IE-North Commerce Center | 9841D Bartlett Ave

119,700 SF of 4-Star Industrial Space Available in Adelanto, CA

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HIGHLIGHTS

Additional 240,000 SF Entitled Land & 40 AC of Raw Land Also Available

30-300k SF Immediately Available for Sale/Lease

28' Clear Height Rising to 32' | 2500 AMP, 480V, 3-Phase Power to each 30k SF Unit

Opportunity Zone Property Offer Potential Tax Advantages

Portfolio Sale allows for Potential +8% Stabilized Cap Rate

FEATURES

Clear Height	32'
Drive-In Bays	1

TERM

1-10 Years

RENTAL RATE

$1.00/SF/MO

SPACE USE

Industrial

CONDITION

Shell Space

AVAILABLE

30 Days

Details

TERM

3-10 Years

RENTAL RATE

$1.00/SF/MO

SPACE USE

Industrial

CONDITION

Shell Space

AVAILABLE

30 Days

Details

1st Floor, Ste 15

SIZE

29,925 SF

TERM

1st Floor, Ste 16

SIZE

29,925 SF

TERM

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CONDITION	CONDITION
Shell Space	Shell Space
AVAILABLE	AVAILABLE
30 Days	30 Days
Details	Details

PROPERTY OVERVIEW

The IE-North Commerce Center was designed & developed by a team of world class real estate developers and follows a very successful Phase I project nearby. This project provides a perfect ideal destination for new or expanding Southern California industrial users across several industries including manufacturing, distribution/logistics, warehousing, R&D, indoor agriculture, and more.

The property is adjacent to the Southern California Logistics Airport and sits just off US-395, providing convenient access to the CA-18, I-15, and I-40 Freeways. The strategic locations provide users/investors with terrific access to vital distribution networks while providing very attractive cost savings compared to comparable coastal & Inland Empire Valley assets.

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Water	City
Gas	Natural
Power Supply	Amps: 2,500 Volts: 480 Phase: 3
Zoning	LM