

# MESA LINDA LOGISTICS CENTER

9260 MESA LINDA STREET, HESPERIA, CA

**AVAILABLE**

**For Sale \$77,680,000**

**For Lease \$0.95G Per Month**

**SCAQMD COST SAVINGS**

**±\$700,000 Per Year**

**ROBUST LABOR POOL**

**±80,000 residents commuting outside the Inland Empire North**



**SCAN TO  
VISIT OUR WEBSITE**

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**Newcastle** | PARTNERS

# MESA LINDA LOGISTICS CENTER

9260 MESA LINDA STREET, HESPERIA, CA 92570

# ±406,138 SF

## PROPERTY FEATURES



36' Minimum Clear Height at First Bay



±5,241 SF First Floor Office



±4,504 SF Mezzanine



±17.54 Acres



50' X 56' Typical Bay Spacing



54 Dock High Positions  
9' x 10' - All Equiped w/ Mechanical Dock Levelers, 35,000 lbs



2 Ground Level Doors 12' x 14'



219 Auto Parking Stalls  
8 EV Charging Stations



57 Trailer Parking Stalls



8" Thick Floor Slab, 4,000 psi



185' All Concrete Secured Truck Courts



2.5% Skylights



4,000 Amp Underground Pull Section , w/ 4,000 Amp Service Panel Installed (verify)



LED Lighting System w/ Motion Sensors at an Average of 20 fc aff



ESFR, K25.2, 50 psi

**For qualified uses, take advantage of 100% building depreciation in year 1 of ownership, or benefit from other accelerated depreciation methods identified in current tax law. Please consult with a tax professional to see how this would benefit your tax situation.**

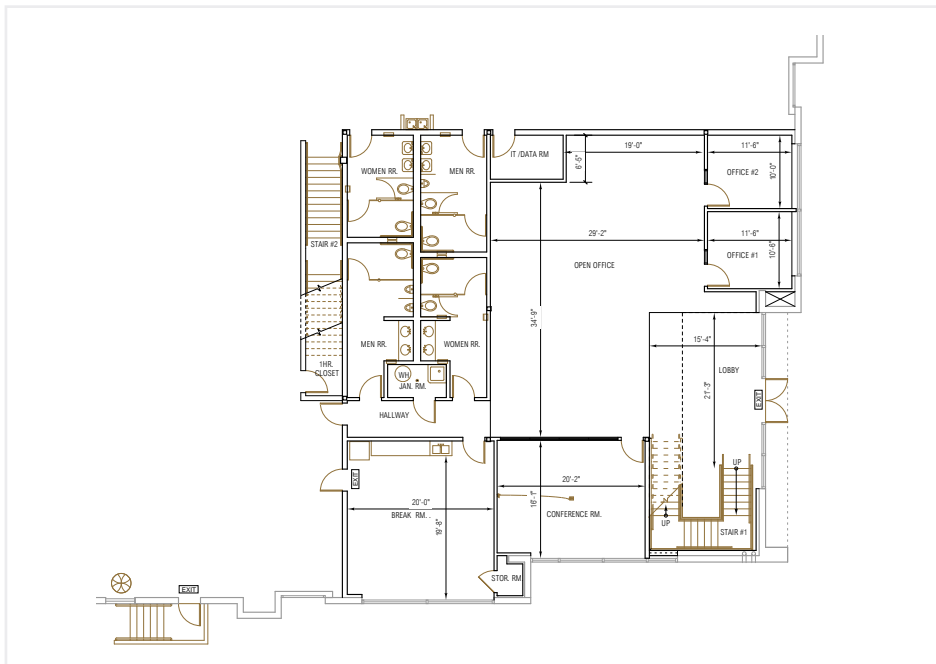


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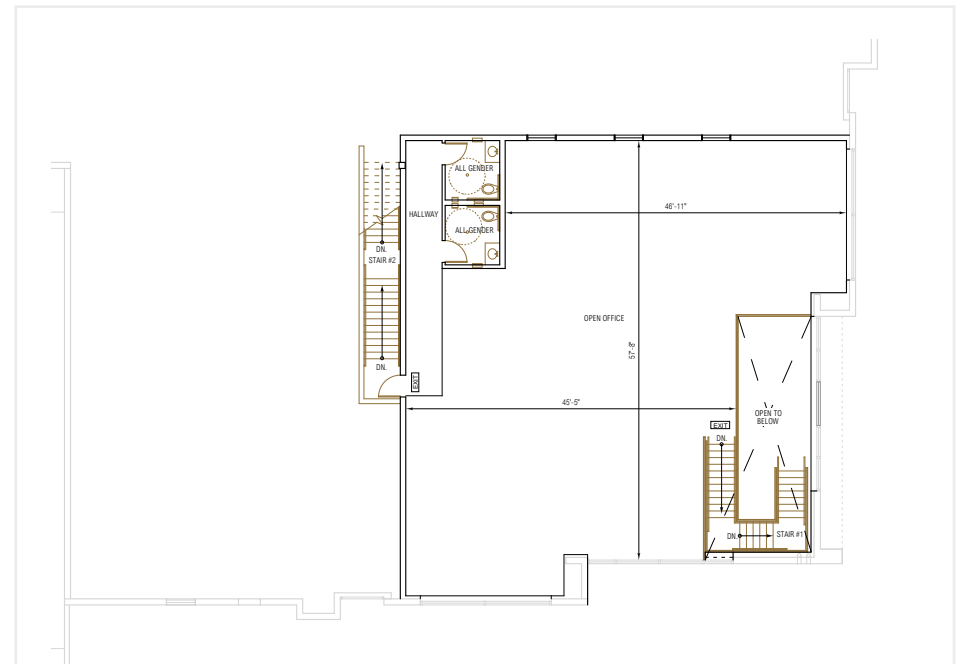
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## OFFICE PLANS



**GROUND FLOOR  
OFFICE PLAN ±3,567 SF**



**MEZZANINE  
OFFICE PLAN ±3,141 SF**

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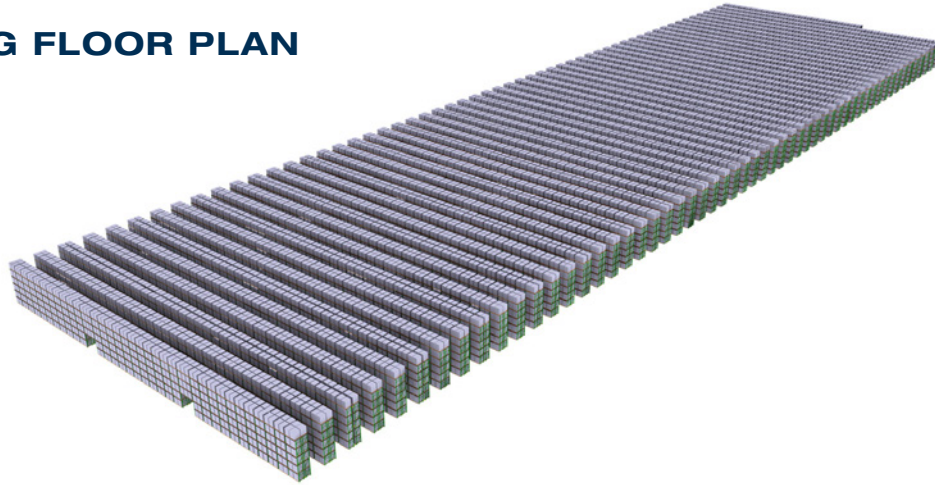
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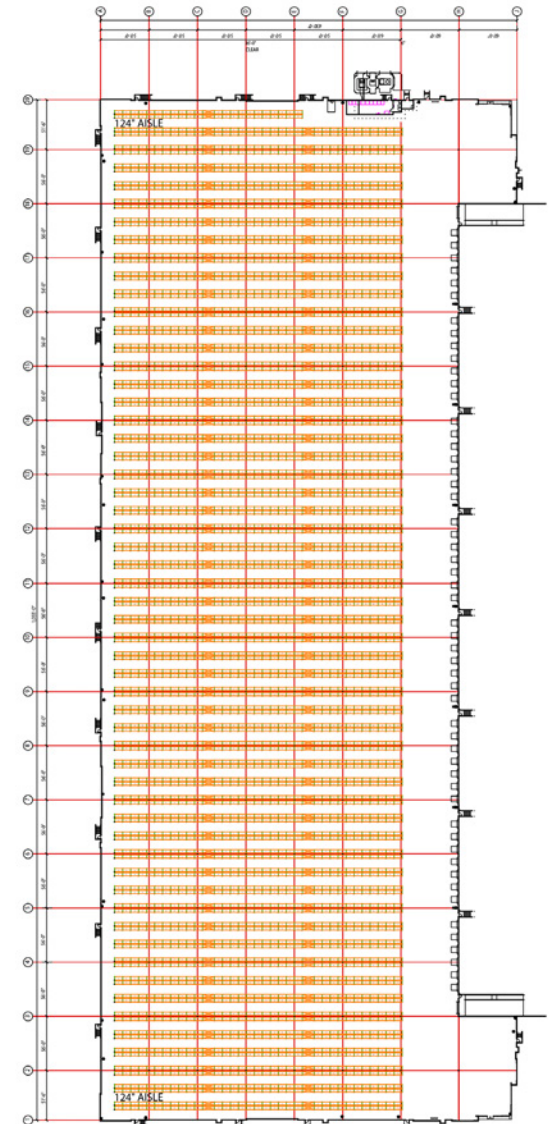
**RAYMOND** WEST  
INTRALOGISTICS SOLUTIONS

CONTACT: Greg Hanoian | 562.447.5891 | greg.hanoian@raymondwest.com

## CONCEPTUAL RACKING FLOOR PLAN

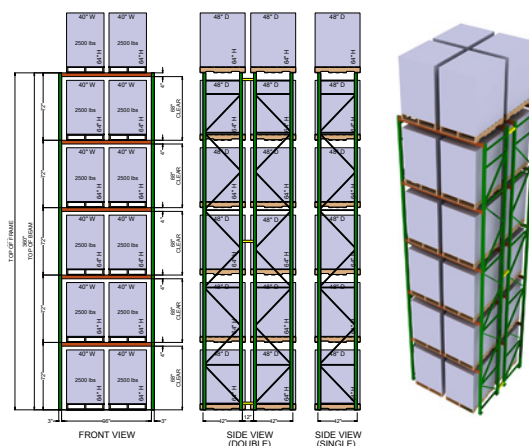
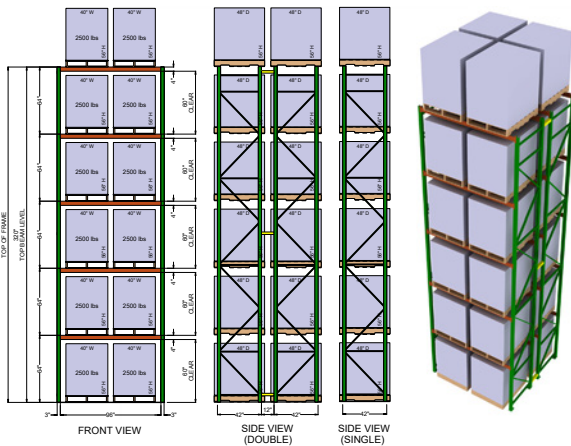


## RACKING PLAN



## TOTAL 56" PALLET POSITIONS

## TOTAL 64" PALLET POSITIONS

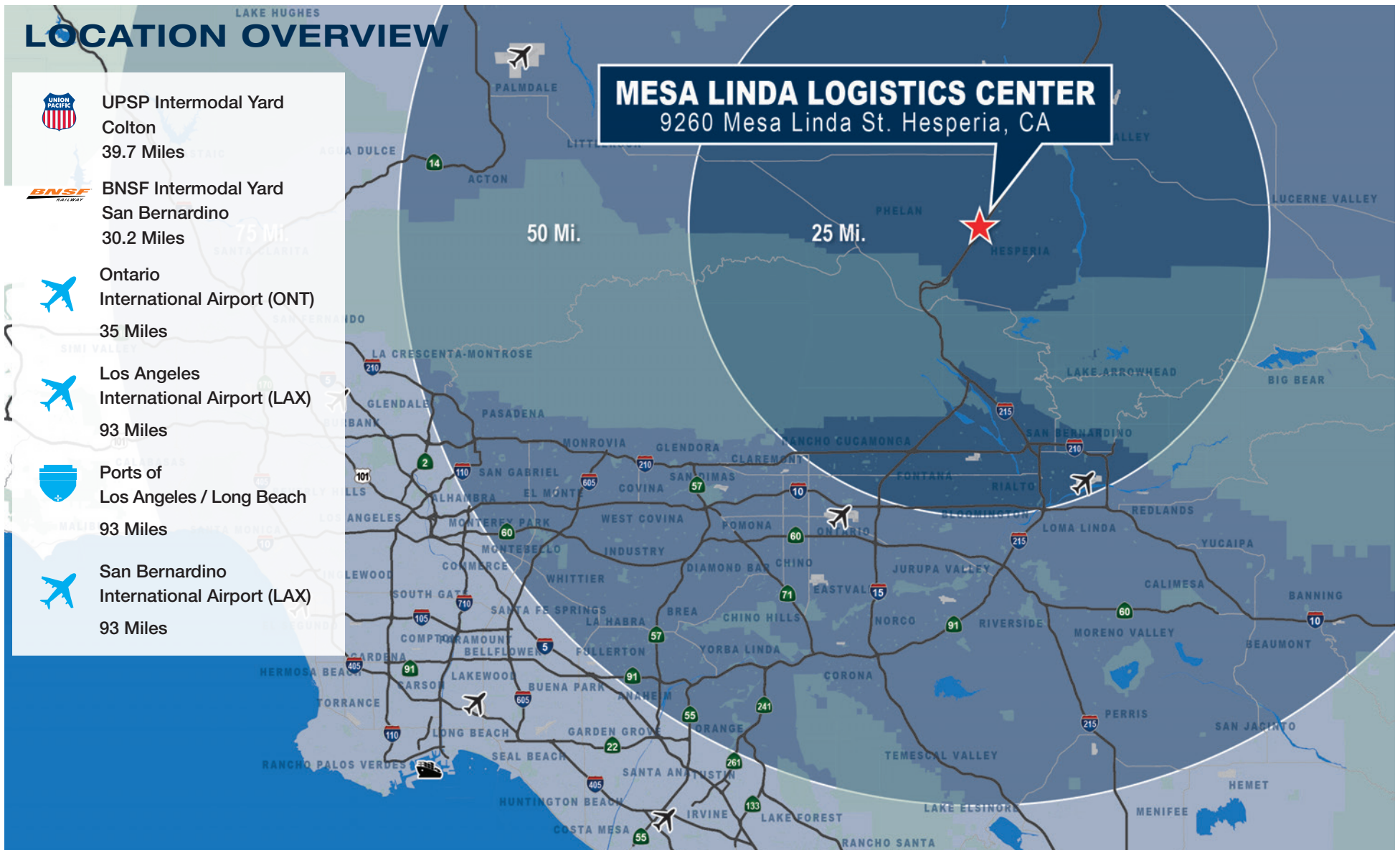


No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan.  
No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

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## PREMIER DISTRIBUTION LOCATION

**DOWNTOWN  
LOS ANGELES** 78.8 MILES

**LAS VEGAS** 196 MILES

**PHOENIX** 354 MILES

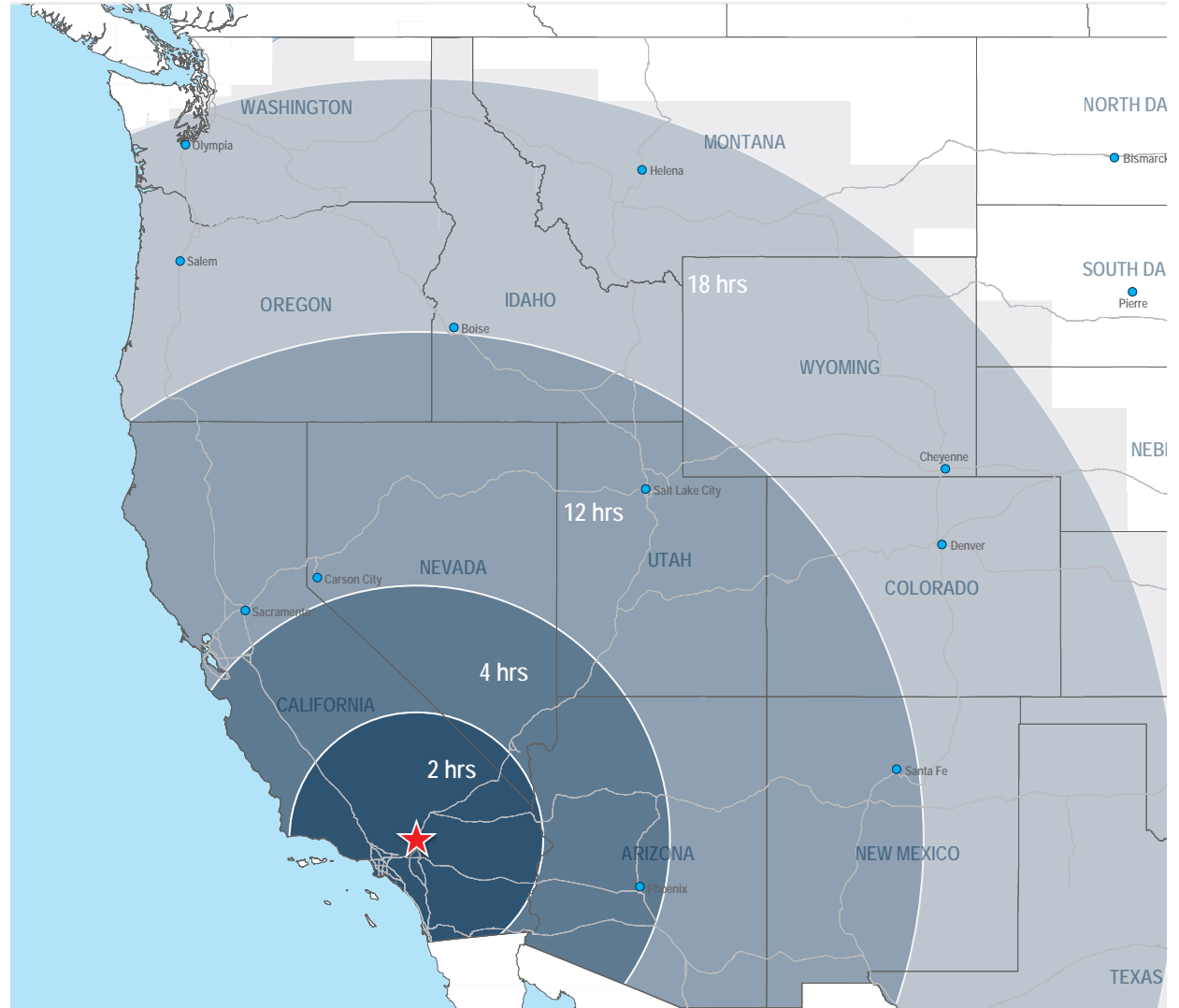
**SAN  
FRANCISCO** 426 MILES

**SALT  
LAKE CITY** 615 MILES

**DENVER** 943 MILES

**PORTLAND** 1,004 MILES

**SEATTLE** 1,177 MILES



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