Newly Built Industrial Building Available For Sale or For Lease in Adelanto's Cannabis Zone

## 10211 Rancho Rd., Adelanto, CA 92301



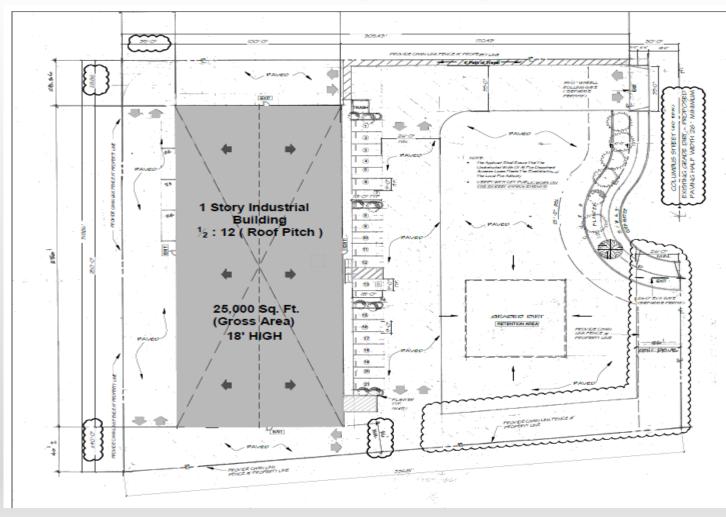
## ASKING RATE: \$1.10 - \$1.60 NNN, ASKING PRICE \$5,500,000

#### Property Features

- APN: 3128-051-11
- Year Built: 2022
- Bldg. Sq. Ft: ±25,000
- Lot Acreage: ±1.99 Acres
- Two ground level doors
- Three (3) man doors
- ±25' peak height
- ±18' height at the hip
- The building will have 2400 Amp, 3P 480v power.
- The building is fully insulated, and metal engineered.
- Owner will demise the space down to ±12,500 Sq. Ft. on a lease.
- The owner will lease the building to a traditional industrial user at non cannabis price.
- Zoned For Cannabis Cultivation & Manufacturing!

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