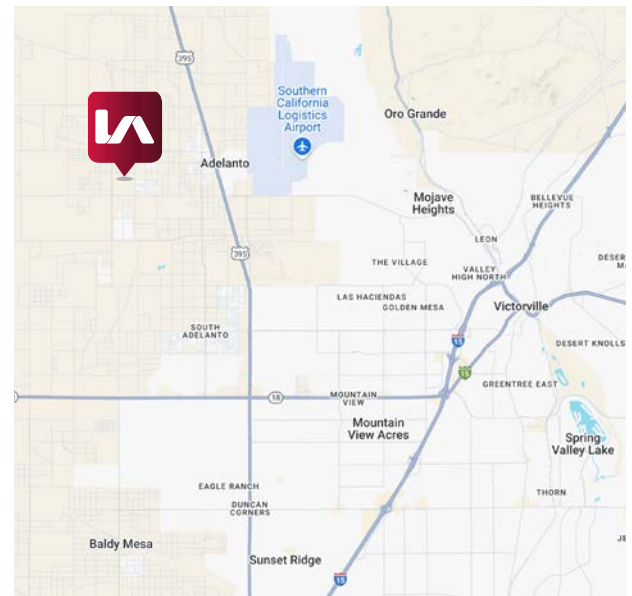




PROPERTY FEATURES

- (8) ±29,950 SF Units Available
- Can be combined up to 119,800 SF of contiguous space
- CTU Construction
- ±900 SF Single Story Office
- 1 (14'x12) GL Door / unit (additional possible / unit)
- Possible DH loading position
- 28' minimum warehouse clearance
- 24/7 Guard Gate Security
- LED Warehouse Lighting
- 2,500 Amp, 480v, Phase Power
- 0.20/1500 SF Sprinkler (Possible ESFR Upgrade)
- Zoning - LM (Light Manufacturing)
 - [View Adelanto Allowable Uses](#)



For More Information, Contact:

JUSTIN SMITH, SIOR

Senior Vice President
CalBRE 01504494
949.400.4786
jbsmith@leeirvine.com

GRANT LA BOUNTY

Vice President
CalBRE 02086573
562.310.2048
glabounty@leeirvine.com

CHRIS VASSILIAN

Associate
CalBRE 02191531
949.422.8967
cvassilian@leeirvine.com

BUILDING SITE PLAN



PROPERTY HIGHLIGHTS

8 UNITS AVAILABLE : Each unit is ±29,950 SF

Can combine to ±119,800 SF of contiguous space

CTU Construction

±900 SF Single Story Office

1 (14'x12) GL Door per unit
(additional possible per unit)

Possible DH Loading Position

28' Minimum Warehouse Clearance

24/7 Guard Gate Security

Natural Gas - Southwest Gas Co.

City Water

LED Warehouse Lighting

2,500 Amp, 480v, Phase Power

Solar Ready Roof Structure

Floor Drains with Clarification Tank

Zoning - LM (Light Manufacturing)

Sprinklered

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LOCATION MAP



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CORPORATE NEIGHBOR'S MAP



HIGH DESERT OVERVIEW

The industrial real estate market in the High Desert (Inland Empire North), with a particular focus on Adelanto, is witnessing robust growth and development the last few years. The current construction of 18.7 million square feet of industrial buildings underscores the region's ability to cater to the demands of various industries.

With a historically low vacancy rate of 1.9%, the market remains highly competitive. As Adelanto, along with Hesperia, Victorville, Apple Valley, and Barstow, continues to invest in infrastructure and provide a favorable business climate, the High Desert is poised for continued expansion and success. The region has experienced remarkable growth due to its strategic location, favorable business environment, expanding infrastructure, availability of land, proximity to logistics hubs, and abundant workforce. Situated along major transportation corridors, including I-15 and Route 395, the region offers excellent connectivity to major markets such as the Ports of Los Angeles and Long Beach, Las Vegas, and the Inland Empire.

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