

EXPECTED Q4 OF 2022

FULL ENTITLEMENTS
IN PROGRESS



THE DEVELOPMENT

A T D A L E E V A N S A N D L A F A Y E T T E

MADE POSSIBLE BY

RW MARINA & DEVELOPMENT MANAGEMENT
AND ARCH ANCHOR

THE DEVELOPMENT

AREA OVERVIEW



BRIGHTLINE WEST
HIGH-SPEED RAIL
STATION

THE DEVELOPMENT

Johnson Road

Walmart

FRESENIUS
MEDICAL CARE

Lafayette St

Lafayette St

BIG LOTS!

APPLE VALLEY FIRE DEPT.

Burbank Ave

Dale Evans Pkwy

APPLE VALLEY AIRPORT

VICTORVILLE

AREA OVERVIEW

Immediate Access to I-15 and Close Proximity to U.S. 395

Slightly better travel time to ports than Victorville due to the freeway access

Within 100 Miles of the Ports of Los Angeles and Long Beach

Less Stringent Air Quality Regulations Compared to South Coast Air Quality Management District

Minutes away from the proposed High-Speed, Brightline Train Station

Prime location for Interstate and International Distribution

THE DEVELOPMENT

PROPERTY OVERVIEW

The Development is a Build to Suit, Cross-Dock Facility that sits on 80 acres of land consisting of approximately 204 Dock High and 8 Ground Level doors. The building will be a +/- 1.2 mm square foot building accompanied with a full concrete truck yard which will provide 1,360 Parking Stalls. Other features include a 40 ft clear height, ESFR sprinkler system, and a build to suit office. The Development is a rare, one of one location situated in North Apple Valley, in the industrial specific plan, on the corner of newly paved roads Dale Evans & Lafayette, and is adjacent to big box retailers Walmart & Biglots.



Building SF: 1,207,360

Office SF: 60,368

Clear Height: 40'

Car Stalls: 1,360

Trailer Parking: 263

Dock-High Doors: 204

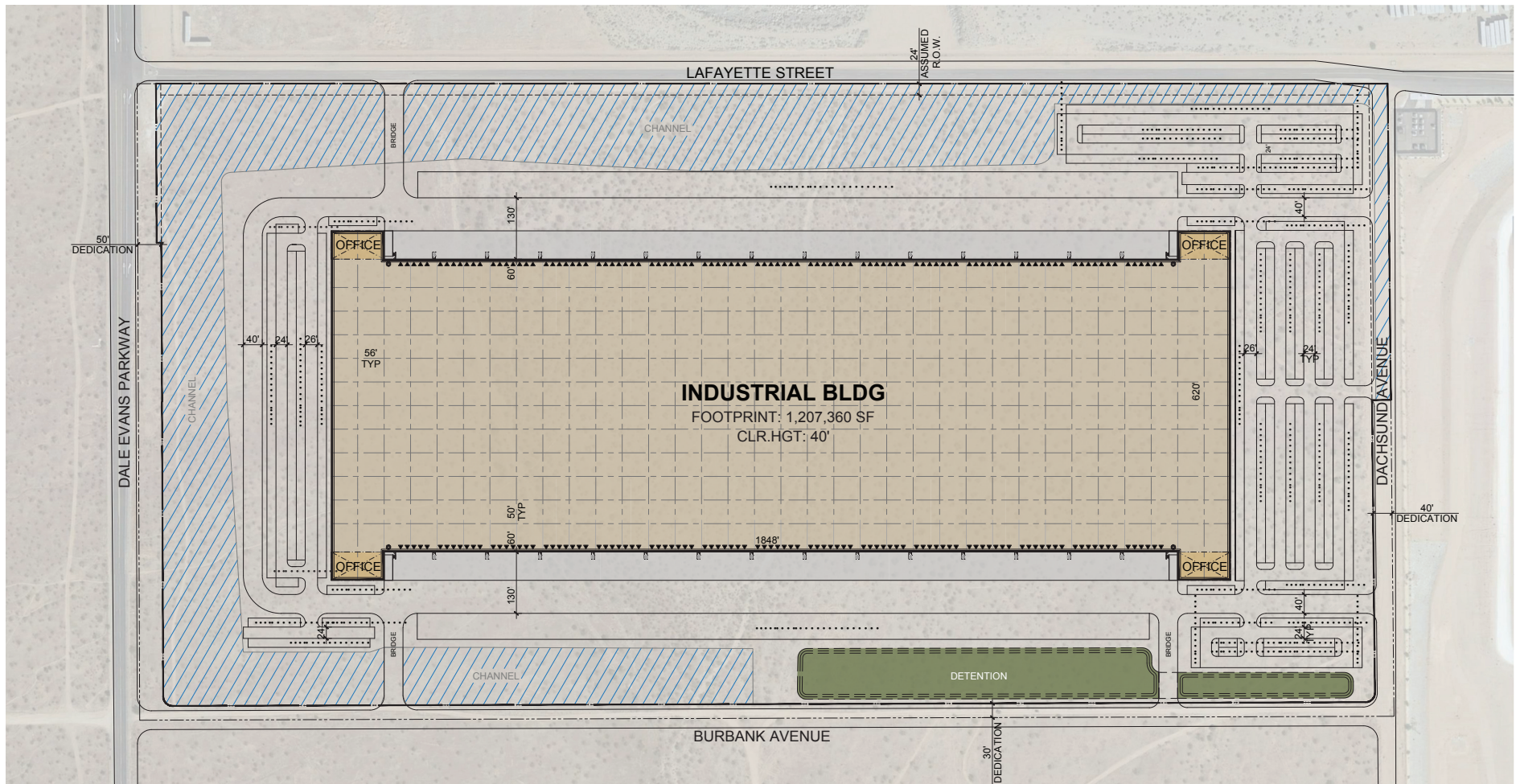
Ground Level Doors: 8

Private Drive on Dachsund Ave.

Note: All figures above for this project are approximations.

THE DEVELOPMENT

SITE PLAN



THE DEVELOPMENT

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