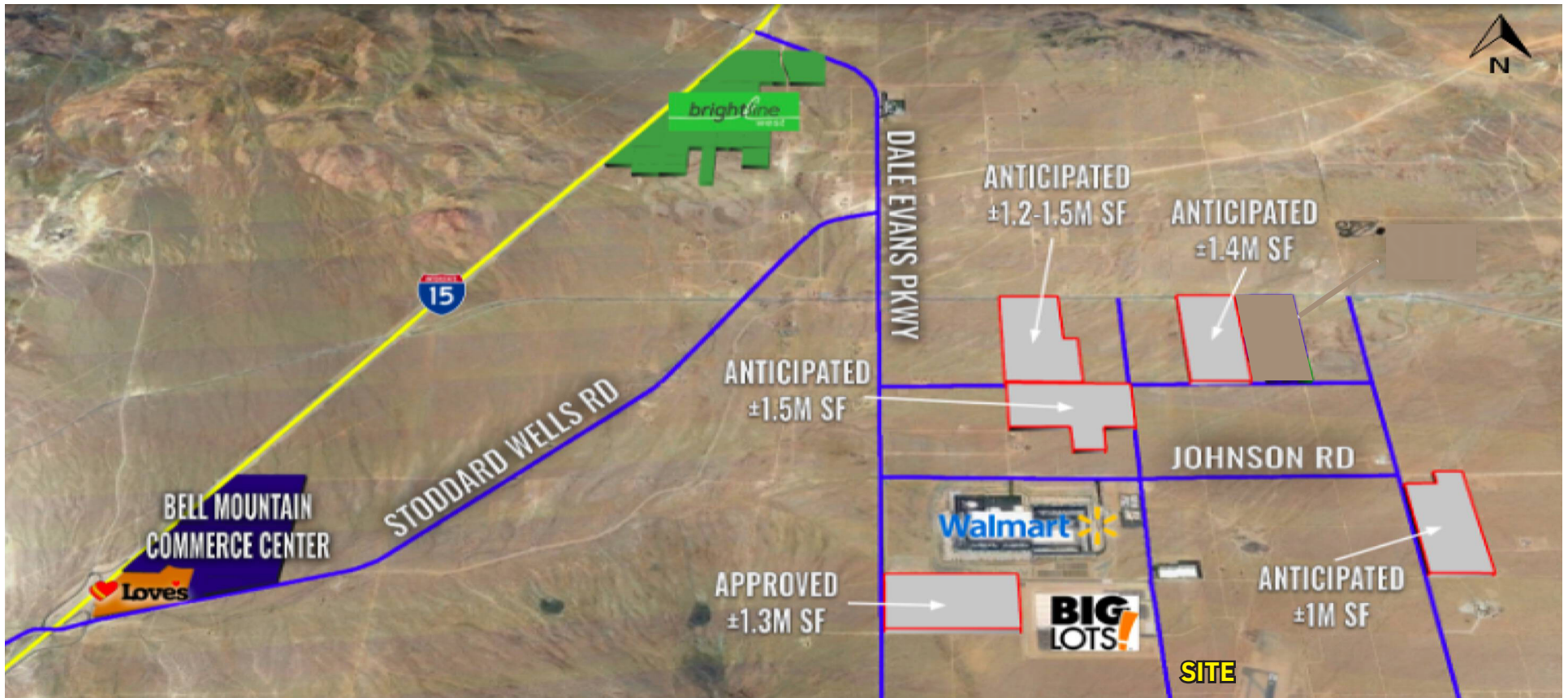
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Area Highlights

Located just 1/4 mile southeast of Big Lots, Walmart and Fresenius Medical Care distribution centers and 4 miles southeast of the planned Brightline West passenger station, this area is in the center of a **plethora of entitlement activity**.

Over **6.7 Million SF** of industrial buildings in various stages of entitlement in the surrounding area are underway.



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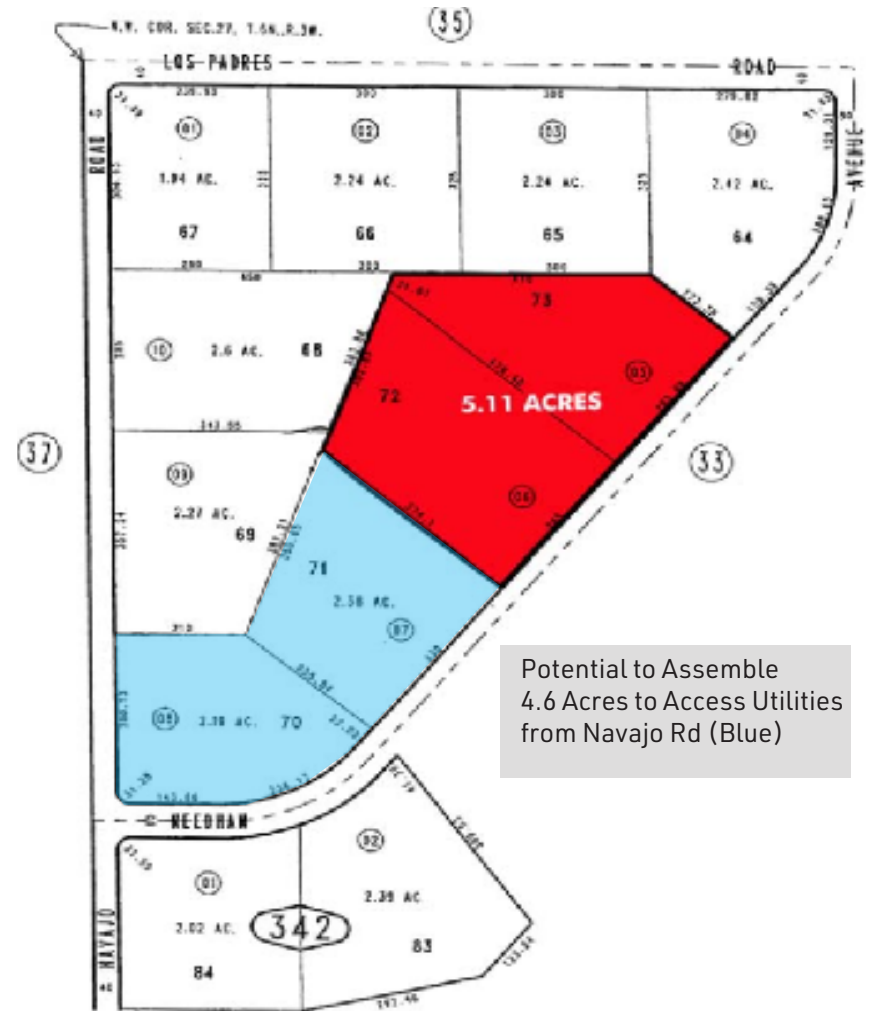
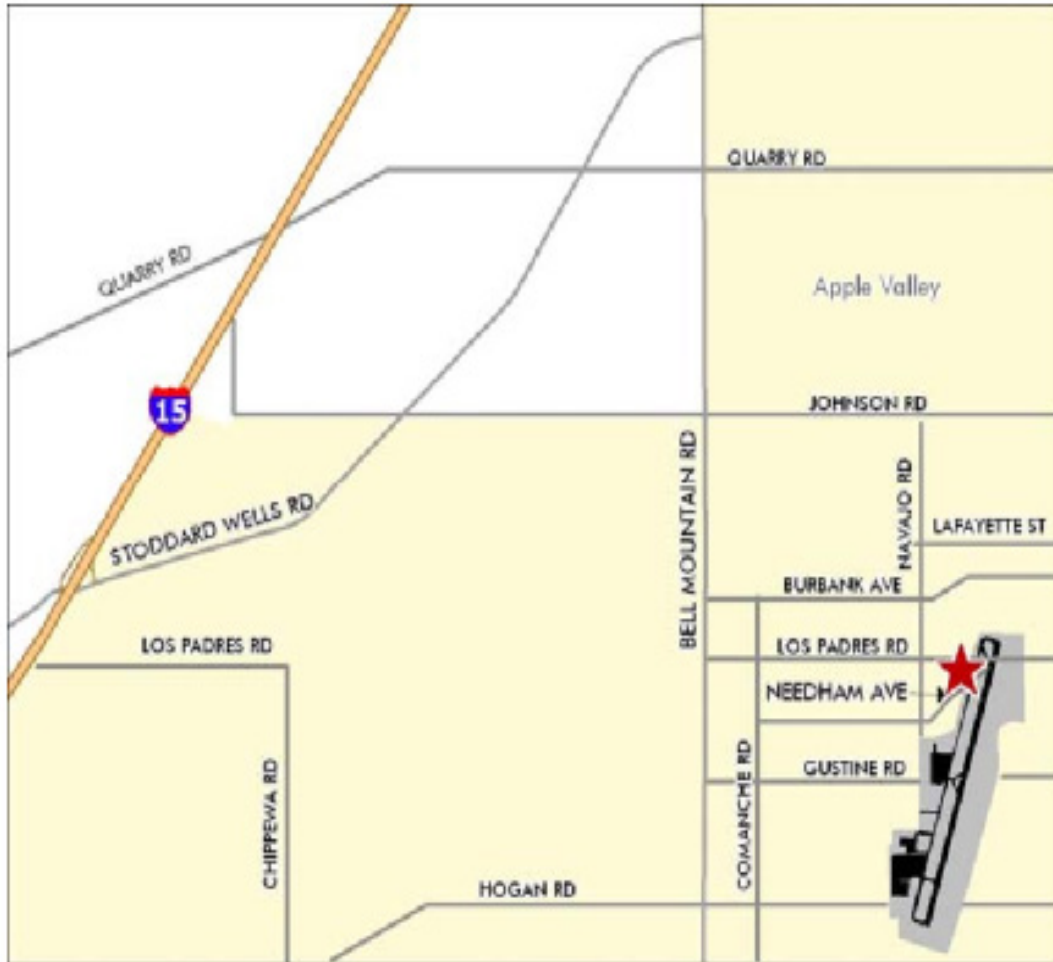
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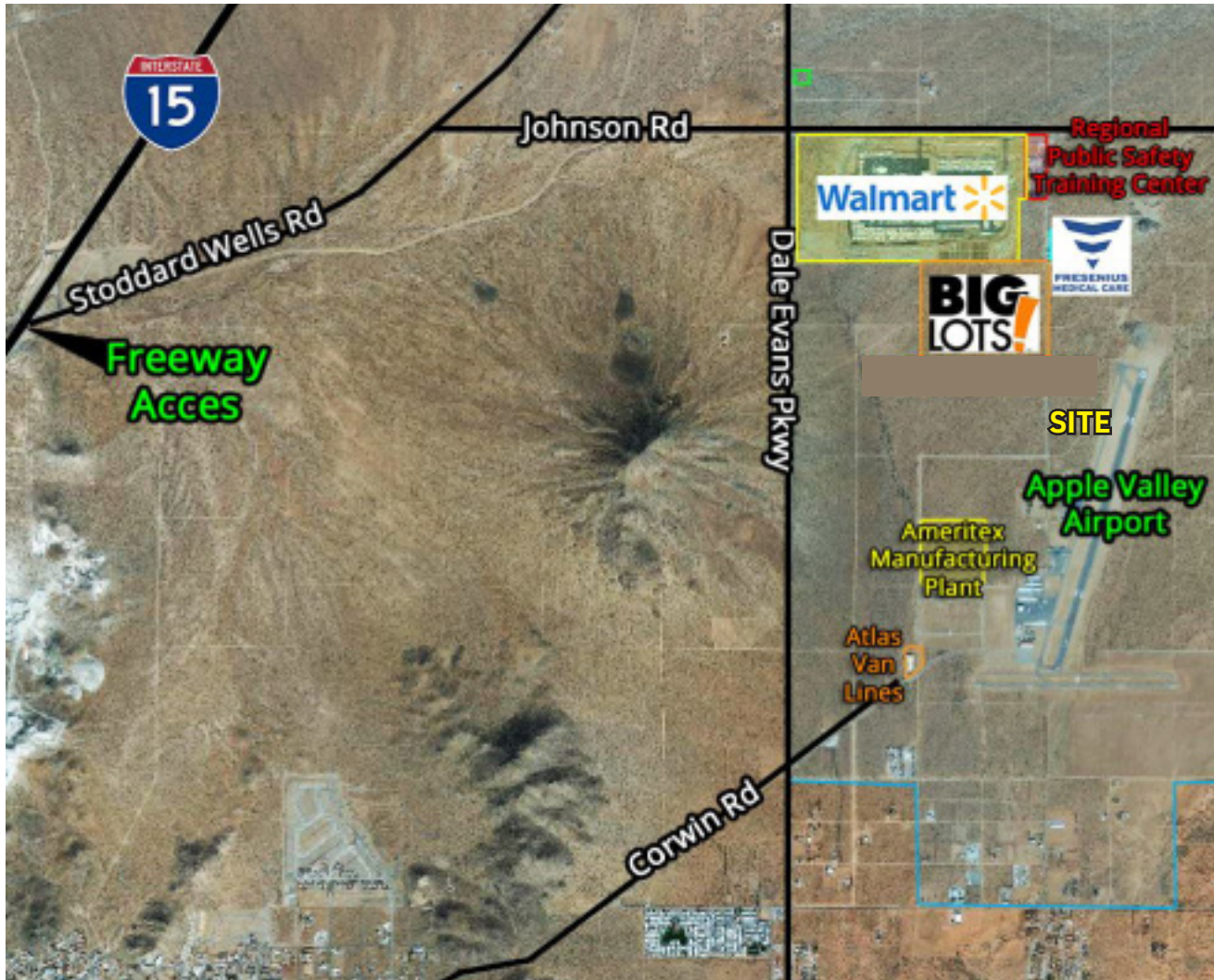
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Area Overview



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

The Specific Plan includes 6,221 acres of designated land to facilitate industrial projects in the area. Existing development includes **Walmart's 1 Million square foot** Distribution Center, the Regional Public Safety Training Center, Fresenius Medical Care Distribution Facility, **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.

Recently approved is a **1.3 Million square foot Furniture** Distribution Facility next to Big Lots in addition to extensive infrastructure improvements for the area.



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Property Information

APN's	0463-341-05 & 06
SIZE	5.11 Acres
ZONING	I-L - Light Industrial
TOPOGRAPHY	Level Desert Sprawl
MUNICIPALITY	City of Apple Valley
ASSEMBLAGE	Ability to purchase the contiguous 2 parcels of 4.6 acres totaling 9.7 Acres, gaining Utility access on Navajo Rd
FRONTAGE	581 feet on Needham Ave
UTILITIES	Electricity, Gas, Sewer, Water on Navajo Rd
PRICE	\$419,000.00 or \$82,000/acre



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