

# CACTUS RD

VICTORVILLE, CA

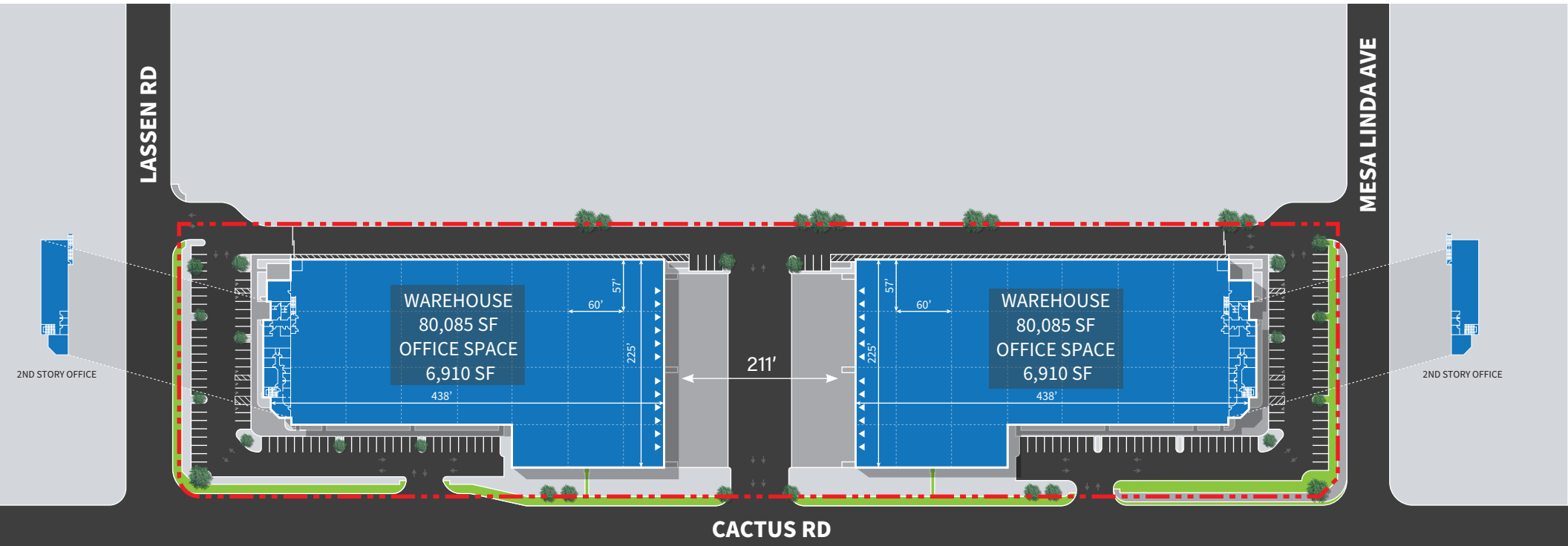
Two (2) 86,995 SF Buildings

**FOR SALE  
OR LEASE**

(Ownership will also sell entitled land)

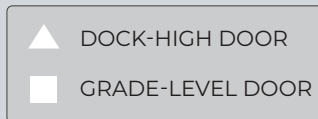
**CBRE**

# SITE PLAN

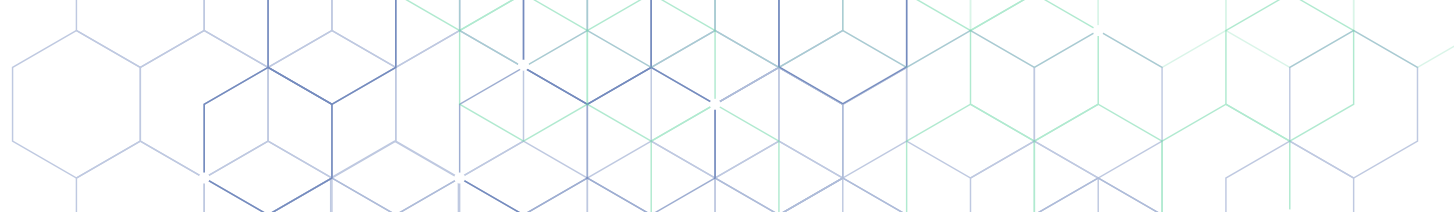


## Building Stats

- ◆ Two (2) ±86,995 SF Buildings
- ◆ ±6,900 SF of 2 Story Office Space
- ◆ 36' Warehouse Clear Height
- ◆ 12 DH Doors
- ◆ 72 Auto Parking Stalls
- ◆ 12 Trailer Parking Stalls
- ◆ 2,000 Amp Power
- ◆ ESFR Sprinklers (K25)



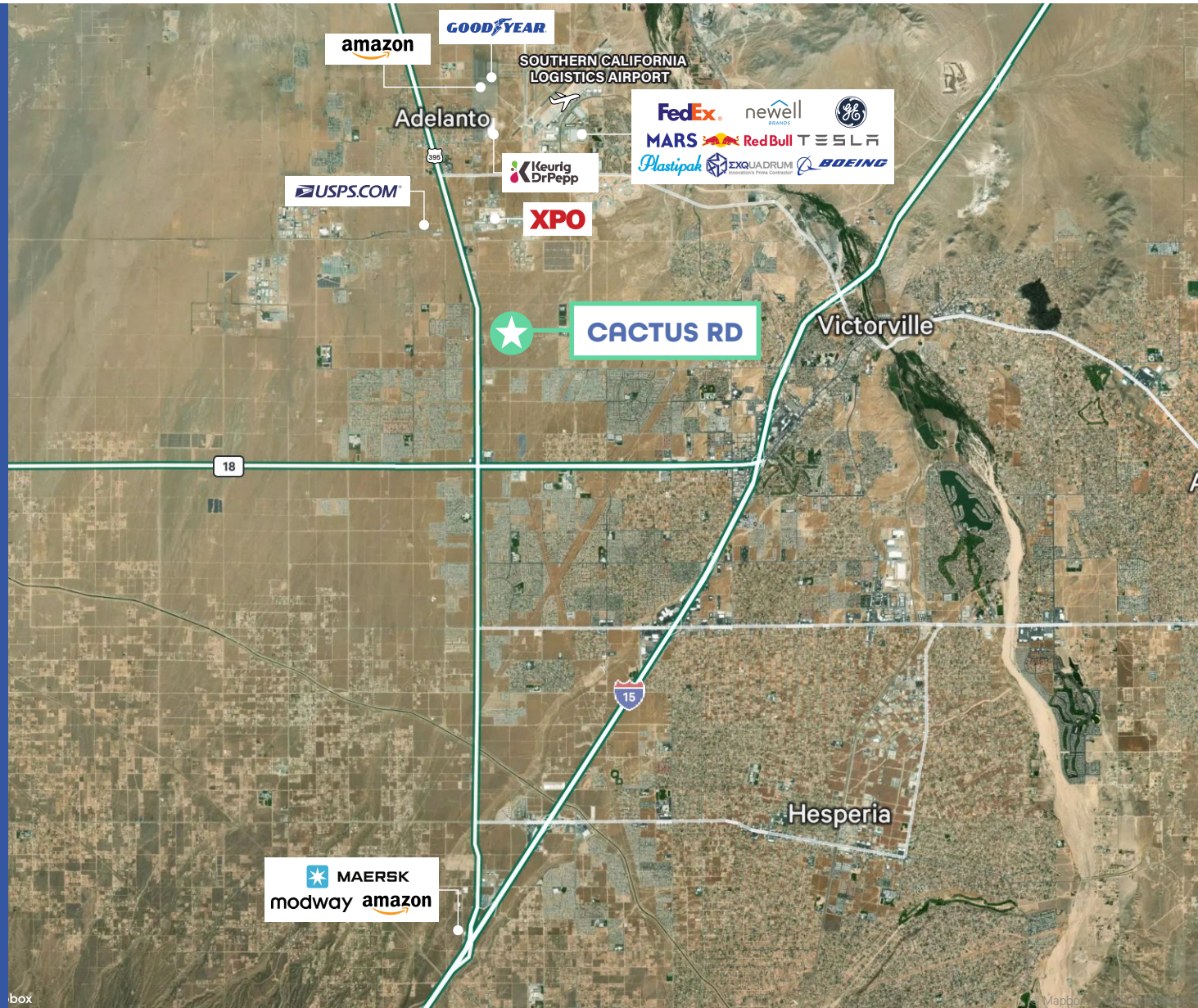
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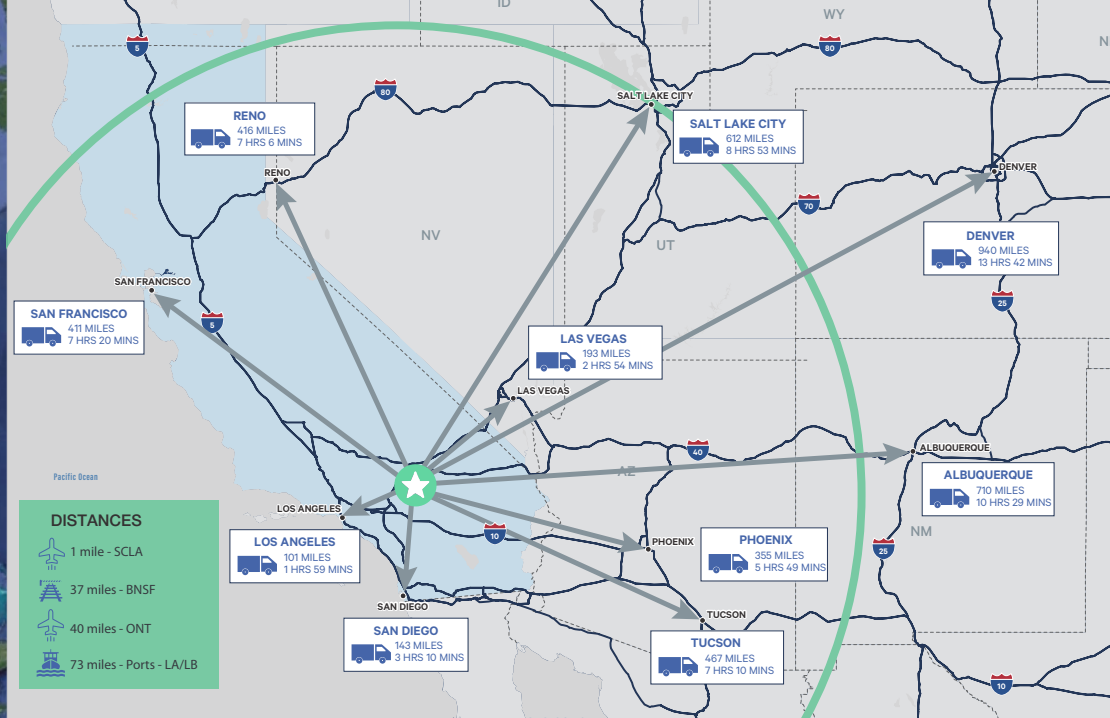
## CORPORATE NEIGHBORS AND LOCATOR MAP

### Strong Industrial Demand and Notable Corporate Expansion In Hesperia & Victorville

The Hesperia/Victorville area in the Inland Empire has experienced robust demand in recent years, attracting corporations and driving significant development. Notable expansions include Maersk's 1.2M SF facility at Hesperia Commerce Center I, creating up to 500 jobs, and Modway Furniture's relocation to a 1M SF build-to-suit facility, tripling its West Coast distribution capacity. Notably, Amazon has recently commenced construction on a significant 2.5M SF industrial development at Hesperia Commerce Center II, representing a key component of Amazon's strategic initiative to expand its logistics network throughout the IE. The region has also seen increased interest from other major players like Peloton and Goodyear Tire, which is expanding to a 1.3M SF facility.



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## LABOR & TRANSPORTATION STATISTICS



### TRANSPORTATION

Approximately 40% of a logistics operation's costs are tied to the transportation of goods stored and distributed from its facilities. With this in mind, strategic site selection is critical. This property is located in the Inland Empire North, offering immediate access to major interstates, making it an ideal hub for efficient regional and long-haul distribution.



### LABOR

The Inland Empire North/High Desert region benefits from a strong labor pool, with approximately 80,000 individuals commuting into the area for employment. A significant portion of this workforce is already experienced in warehousing and logistics, making it an ideal location for industrial and distribution operations.

## CONTACTS

### WES JONES

Executive Vice President

+1 909 418 2070

Lic. 01783489

wes.jones@cbre.com

### WALT ARRINGTON

Senior Vice President

+1 909 418 2154

Lic. 00859109

walt.arrington@cbre.com

### JAMES TOOMARIAN

First Vice President

+1 909 418 2083

Lic. 02030414

james.toomarian@cbre.com