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## ADDRESS

Verbena Rd.  
Adelanto, CA 92301

## PROPERTY OVERVIEW

Adelanto Industrial Land Offering. ±2.28 acres of vacant land zoned MI. Fronting along the west side of Verbena Rd just 280 linear feet north of Rancho Rd and immediately adjacent to the north of The San Bernardino County Human Services office building where water and electricity can be found. The Manufacturing/Industrial (MI) district provides for a wide range of industrial uses, including light and heavy industrial and manufacturing uses. Adult businesses as well as certain cannabis related businesses are also conditionally permitted within this zoning district. Well positioned in the Adelanto Industrial Park region 1.4 miles west of Hwy 395. Perfect opportunity to develop or invest for the future.

## APN:

0459-107-09

## MUNICIPALITY

Adelanto | County of San Bernardino

## ZONING

Manufacturing Industrial

## SIZE

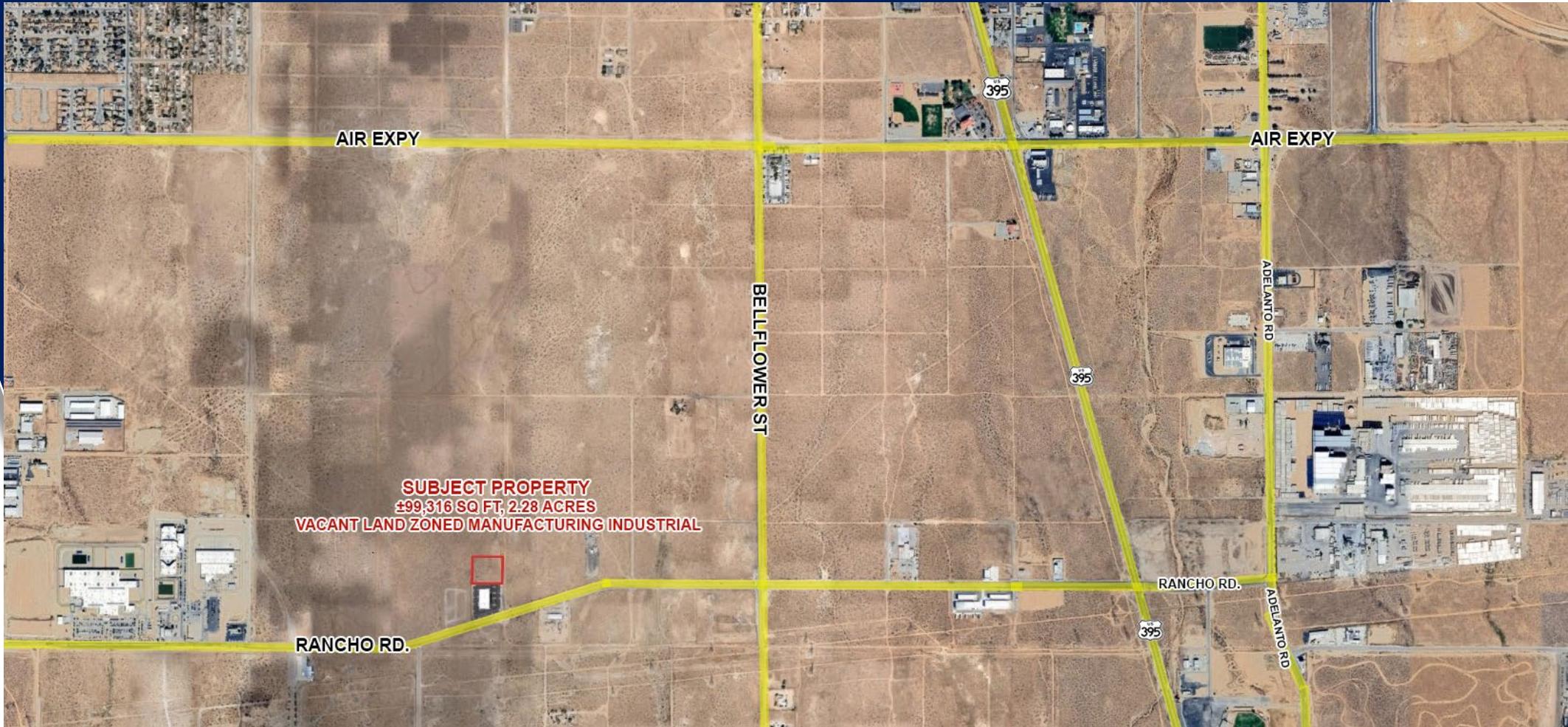
±2.28 acres

## **ASKING PRICE FOR SALE**

**\$250,000**



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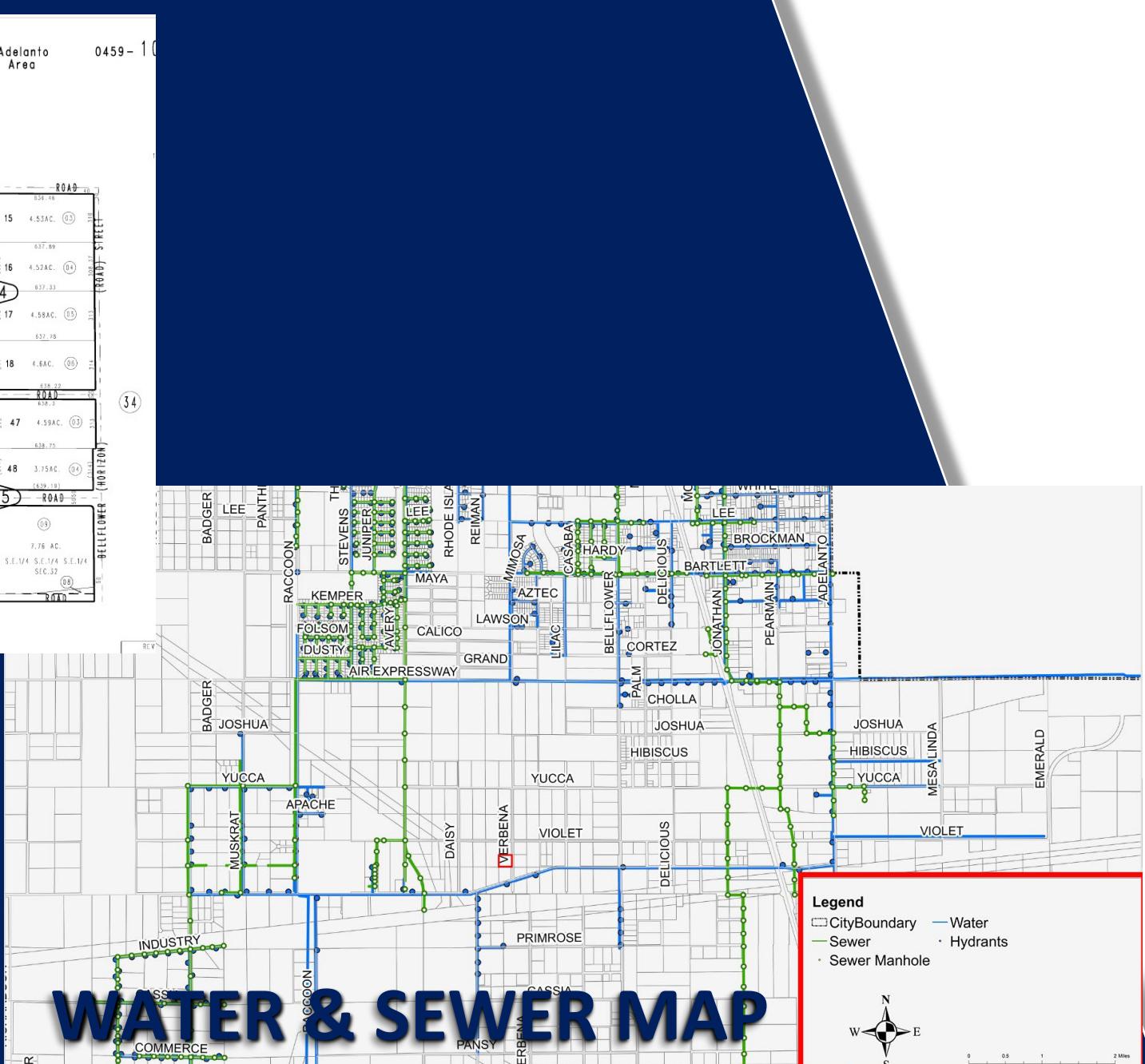
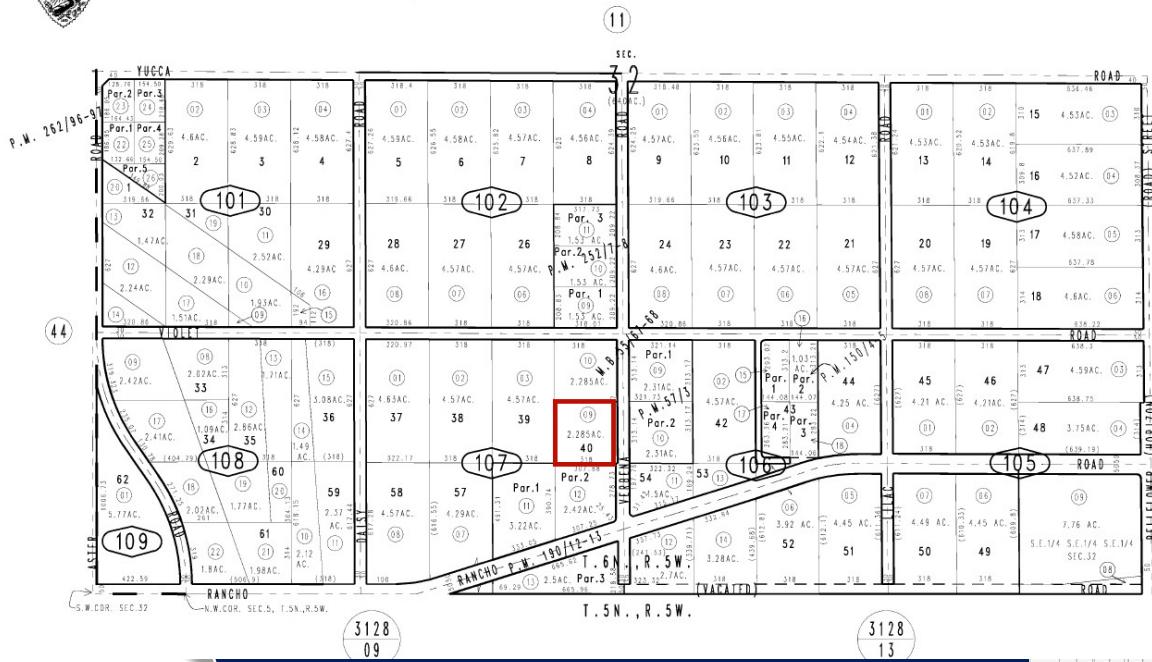
# PLAT MAP

City of Adelanto  
Tax Rate Area  
14000

0459-10



Ptn. Sunrise Valley Estates, Unit No.4, Tract No.4436, M.B.55/67-68  
Ptn. S.E.1/4, Sec.32, T.6N.,R.5W., S.B.B.&M.



# WATER & SEWER MAP

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**Map Legend:**

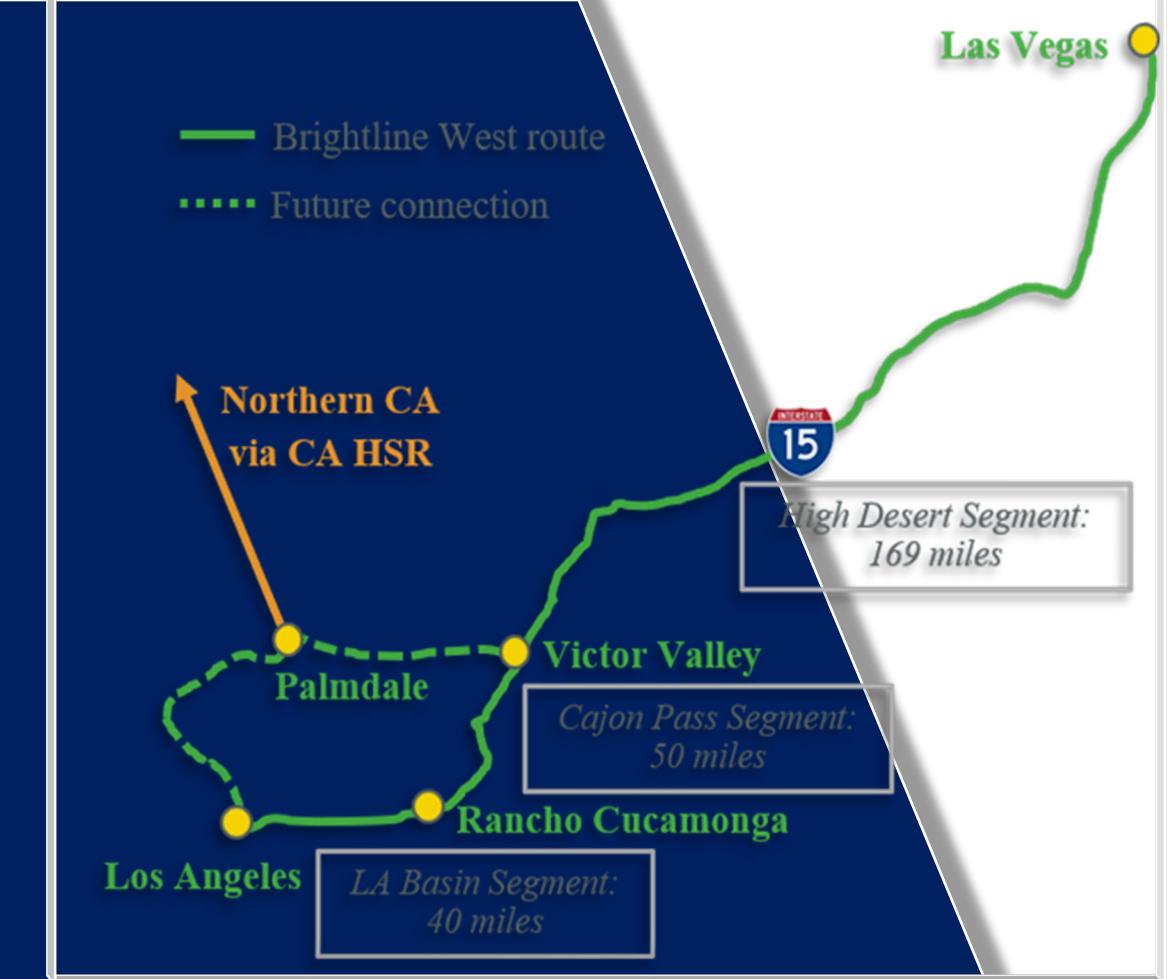
- BNSF
- BNSF Certified Site
- UP/SP Trackage Rights
- Handling Carrier
- Union Pacific
- Other Rail Systems

# BARSTOW INTERNATIONAL GATEWAY PROJECT

## Overview

BNSF Railway plans to invest more than \$1.5 billion to construct a state-of-the-art master-planned rail facility in Southern California—and the first being developed by a Class 1 railroad. The Barstow International Gateway will be an approximately 4,500-acre new integrated rail facility on the west side of Barstow, consisting of a rail yard, intermodal facility and warehouses for transloading freight from international containers.

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With a completion date expected in 2028, Brightline West will be the country's first true high-speed passenger rail operation. The Victor Valley station, located on nearly  $\pm 300$  acres at Dale Evans Parkway and I-15, will serve as the Maintenance of Way facility and possible future hub for the proposed High Desert Corridor and California High Speed Rail lines. The project is expected to provide over 35,000 construction jobs and 1,000+ permanent jobs while connecting two of America's most popular destinations in Los Angeles and Las Vegas.