



RYAN TRAVIS

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ADDRESS

Rancho Rd.
Adelanto, CA 92301

PROPERTY OVERVIEW

Adelanto Industrial Land Offering. ±3.22 acres of vacant land zoned MI. The Manufacturing/Industrial (MI) district provides for a wide range of industrial uses, including light and heavy industrial and manufacturing uses. Adult businesses as well as certain cannabis related businesses are also conditionally permitted within this zoning district. This site fronts along a paved frontage road with curb and gutter already in place. There are two existing curb cuts allowing immediate access to this parcel from Rancho Rd. Immediately adjacent to the west of The San Bernardino County Human Services office building. Electricity and water are present in the street or adjacent to the parcel. Well situated in the Adelanto Industrial Park region just 1.4 miles west of Hwy 395. Excellent opportunity for future development.

APN:

0459-107-11

MUNICIPALITY

Adelanto | County of San Bernardino

ZONING

Manufacturing Industrial

SIZE

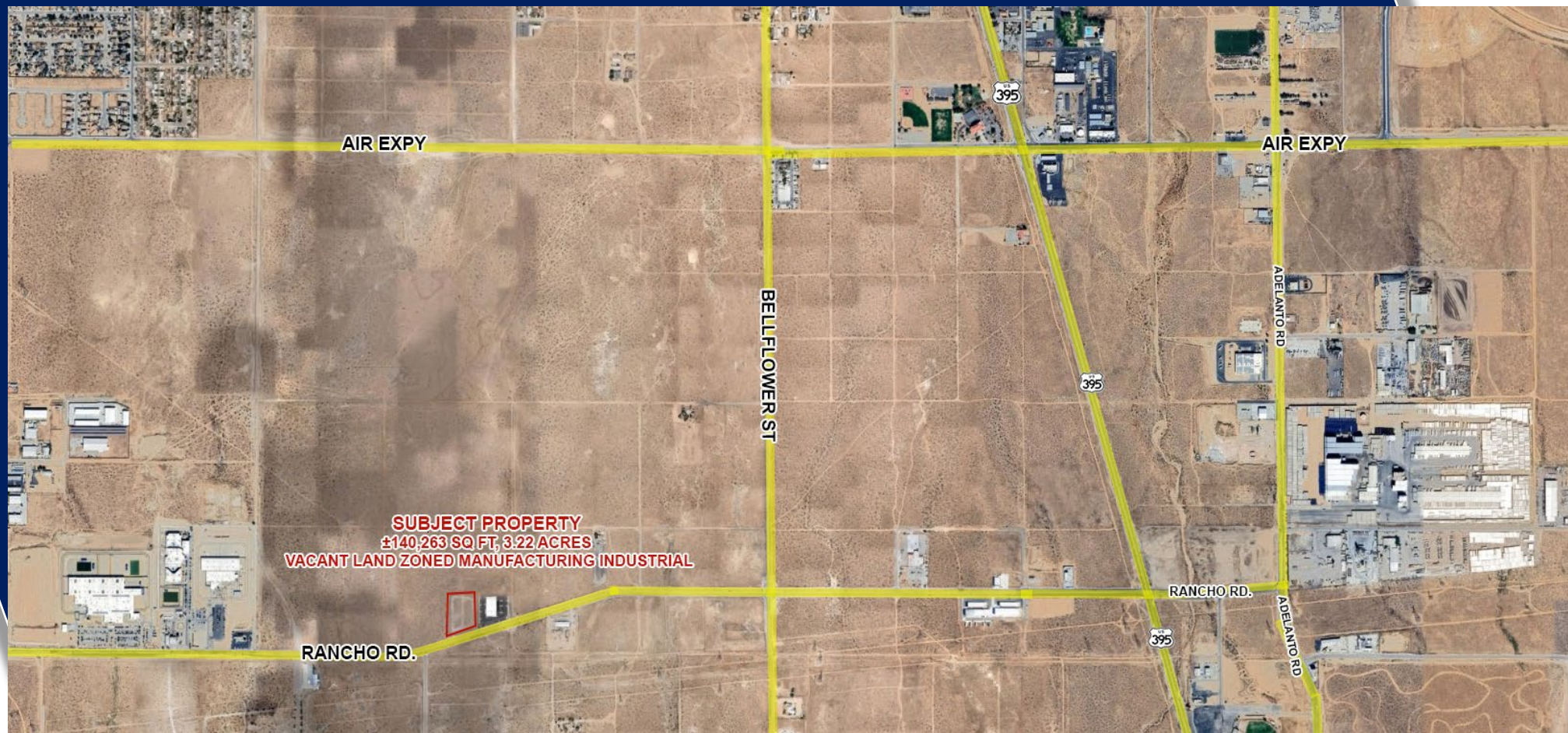
±3.22 acres

ASKING PRICE FOR SALE

\$420,000



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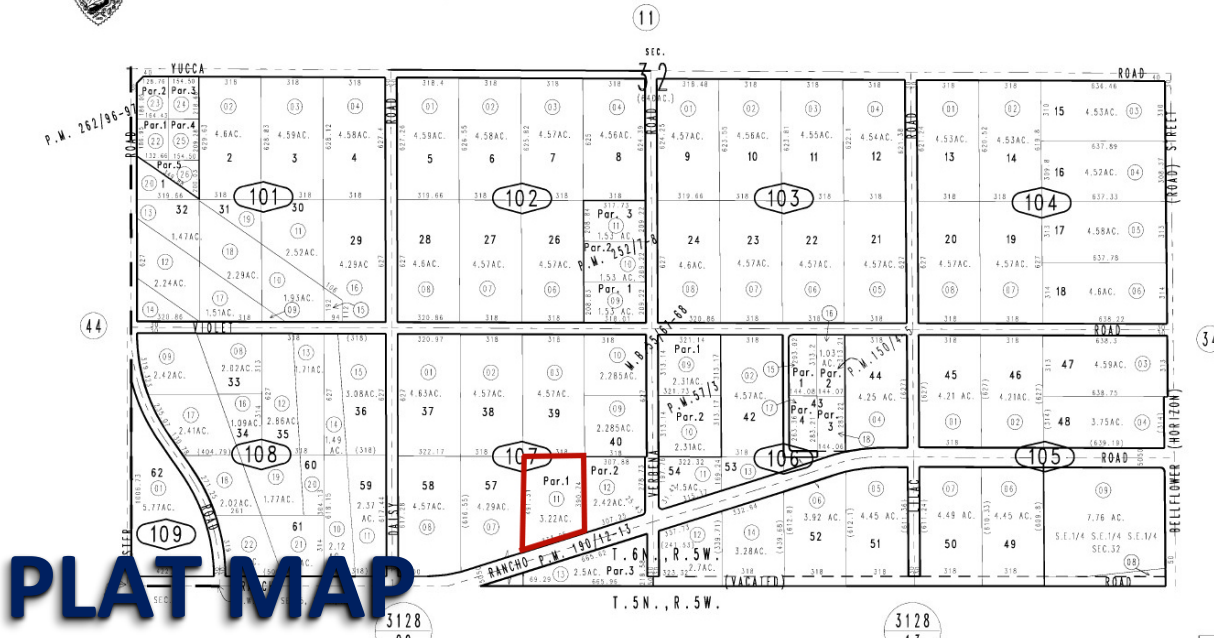


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Pin. Sunrise Valley Estates, Unit No.4, Tract No.4436, M.B.55/67-68
Pin. S.E.1/4, Sec.32, T.6N.,R.5W., S.B.B.&M.

14000



3128

3

3

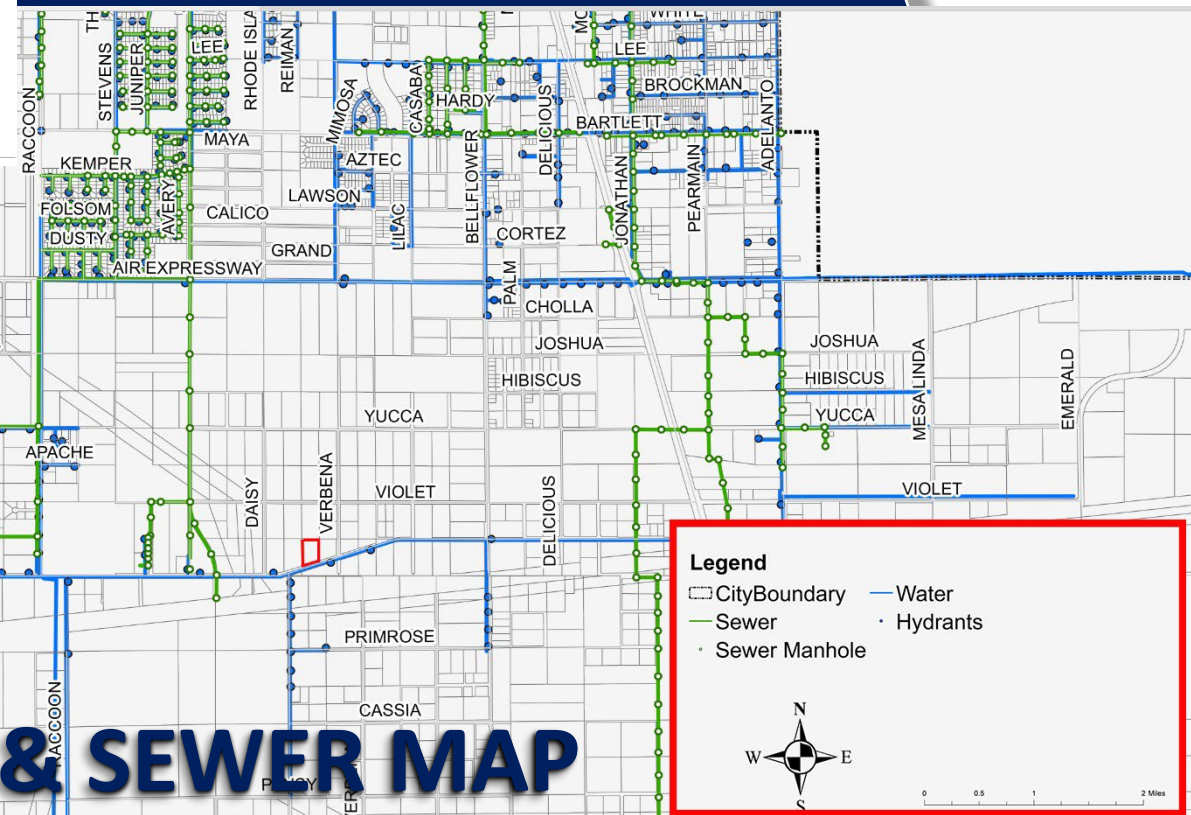
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3

3

3

WATER & SEWER MAP



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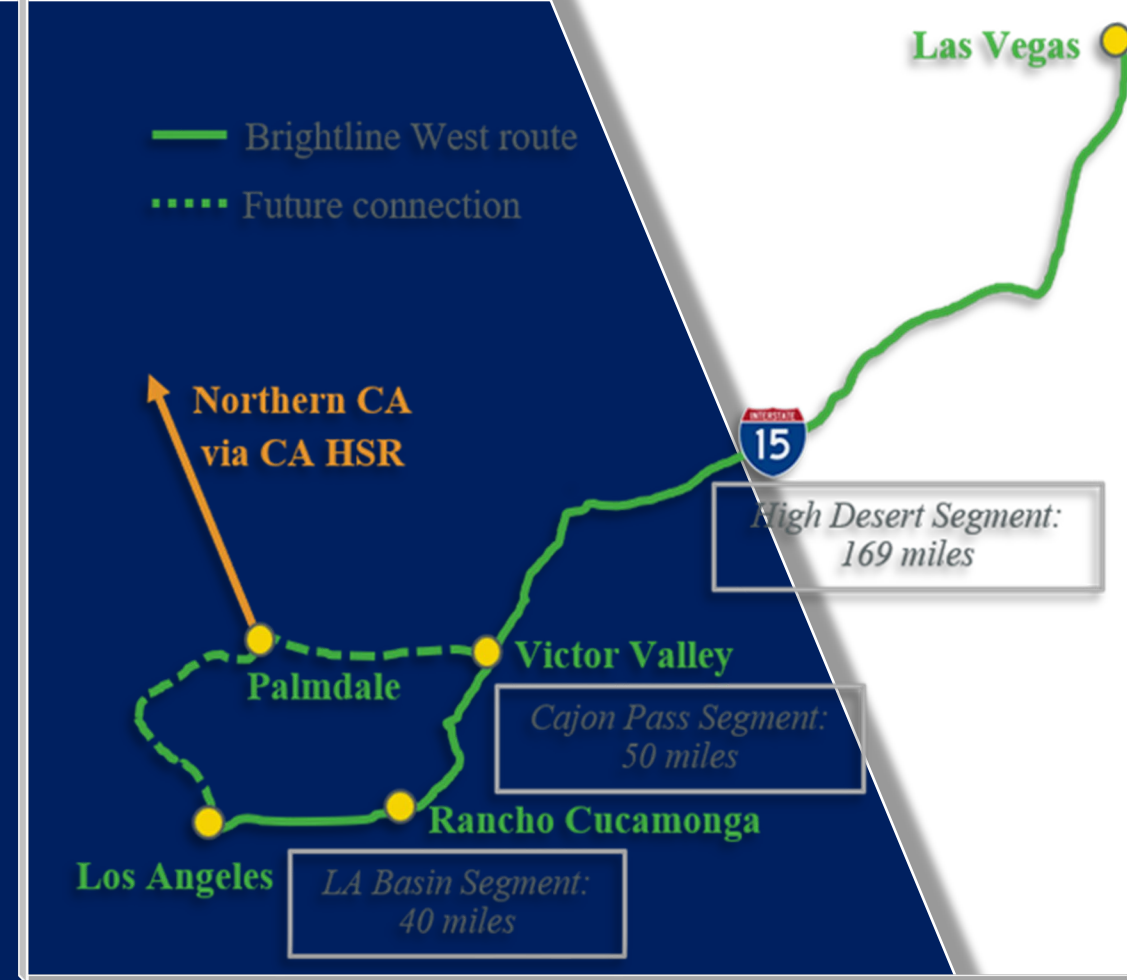


BNSF
RAILWAY

BARSTOW INTERNATIONAL GATEWAY PROJECT

Overview

BNSF Railway plans to invest more than \$1.5 billion to construct a state-of-the-art master-planned rail facility in Southern California—and the first being developed by a Class 1 railroad. The Barstow International Gateway will be an approximately 4,500-acre new integrated rail facility on the west side of Barstow, consisting of a rail yard, intermodal facility and warehouses for transloading freight from international containers to domestic containers.



With a completion date expected in 2028, Brightline West will be the country's first true high-speed passenger rail operation. The Victor Valley station, located on nearly ± 300 acres at Dale Evans Parkway and I-15, will serve as the Maintenance of Way facility and possible future hub for the proposed High Desert Corridor and California High Speed Rail lines. The project is expected to provide over 35,000 construction jobs and 1,000+ permanent jobs while connecting two of America's most popular destinations in Los Angeles and Las Vegas.