



ECONOMIC DATA

SALE PRICE: \$795,000.00

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire North
SUBMARKET: High Desert

LISTING DATA

AVAILABLE SF: ±182,516
ACRES: ±4.19

PROPERTY OVERVIEW

Rare, shovel-ready, industrial development project is good to go with little lead time! Zoned Light Manufacturing (LM) this project has added flexibility as it is well positioned with frontage on the SEC of Adelanto Road (a paved road) and Primrose Road, with high visibility and near immediate logistical access to Highway 395, (a primary north/south arterial that connects with Interstate 15 to the South and CA State Route 58 to the north). This project has been granted a categorical (CEQA) Exemption, meaning you can move forward swiftly with your development plans, providing a substantial savings in both time and expense. Owner is willing to assist Buyer with completing entitlements and construction of the project.

This property also lies in the City of Adelanto’s Cannabis Overlay and Cannabis Retail Dispensary Overlay related Zones. This engineered building project has been originally designed to be constructed in four phases, and when completed will be comprised of a total of ±212,700 SF across five buildings situated on ±4.19 Acres featuring 63 parking spaces and 2 EV charging stations, creating an ideal setting for commercial cannabis cultivation, manufacturing, and other ancillary uses. Run with the Seller’s preliminary designs or create and develop your own plans to build to suite your current business and investment needs. Other potential commercial uses include but are not limited to; automotive, service stations, warehouse/distribution, manufacturing, truck parking, and more. Don’t miss out on this unique opportunity to own Industrial Property in Adelanto, CA!

Disclaimer: Although we believe to have sourced true and accurate information regarding this opportunity, Brokers do not guarantee, warranty or otherwise represent the suitability of the property to meet Buyer needs and expectations. Buyer to investigate all aspects of the property to Buyer’s satisfaction prior to completing a purchase.

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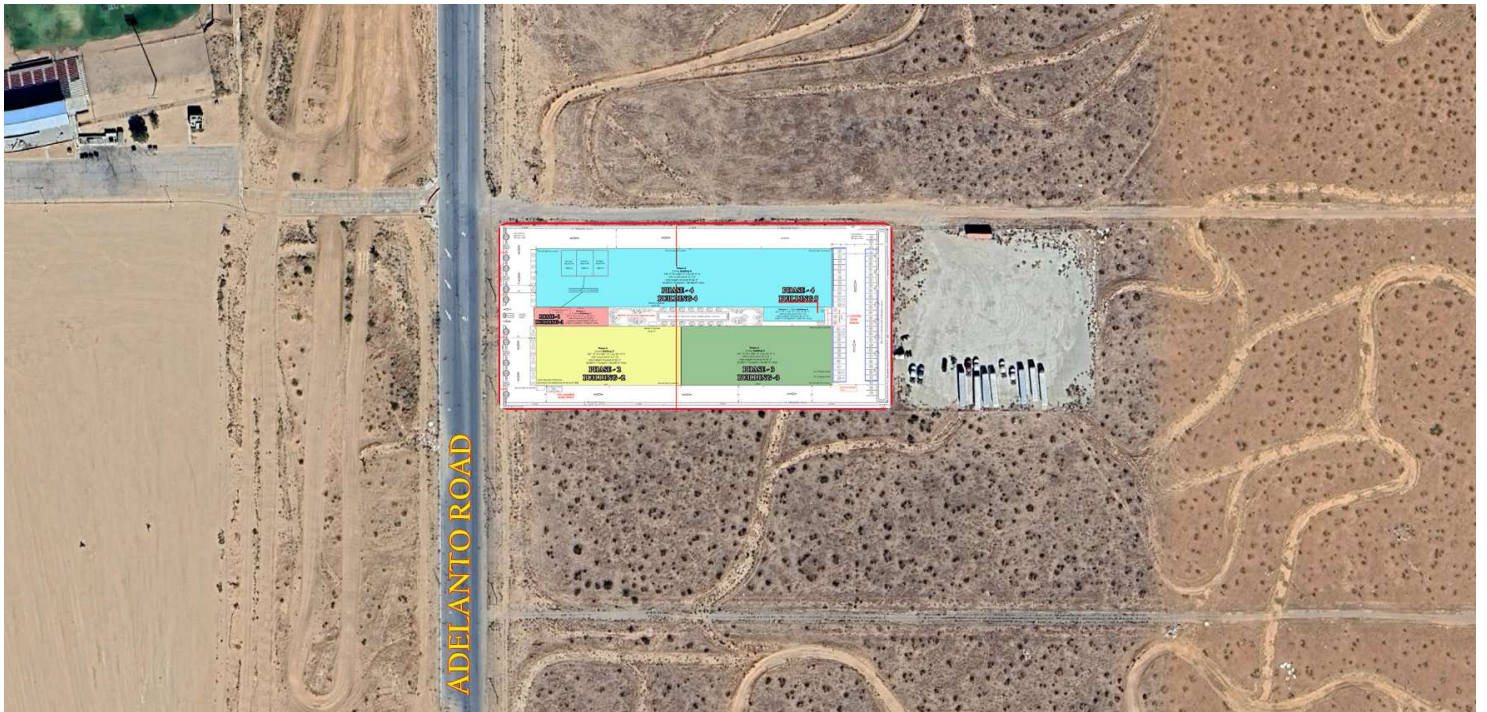
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RARE, SHOVEL-READY, INDUSTRIAL DEVELOPMENT PROJECT

±4.19 ACRES

16653 Adelanto Rd, Adelanto, CA 92301



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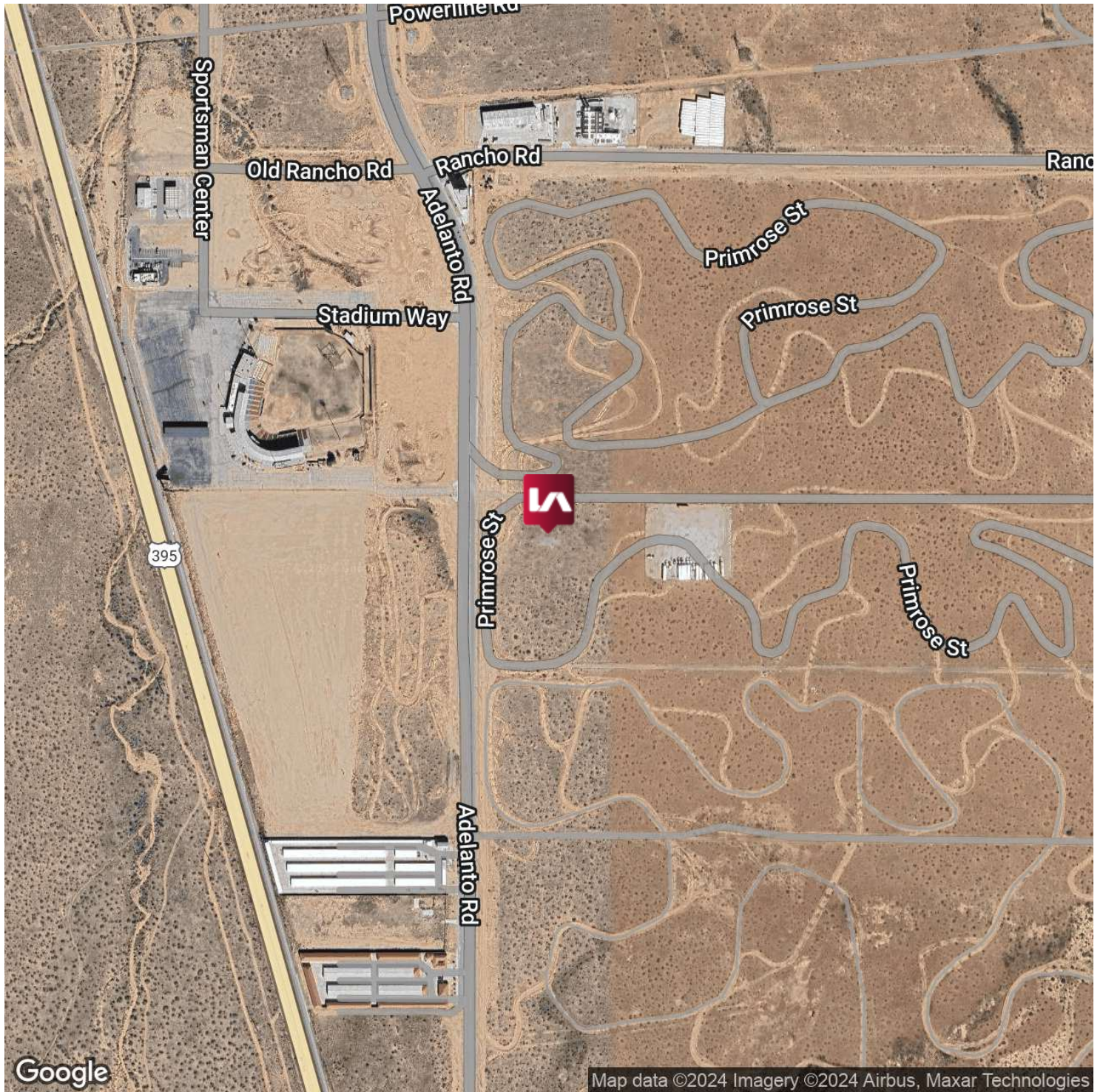
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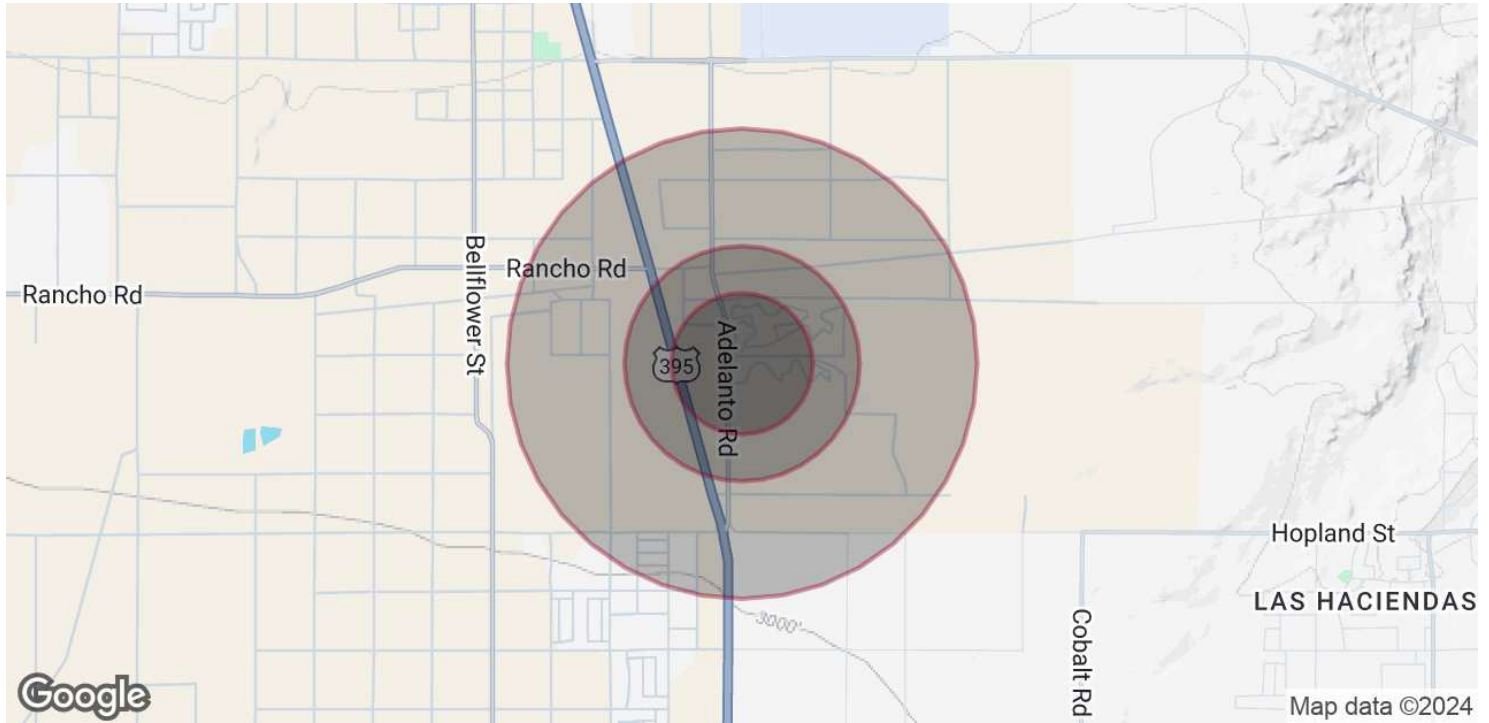
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	16	32	753
Average Age	32	32	32
Average Age (Male)	31	31	31
Average Age (Female)	34	34	34

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	8	195
# of Persons per HH	4	4	3.9
Average HH Income	\$83,546	\$83,546	\$83,097
Average House Value	\$461,164	\$461,164	\$456,487

Demographics data derived from AlphaMap

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