

For Lease or Sale 1,373,150 SF on 90.15 AC | Inland Empire North Entitled Land Development

NE CORNER OF CARDOVA RD & DACHSHUND AVE, APPLE VALLEY, CA



Strategic Inland Empire North Location With Access To I-15 & SR-18

Fully Entitled & Ready for Immediate Development

Class A, Cross-Dock Industrial Development Opportunity Totaling 1.4 MSF

Significantly Above Market Trailer Parking with 739 Stalls

PROPERTY SPECIFICATIONS

OVERVIEW

Address NE Corner of Cardova Rd & Dachshund Ave,
Apple Valley, CA

APN Numbers 0463-213-01, 0463-213-31, 0463-213-32

BUILDING SIZE

Total Rentable Area 1,373,150 SF

Land Size 90.15 AC

FAR 0.35

Proposed Office SF / % ±55,000 SF (Two-story) / 4%

Mezzanine Up to 26,880 SF

BUILDING FEATURES

Construction Type Concrete Tilt-up

Load Type Cross Dock

Column Spacing 50'x56' with 60' speed bays

Clear Height 40' (Up to 50')

Truck Court Depth 240'

Car Parking 1,450

Trailer Parking 739

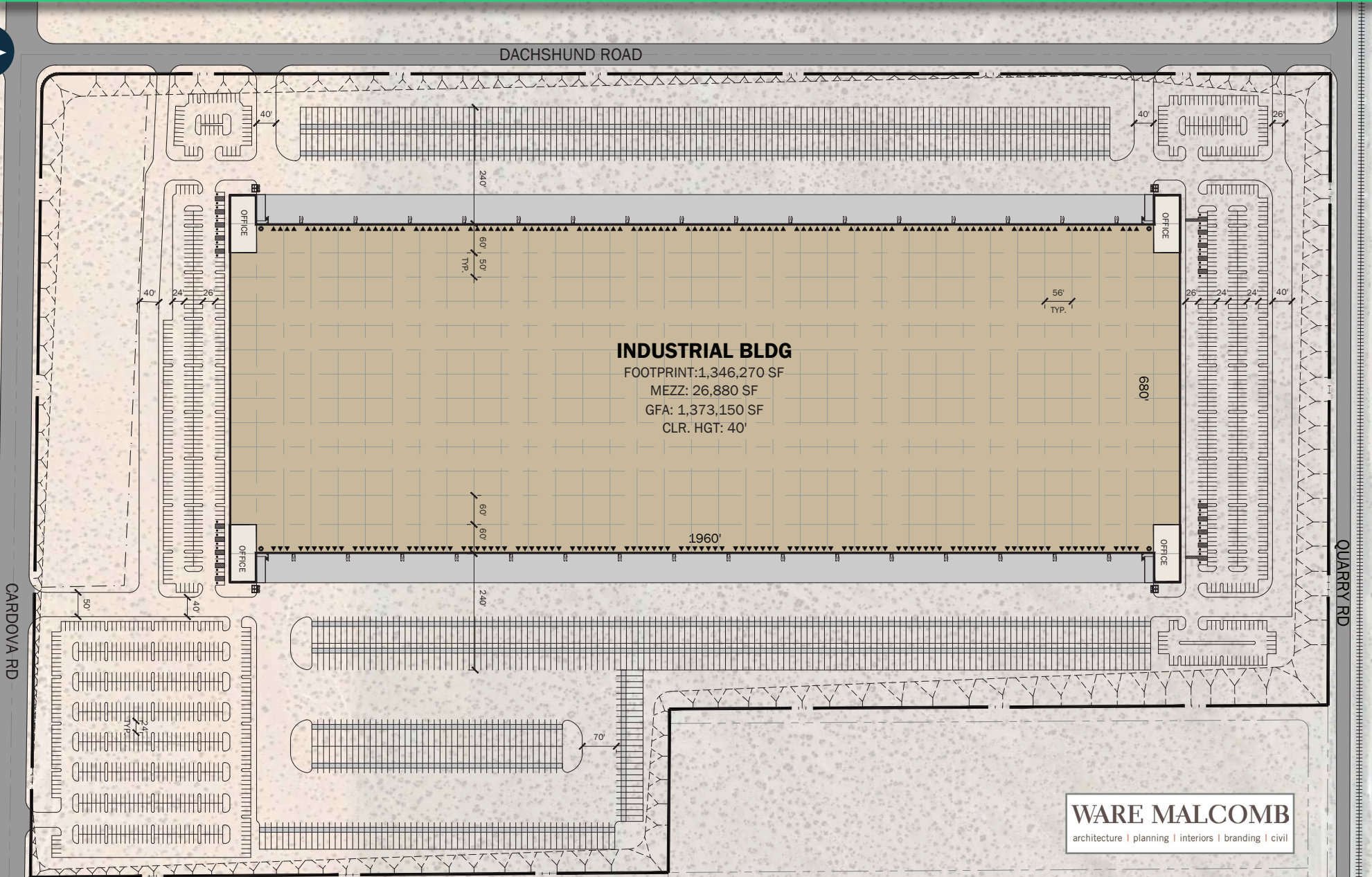
Dock-High Doors 224

Ground Level Doors 4

Power 4,000 Amps
(Up to 12,000 Amps; Utilities at site)



DEVELOPMENT SITE PLAN



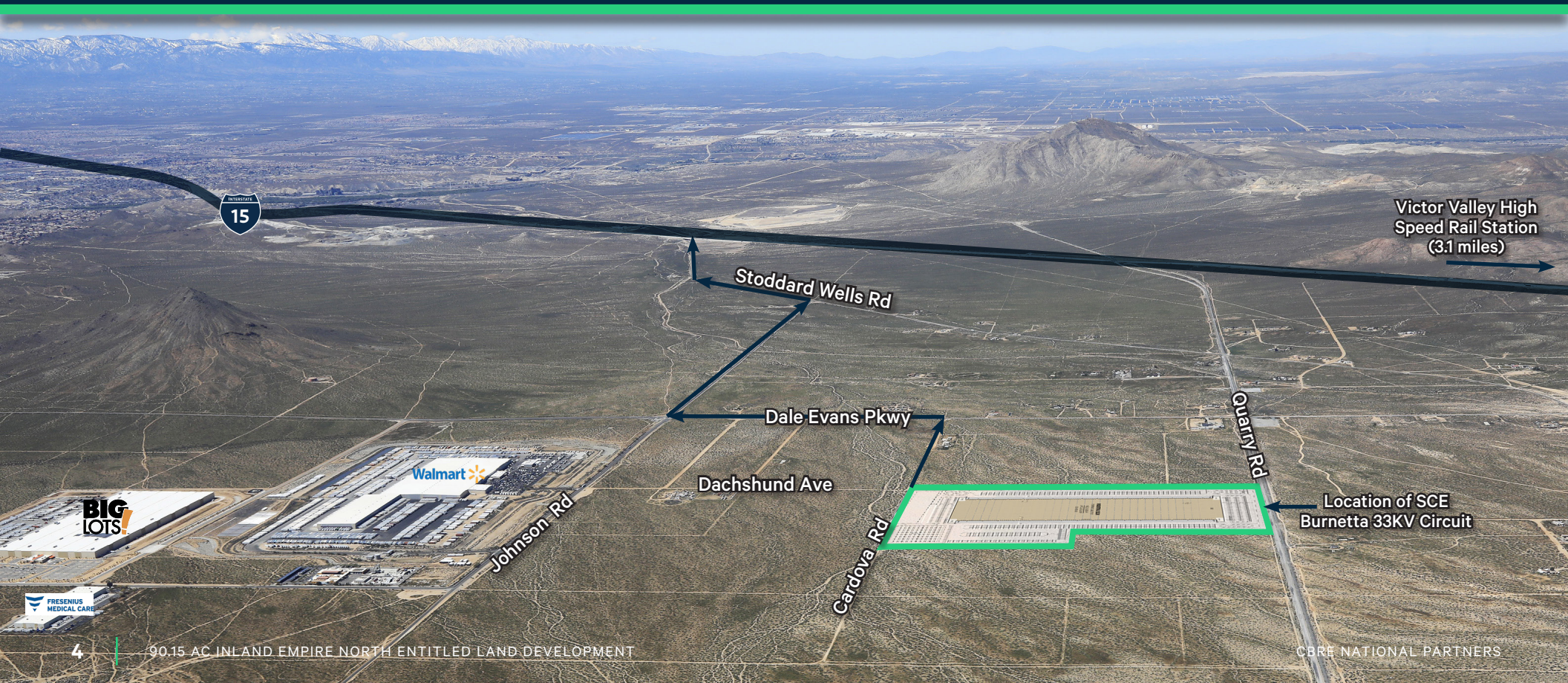
UNIQUE OWNER/USER DEVELOPMENT OPPORTUNITY

OPPORTUNITY TO DEVELOP A STATE-OF-THE-ART FACILITY ON FULLY ENTITLED LAND

- » Fully planned, 1,373,150 SF cross-dock facility with divisible configurations for future leasing flexibility
- » Proposed building includes: 40' clear, 7" slab with 4000 PSI, 50'x56' column spacing, LED lighting and ESFR K-25 sprinklers
- » Fully gated/secured concrete yards with 185' minimum truck courts and ample dock-high and grade level loading
- » Significantly above standard trailer parking: ±739 Stalls with the potential for additional trailer parking in the future
- » Easy ingress/egress with multiple points of access along Quarry Rd, Dachshund Rd and Cardova Rd
- » Ideal for cold storage and manufacturing

EXTREMELY LOW OFF-SITE COSTS AND ACCESS TO UTILITIES

- » Zero off-site cost for pulling electricity to the site: the main Apple Valley power line with a large capacity (SCE Burnetta Circuit) runs directly to the site along Quarry Road
- » Onsite detention basin minimizes drainage costs



CRITICAL DISTRIBUTION LOCATION

EXPANSIVE NETWORK OF AIR, GROUND, RAIL AND PORT CONNECTIONS

- » Minutes from I-15 & I-40, two major transcontinental interstates
- » 109 miles from the Ports of Los Angeles and Long Beach, easily accessed via UP and BNSF railways
- » Over 12.6 Million people within 75 miles
- » Access to the Midwest and Canadian border within 24 hours

NEW \$1.5 BILLION BNSF BARSTOW INTERNATIONAL GATEWAY (B.I.G)

- » Located only 25.1 miles northeast of the site
- » Will allow the direct transfer of containers from the San Pedro Bay Port Complex to the Inland Empire North (via the Alameda Corridor).

NEW HIGH-SPEED RAIL SYSTEM CONNECTING LAS VEGAS TO THE IE NORTH UNDER CONSTRUCTION

- » Transit station location only 3.1 miles from site
- » The “Victor Valley Station” in Apple Valley will be located southeast of Dale Evans Parkway and the I-15 interchange
- » 218-mile system will be constructed in the middle of the I-15

Low operating costs, cheap labor and an extensive transportation network make Apple Valley one of the best distribution locations for major corporations in Southern California.



STRATEGIC LOCATION ADJACENT TO MAJOR TRANSPORTATION ROUTES



KEY DISTANCES

VICTOR VALLEY HIGH SPEED RAIL STATION
3.1 MILES

3.3 MILES

APPLE VALLEY AIRPORT
3.4 MILES

7.2 MILES

SO CAL LOGISTICS AIRPORT
15.3 MILES

BNSF BARSTOW
25.1 MILES

BNSF SAN BERNARDINO
48.6 MILES

SAN BERNARDINO INT'L AIRPORT
51.1 MILES

ONTARIO INT'L AIRPORT
53.3 MILES

PORTS OF LONG BEACH & LA
108 MILES

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