

95.69 ACRES PRICED REDUCED BELOW COMPS

FOR SALE

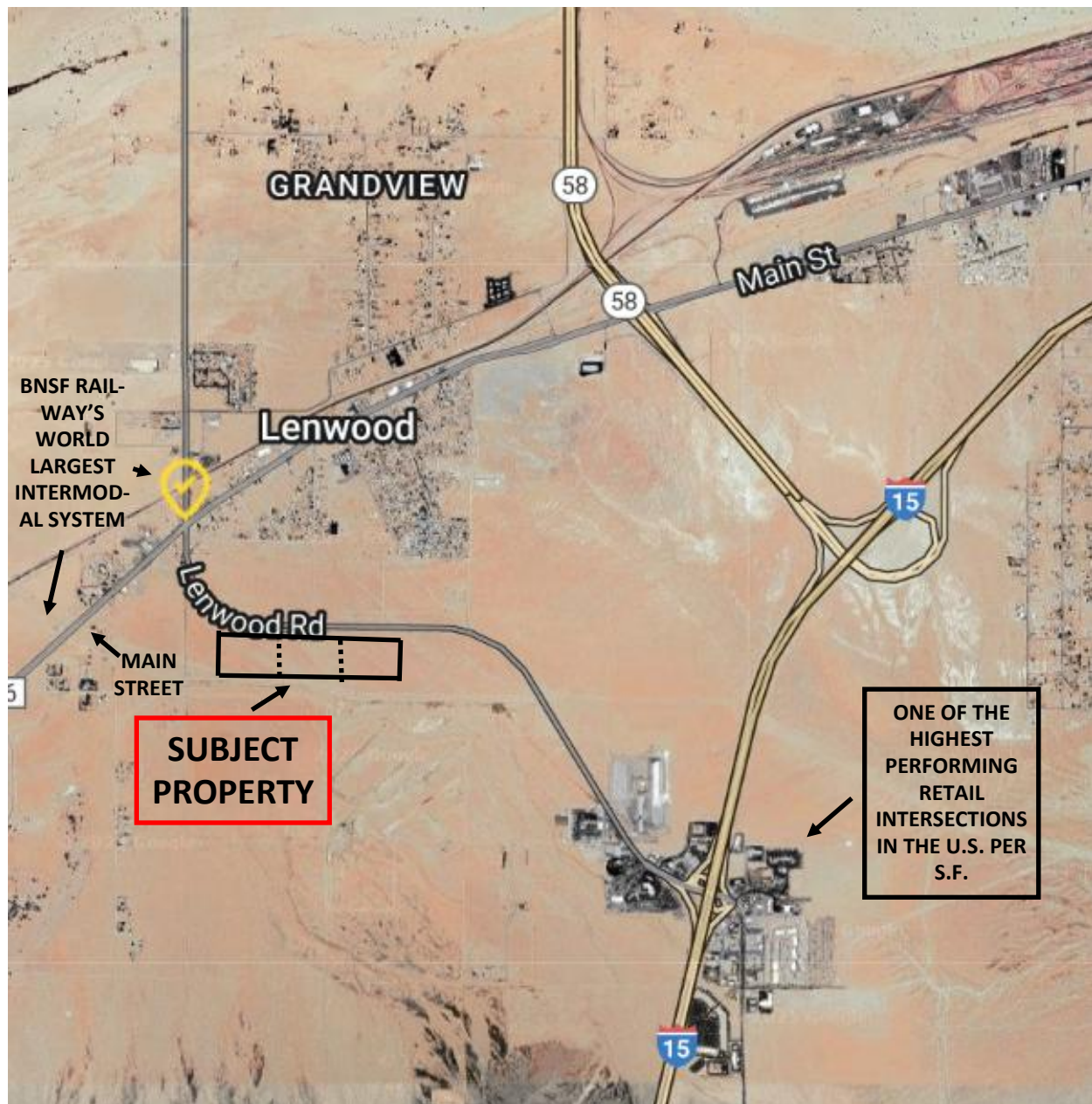
\$2,050,000 (\$21,423/ac)

~~\$2,400,000~~

Lenwood Road - Great location between I-15 and Main Street

BARSTOW, CA

09/06/2025



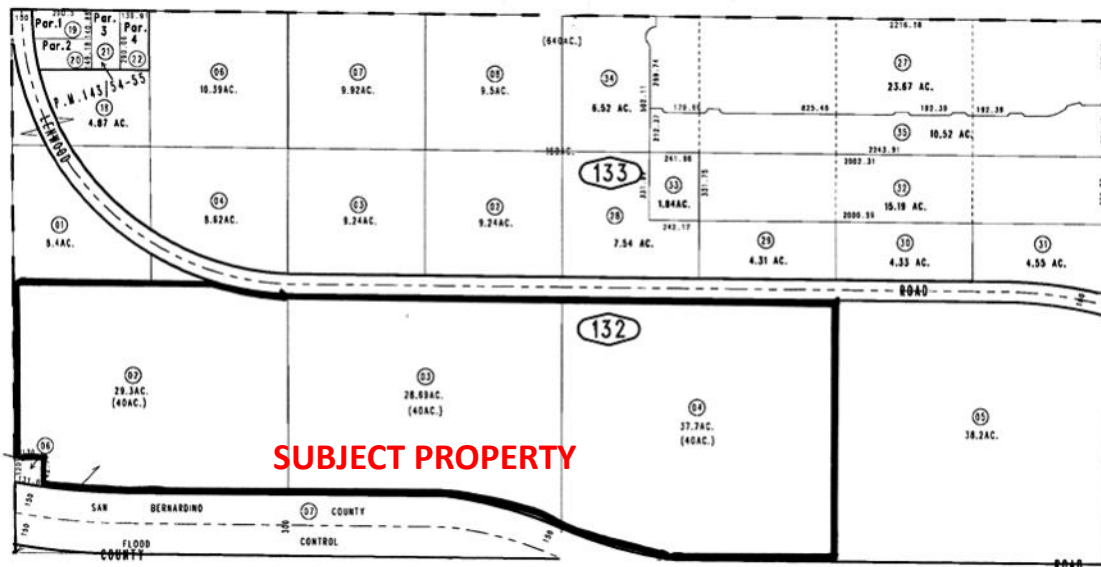
Outline of the property is approximate.

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KEY POINTS AND APN MAP

KEY POINTS

- THE BEST AND LARGEST INDUSTRIAL LAND IN BARSTOW WITH LARGE FRONT-AGE. SEWER/WATER AND ALL UTILITIES ARE ON LENWOOD ROAD.
- LENWOOD ROAD IS ALREADY A MAJOR EAST/WEST CONNECTOR AND IS EXPECTED TO BE THE MAIN ACCESS CONNECTING BNSF'S NEW INTERMODAL SYSTEM ON MAIN STREET TO INTERSTATE 15.
- EASY ACCESS TO BOTH INTERSTATE 15 AND HIGHWAY 58.
- PERFECT LOCATION FOR DEVELOPMENT INVESTORS, OR USERS



DISCLAIMER: The information presented herein has been obtained from sources believed to be reliable. It is not verified and we make no guarantee, warranty or representation about any portion of it. Any opinions or assumptions are used for example only and do not represent the current or future performance of the property. You and your advisors should consult a careful, independent investigation of the property and consult with your own professionals to determine its suitability for your needs to your satisfaction.

COMPARABLE SALES



NOTE: THE EAST SIDE OF I-15 IS ALL ZONED COMMERCIAL.

**THE WEST SIDE IS ZONED COMMERCIAL TO THE LAST TRUCK STOP
AND THE REMAINDER IS CURRENTLY ZONED INDUSTRIAL TO MAIN
STREET BUT PORTIONS ARE EXPECTED TO BE RE-ZONED TO BUSI-
NESS PARK IN THE NEW GENERAL PLAN.**

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