

±9,450 SF BUILDING ON ±0.94 ACRES  
INDUSTRIAL WAREHOUSE

16224 KOALA ROAD, ADELANTO CA 92301

**FOR SALE**

SINGLE TENANT NNN INVESTMENT



**JEFF MITCHELL**  
SENIOR VICE PRESIDENT  
949.263.5323  
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**SHANE MITCHELL**  
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**Voit**  
REAL ESTATE SERVICES



2020 Main Street, Suite 100  
Irvine, CA 92614  
www.VoitCo.com

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### PROPERTY DESCRIPTION:

- Power: 400 Amps, 277/480 Volt Electrical Service
- Clear Height: 20' Warehouse Clearance
- Loading: One (1) Ground Level Door & One (1) Dock-High Truck Well
- Parking: 1.26:1,000 SF Parking Ratio (12 stalls)
- Secure Yard: Fenced
- Construction: Metal Structure, Built in 1997
- Prime Location: Immediate Access to I-395 and I-15 Freeways

### TENANT:

- AAA Construction Group, Inc.
- Fully Licensed Cannabis Company
- Lease Term Thru August 31, 2030
- Two (2) Five (5) Year Options to Extend
- 4% Annual Increases in Option Period(s)
- 9/1/25 - 8/31/26 \$26,292.34/mo NNN
- 9/1/26 - 8/31/27 \$27,081.11/mo NNN
- 9/1/27 - 8/31/28 \$27,893.54/mo NNN
- 9/1/28 - 8/31/29 \$28,730.35/mo NNN
- 9/1/29 - 8/31/30 \$29,592.26/mo NNN



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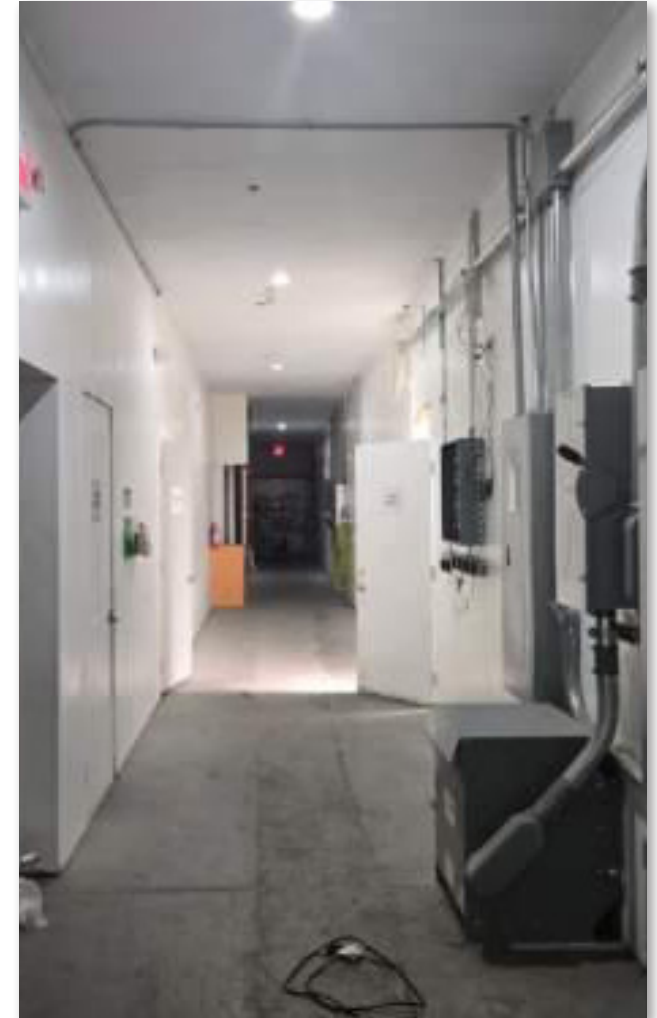
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