

MESA LINDA LOGISTICS CENTER

9260 MESA LINDA STREET, HESPERIA, CA



AVAILABLE

For Sale \$77,680,000 (\$191 PSF)

For Lease \$0.95G Per Month

SCAQMD COST SAVINGS

±\$700,000 Per Year

ROBUST LABOR POOL

±80,000 residents commuting outside the Inland Empire North



**SCAN TO
VISIT OUR WEBSITE**

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Voit

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Newcastle | PARTNERS

MESA LINDA LOGISTICS CENTER

9260 MESA LINDA STREET, HESPERIA, CA 92570

±406,138 SF

PROPERTY FEATURES



36' Minimum Clear Height at First Bay



±5,241 SF First Floor Office



±4,504 SF Mezzanine



±17.54 Acres



50' X 56' Typical Bay Spacing



54 Dock High Positions
9' x 10' - All Equiped w/ Mechanical Dock Levelers, 35,000 lbs



2 Ground Level Doors 12' x 14'



219 Auto Parking Stalls
8 EV Charging Stations



57 Trailer Parking Stalls (Off Dock)



8" Thick Floor Slab, 4,000 psi



185' All Concrete Secured Truck Courts



2.5% Skylights



4,000 Amp Underground Pull Section , w/ 4,000 Amp Service Panel Installed (verify)



LED Lighting System w/ Motion Sensors at an Average of 20 fc aff



ESFR, K25.2, 50 psi

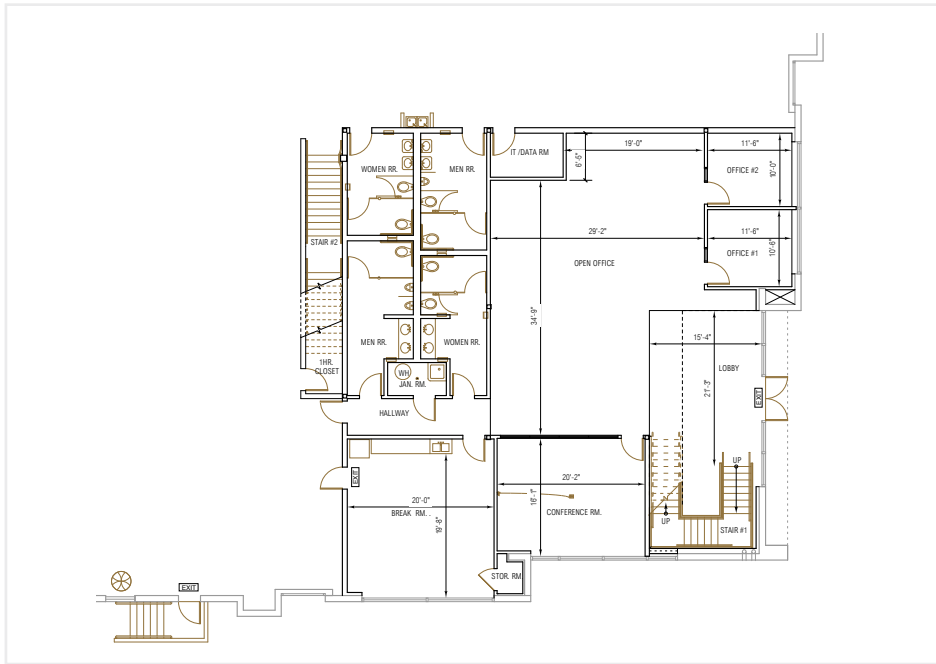
For qualified uses, take advantage of 100% building depreciation in year 1 of ownership, or benefit from other accelerated depreciation methods identified in current tax law. Please consult with a tax professional to see how this would benefit your tax situation.

MESA LINDA LOGISTICS CENTER

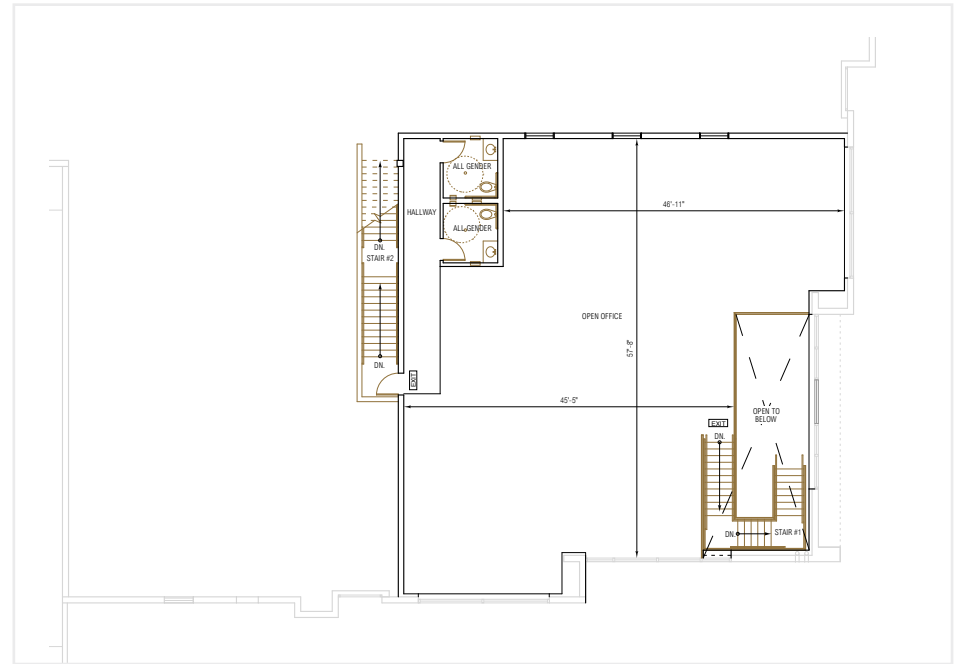
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OFFICE PLANS



**GROUND FLOOR
OFFICE PLAN ±3,567 SF**



**MEZZANINE
OFFICE PLAN ±3,141 SF**

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PREMIER DISTRIBUTION LOCATION

**DOWNTOWN
LOS ANGELES** 78.8 MILES

LAS VEGAS 196 MILES

PHOENIX 354 MILES

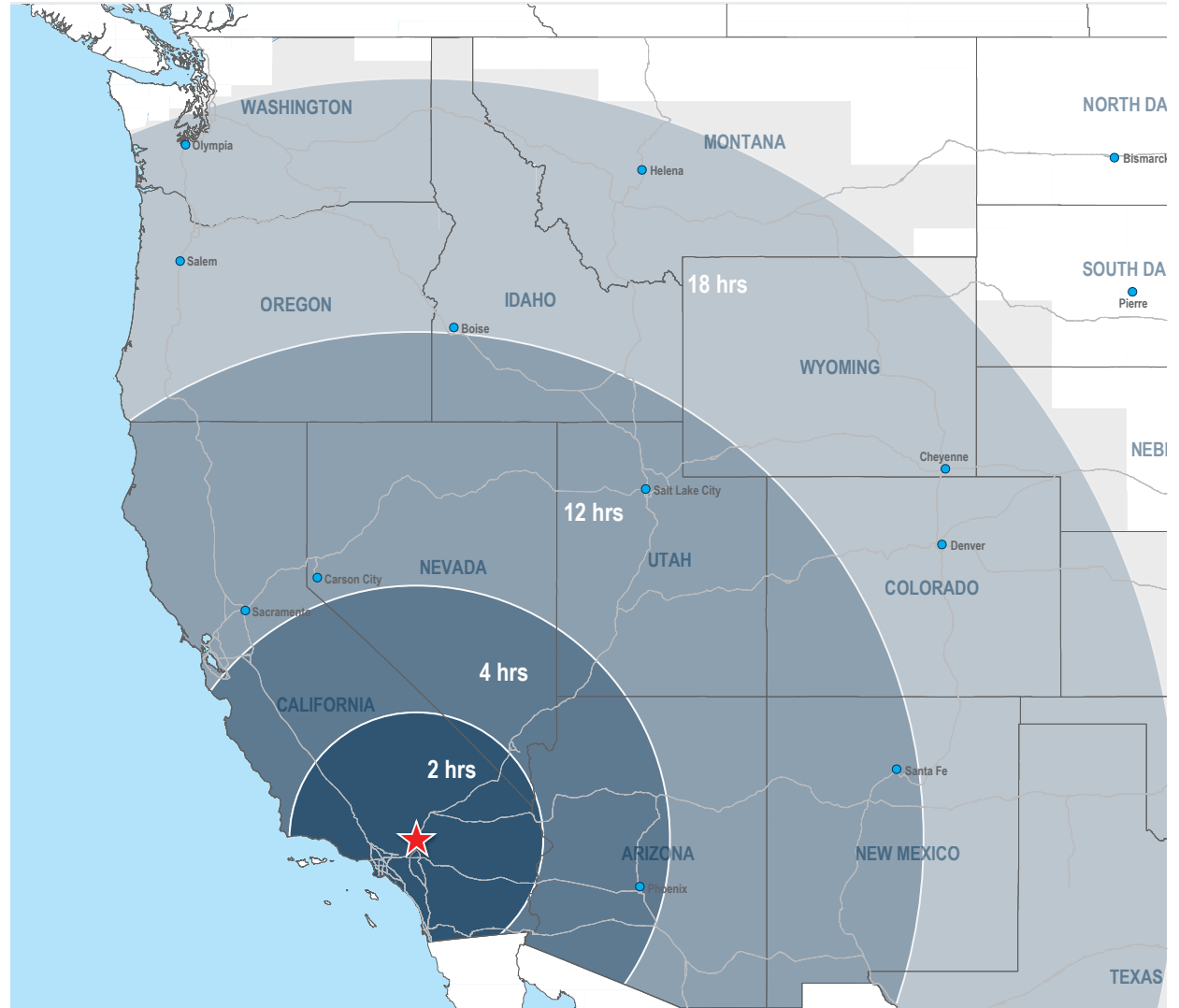
**SAN
FRANCISCO** 426 MILES

**SALT
LAKE CITY** 615 MILES

DENVER 943 MILES

PORTLAND 1,004 MILES

SEATTLE 1,177 MILES



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