



SIXTY ACRES

ADELANTO, CA

60 Acres of land located in the Airport Development District. Less than 2 miles from Southern California Logistics Airport.

Zoned Industrial.

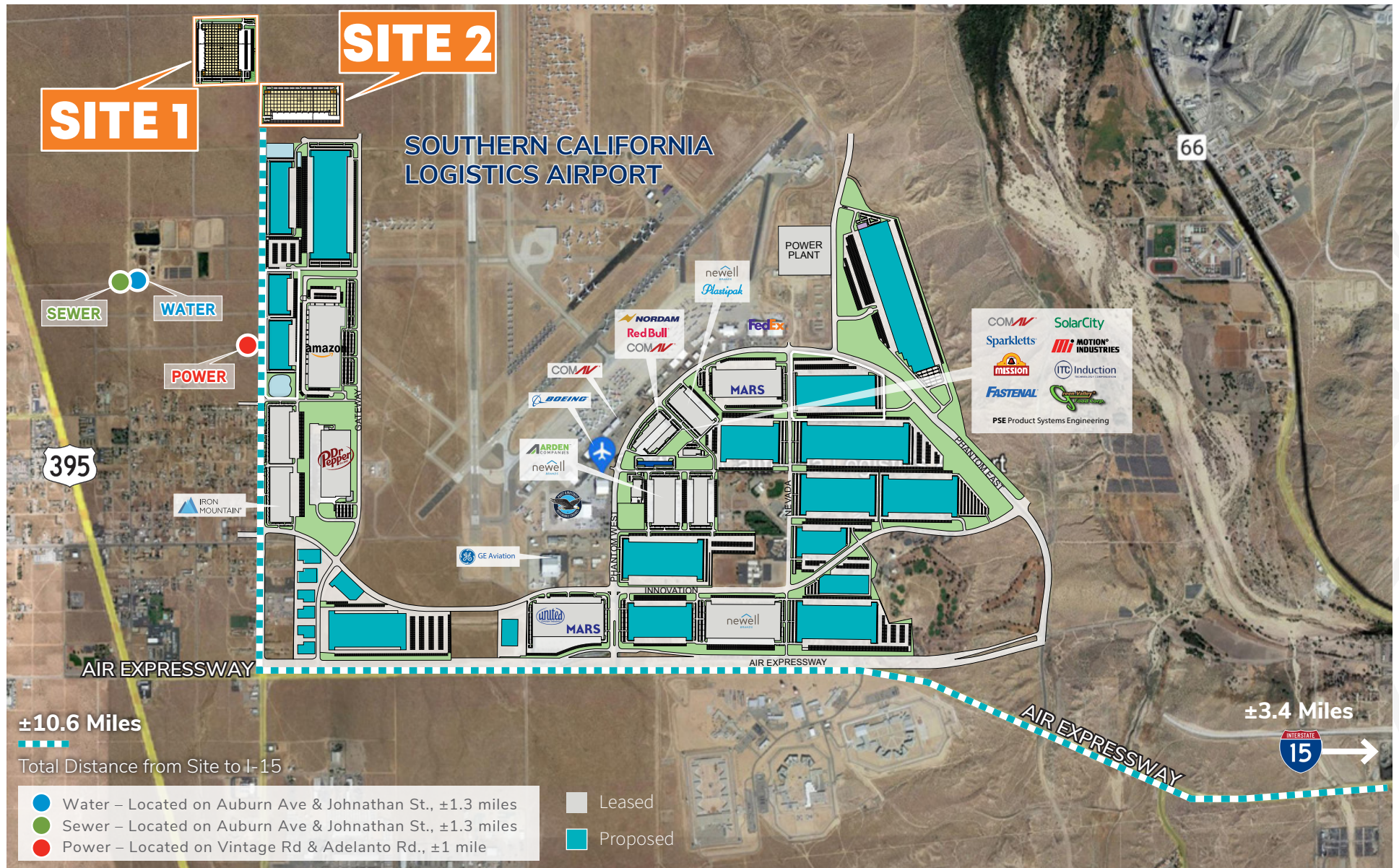
Zoning - ADD = Airport Development District.

Zoned for Cannabis Cultivation and in an Opportunity Zone.



*Not actual property. Photo used for illustration purposes only.

LOCATION HIGHLIGHTS



- » 60 Acres Adelanto is located in the Inland Empire North and is an expanding community with market-rate housing making it a desirable location for a build-to-suit development, distribution, manufacturing or logistics users.
- » Less than 2 miles away from SCLA which offers a diverse mix of new developments from 2,000 SF to over one million SF.
- » Estimated 60% of all goods moving in/out of Southern California travel through Victorville.



COMPLETED REPORTS

- » Phase 1
- » Geotech Report
- » Preliminary civil engineering including ALTA Survey
- » Biologist
- » Dry Utility
- » Land Use Consultant

CORPORATE NEIGHBORS



PERMITTED USES

INDUSTRIAL

Zoned Industrial - ADD = Airport Development District

- » Warehouse/distribution, and cold storage
- » Permitted for Cannabis Cultivation
- » Industrial/heavy equipment, sales, service, and rental (including, but not limited to construction equipment; refrigeration; vending machines)
- » Building materials/lumber/plumbing supply yard
- » Assembly, manufacturing (including food and beverage production and processing), restoration of goods; except tires



CONDITIONAL USE *(Requires Permit)*

- » Outdoor storage, as a primary use (self-storage)
- » Contractor storage yard, machinery storage yard
- » Transfer, moving, and storage (vehicles, supplies, and trailers)
- » Truck terminals (includes freight to freight, cross dock, parcel delivery terminals), truck parking
- » Truck and trailer (and similar heavy transportation equipment) sales, repair (all repair to be conducted entirely within an enclosed building)



OPPORTUNITY ZONE

Located in an Opportunity Zone

Benefits of the Opportunity Zone. Please reach out to connect to a qualified opportunity zone consultant.

- » Qualified Opportunity Zones are part of the 2017 Tax Cuts and Jobs Act.
- » Investors using this program may defer, reduce, or eliminate taxes on upfront investments and long-term gains.
- » Some projects enjoy 3-5% more annual benefits to IRR.
- » This property is in an Opportunity Zone area.
- » More information on Qualified Opportunity Zones is available upon request.

Sometimes projects in Opportunity Zones are also eligible for the New Market Tax Credits program. These are available but not guaranteed and are difficult to obtain.



On New Market Tax Credits:

- » New Market Tax Credits (NMTC) could provide up to 40% of the overall project's costs on qualified programs.
- » Credits are available upfront and are usually provided by banks or other financial institutions.
- » Local boards review projects and decide the eligibility of credits based on the NMTC budgets of their areas.
- » These credits are available but not guaranteed.
- » The process to apply for the credits is cumbersome and usually requires a qualified group to navigate the process.
- » More information upon request.

BUILD-TO-SUIT OPTIONS

PROPOSED OPTION I INDUSTRIAL BUILDINGS

SITE 1 – 40AC PROJECT

±755,000 SF

110 Dock High Doors

4 Ground Level Doors

253 Trailer Stalls

363 Auto Stalls

SITE 2 – 20AC PROJECT

±455,562 SF

56 Dock High Doors

2 Ground Level Doors

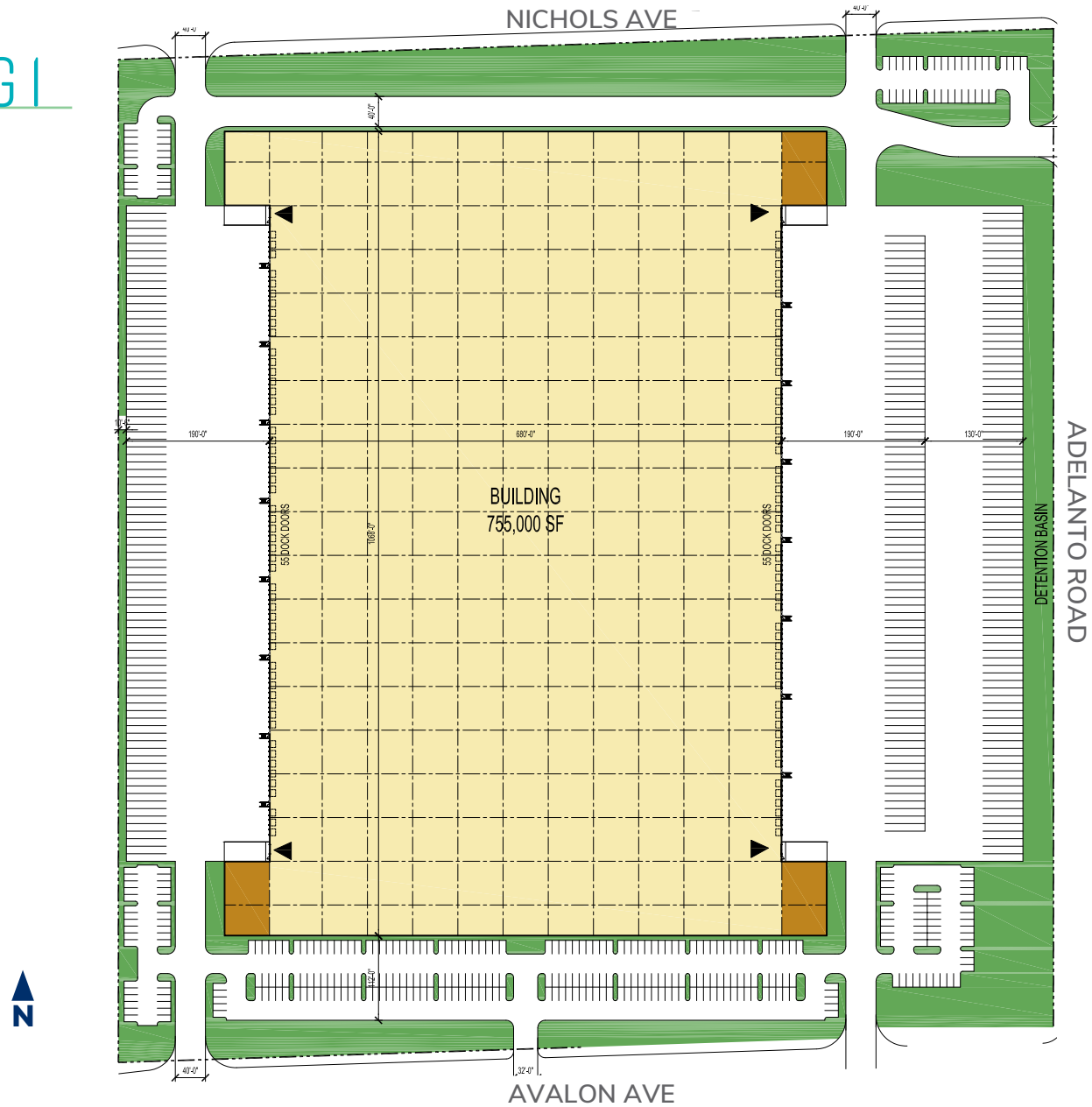
116 Trailer Stalls

242 Auto Stalls



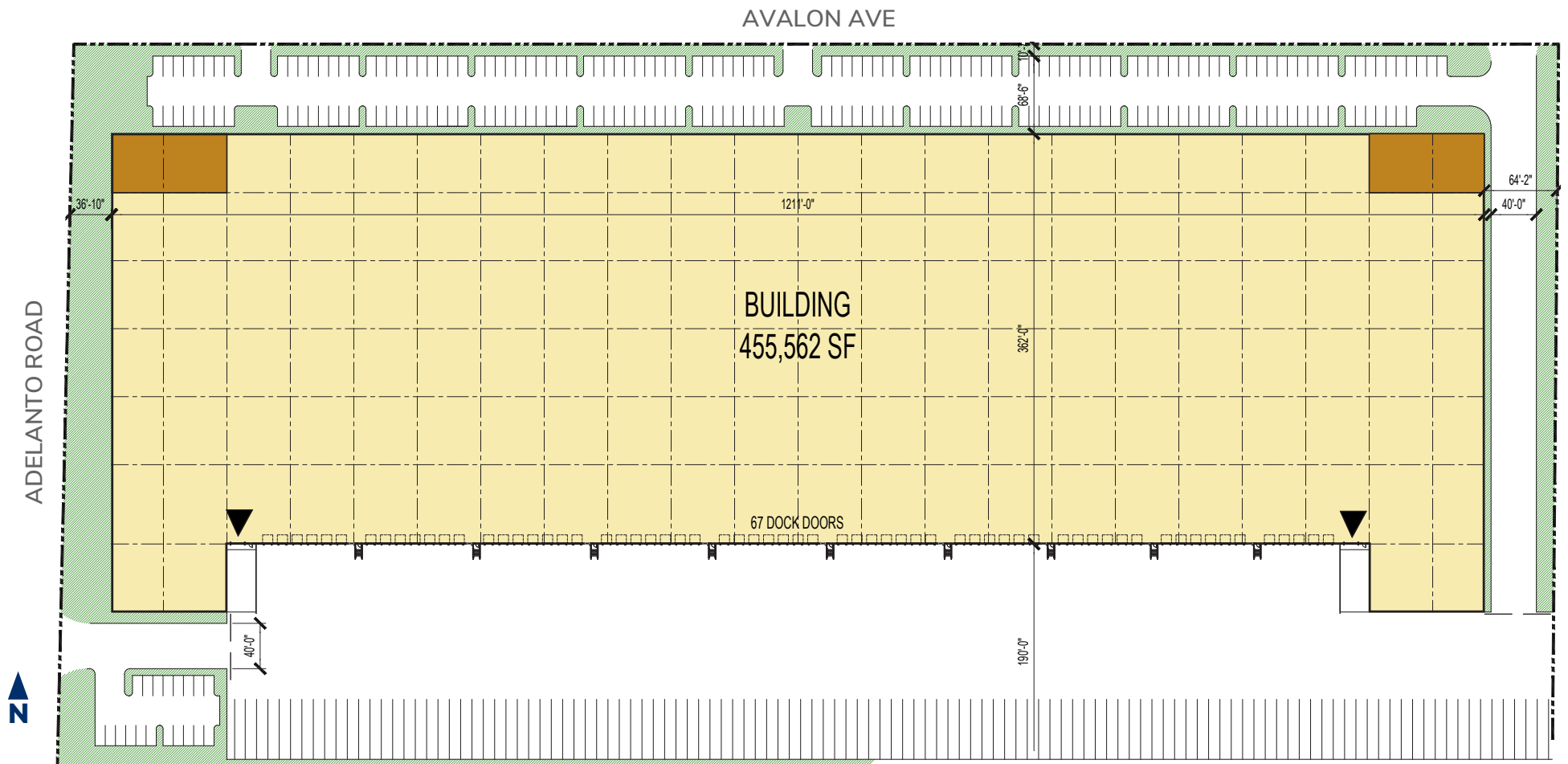
OPTION I PROPOSED SITE PLANS

PROPOSED BUILDING I ±755,000 SF



PROPOSED BUILDING 2

±455,562 SF



BUILD-TO-SUIT OPTIONS

PROPOSED OPTION 2 TRAILER YARD

SITE 1 – 40AC PROJECT

Trailer Parking (10' x 53') 1,476

SITE 2 – 20AC PROJECT

Trailer Parking (10' x 53') 820





SIXTY ACRES
ADELANTO, CA

