

# BTS CROSS DOCK INDUSTRIAL WITH OUTDOOR STORAGE

16585 BEAVER ROAD, ADELANTO, CALIFORNIA

INDUSTRIAL PROPERTY



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# COMPLETE HIGHLIGHTS



## BUILDING INFORMATION

Tenancy	Single
Office Space	4,778 SF
Number of Floors	2
Year Built	1995
Gross Leasable Area	235,790 SF
Construction Status	Existing

## PROPERTY HIGHLIGHTS

- Excellent Cross Dock/Industrial Outdoor Storage Facility
- Perfect for Investor or Owner-User - 8.57% Pro Forma Cap Rate
- Fully Fenced & Gated 5.4AC Yard with Ample Room for Storage/Further Development.
- Well Positioned for Cross Docking or Industrial Outdoor Storage Uses (IOS)
- Two Dock High Doors with Opportunity to Add Additional (Formerly 18)
- 15-20' Clear Heights | Two Ground-Level Doors
- Excellent Access to the I-15, US-395, CA-18, and I-40 Freeways
- Adjacent to the Southern California Logistics Airport
- +10M SF of Proposed/In-Progress Development Along the US-395 Corridor

# CURRENT PHOTOS



# RENDERINGS AT FULL BUILD OUT

