

INDUSTRIAL LAND FOR SALE

An opportunity to acquire 40 Acres of land. Located on the east side of SCLA a 8,500 acre industrial freight hub, next to a recently developed 670 acre solar project by Goldman Sachs Renewable Power. There are several factors making this a desirable strategic asset that will appreciate well into the future.



9528 Miramar Rd. #1007 San Diego, CA 92126 | Sovessa.com

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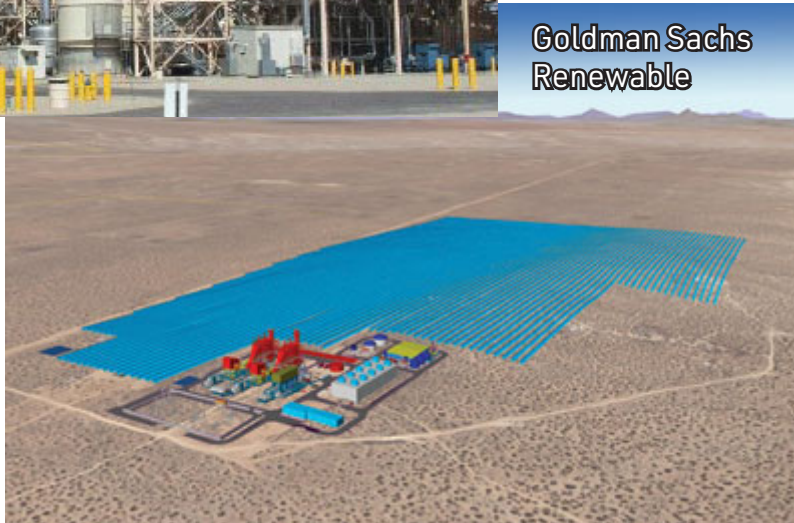
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Massive Solar Project Nearby

High Desert Power Plant



Goldman Sachs Renewable



The High Desert Power Project (HDPP) located directly south of the subject site was the first new major power plant for Southern California in more than a decade. The project was completed in 2003 after having been in development since the mid-1990s.

The HDPP uses Combined-Cycle Gas Turbines, comprising three gas turbines and a steam turbine. It was named Power magazine's 2003 Plant of the Year because of HDPP's "innovative approaches to project partnering, air emissions offsetting and water management".

Located on a 670-acre site directly to the north of the subject site on Colusa Road and Helendale. Goldman Sachs Renewable is operating a 139 MW project built in one phase on approximately 670 acres. They procure CAISO interconnection capacity from nearby High Desert Power Project combined cycle plant and a newly built substation.



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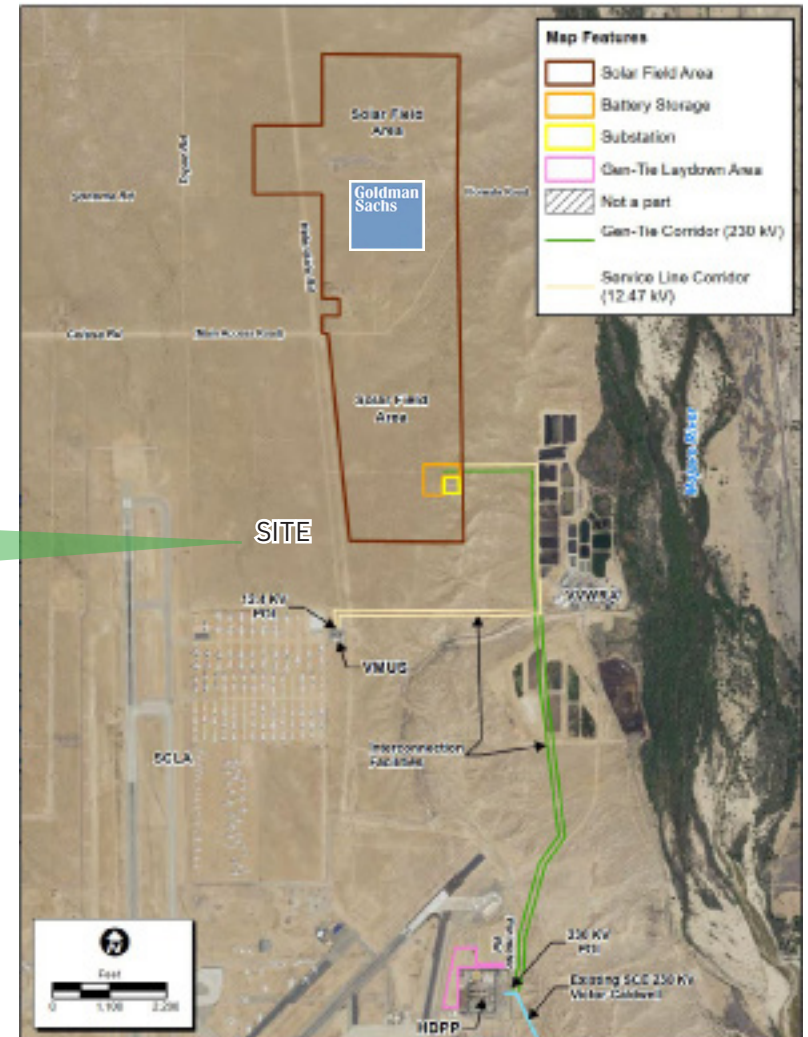
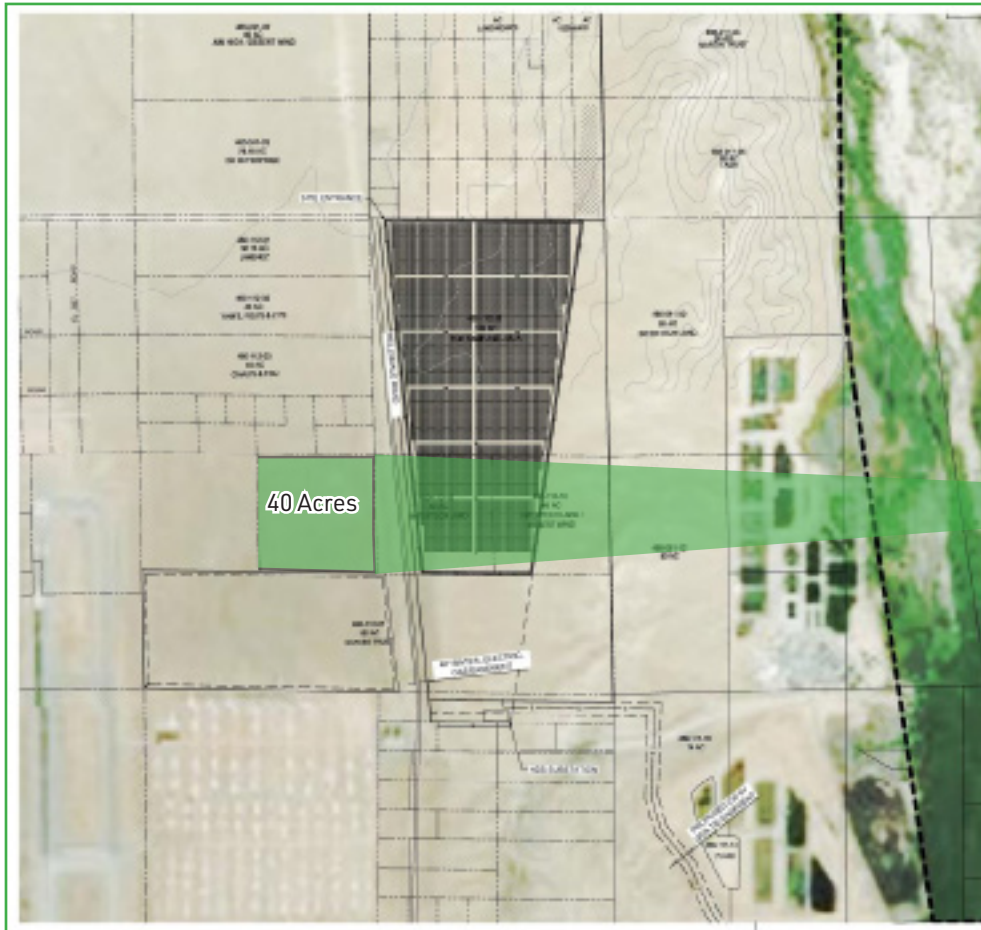
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Strategic Location - Near Power Plant, Solar Project & SCLA



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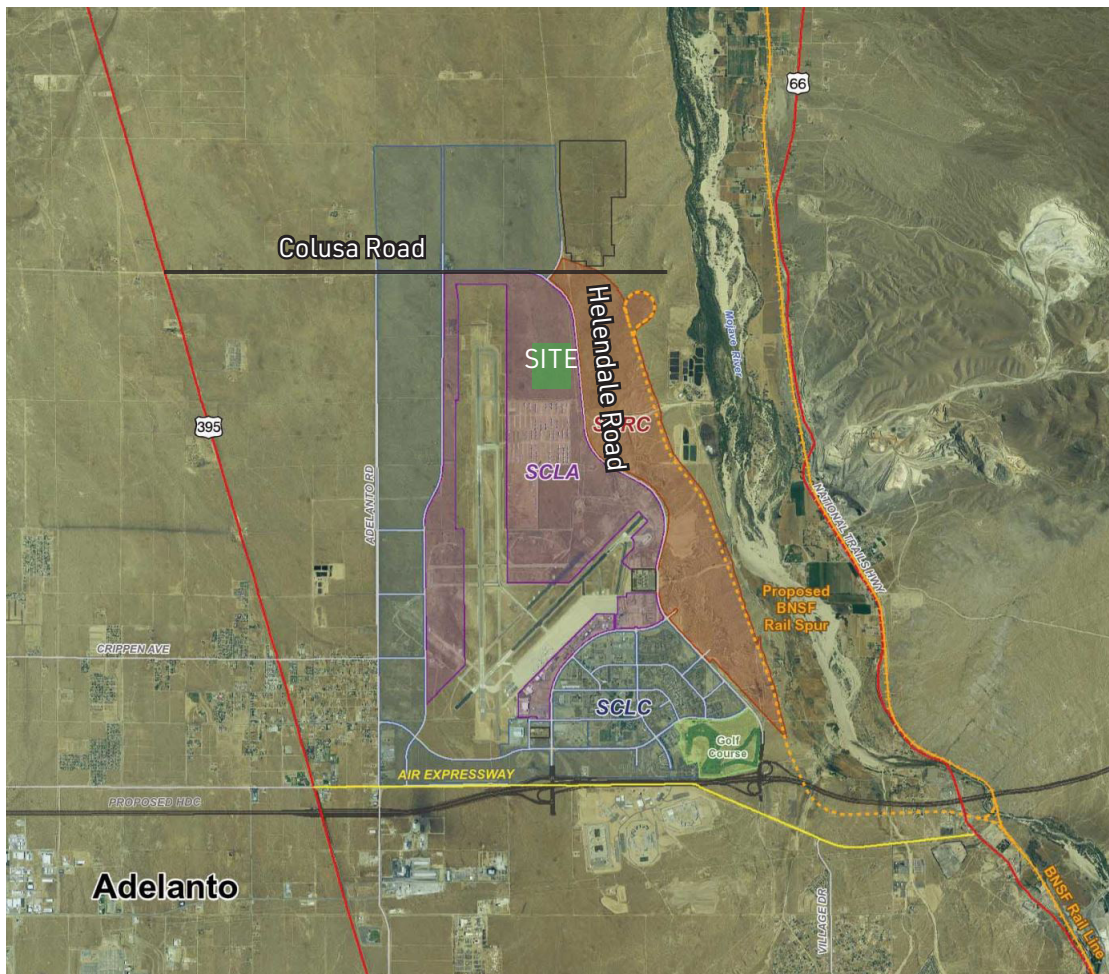
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INDUSTRIAL LAND FOR SALE

8,500 Acre Industrial & Commercial Complex



Subject site is located east of the Southern California Logistics Centre (SCLC), which offers a variety of warehouse and distribution facilities, ranging from 50,000 square feet to over 1 million square feet. The 2,500-acre industrial complex is entitled for 60 million square feet of diverse development. To date, 3 million square feet has been developed at SCLC and over 3,000 jobs have been created in the region. SCLC is a part of the Global Access master plan and the city's public/private partnership with Stirling Capital Investments & Prologis the largest global industrial distribution developer.

Major tenants include Fed EX, Boeing, Dr Pepper Snapple, FedEx Goodyear Tire, Newell Rubbermaid, Plastipack, Red Bull, 3M and Mars Inc. SCLC features a rail connection, international air cargo facilities and hangars, corporate office campuses, biomedical and technology centers, aviation maintenance facilities, an executive jet travel/business center and recreational amenities.



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Property Highlights



APN	0460-112-14
SIZE	40 Acres
ZONING	Industrial
TOPOGRAPHY	Flat Site Desert Sprawl
MUNICIPALITY	Victorville
VISIBILITY	Located east of SCLA on Helendale Road
UTILITIES	40 inch Water, Gas, Electric easement on Helendale Rd
FEATURES	Site is near by 830MW High Desert Power Plant and 108MW solar project
PRICE	\$1,250,000.00



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