



Available For Lease

**9400 Holly Road,
Adelanto, CA 92301**



PROPERTY SUMMARY & PARCEL OUTLINE

9400 Holly Road, Adelanto, CA 92301 offers 68,163 SF of industrial manufacturing/warehouse space on a 9.32-acre site. The facility features 4 dock-high doors, 5 ground-level drive-in doors, and an impressive 30' clear height, providing strong functionality for manufacturing, warehousing, or distribution operations. Built in 1992, this Class B industrial facility is equipped with substantial power infrastructure, including 5,200 amps, 480/277V, 3-phase service and a 12 kV high-voltage distribution spur. Zoned MI – Manufacturing Industrial/Heavy Industrial, the property provides a versatile opportunity for industrial users requiring significant power, loading capabilities, and ample site acreage.



PROPERTY DETAILS & SPECIFICATIONS

Address: 9400 Holly Road, Adelanto, CA 92301

Building Type: Industrial / Manufacturing / Warehouse

Total SF Warehouse/Office: 68,163

Acreage: 9.32

Dock Doors: 4 Dock-High Doors

Drive In Doors: 5 Ground-Level Doors

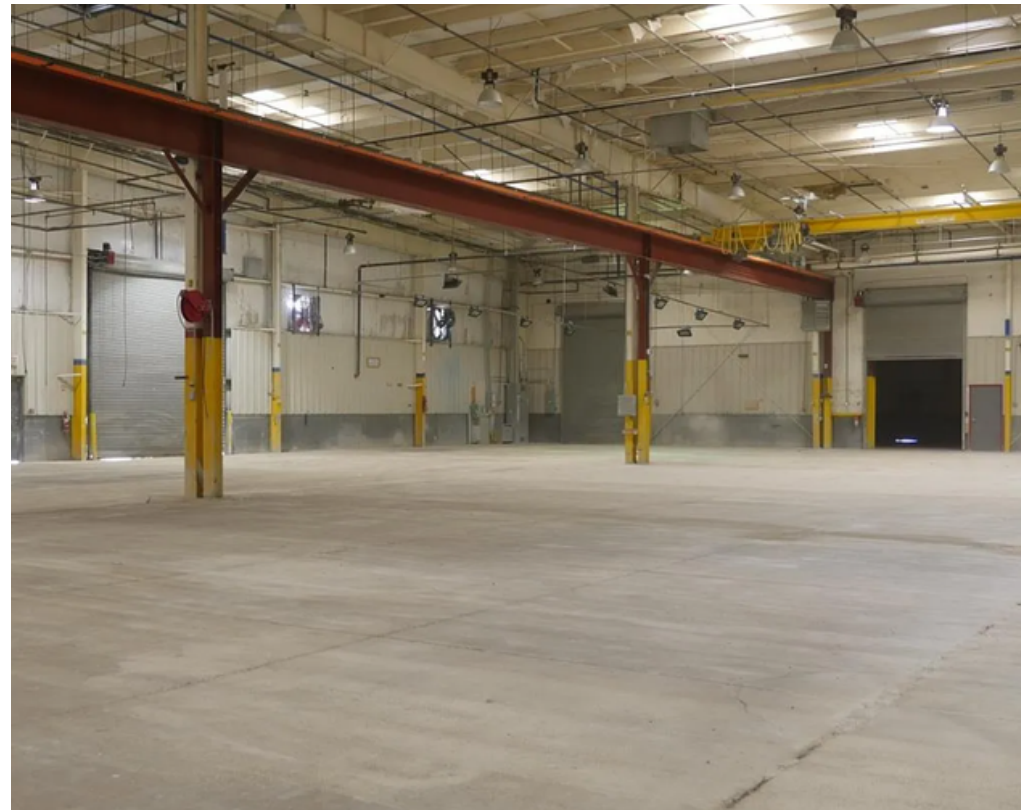
Clear Height: 30'

Year Built/Renovated: 1992

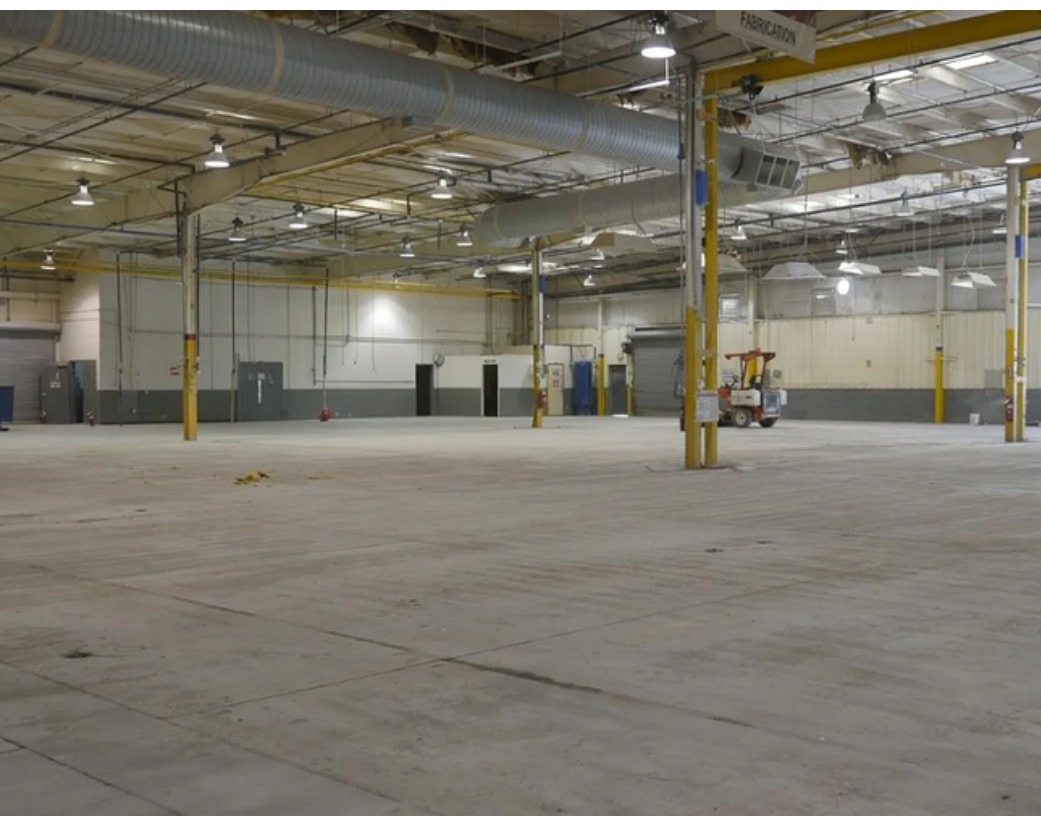
Power: 5,200 Amps, 480/277V, 3-Phase + 12 KV High Voltage
Distribution Spur

Building Class: B

Zoning: MI - Manufacturing Industrial / Heavy Industrial -
Cannabis cultivation permitted







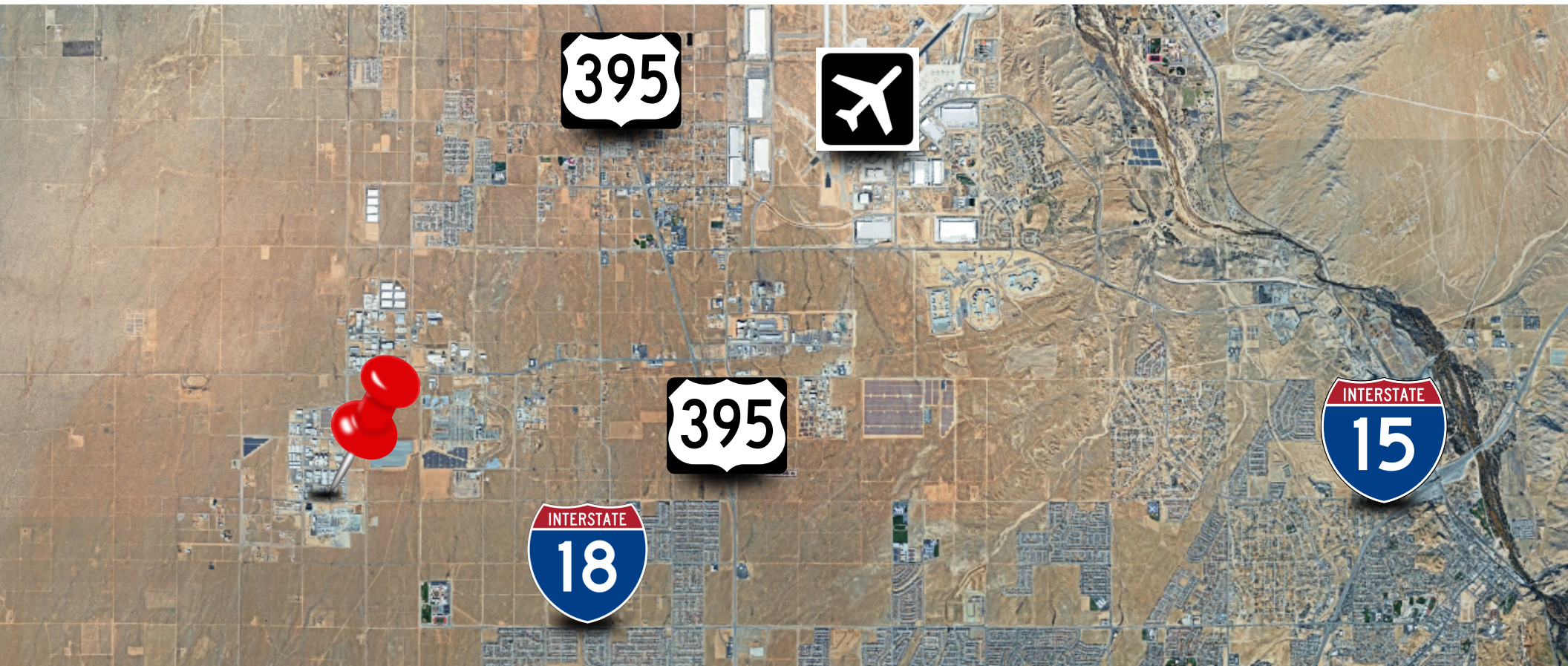
PRIME INDUSTRIAL LOCATION - ADELANTO, CA

9400 Holly Road is strategically positioned within Southern California's growing High Desert industrial and logistics corridor, offering strong regional connectivity while providing an alternative to the more congested Inland Empire market.

The property benefits from convenient access to US-395, with connections to I-15 and CA-18, enabling efficient transportation throughout the Victor Valley and direct routes toward the Inland Empire, Los Angeles, Las Vegas, and broader Western U.S. markets. Located near Southern California Logistics Airport and the region's expanding industrial and distribution base, the site is well-suited for warehousing, manufacturing, logistics, outdoor storage, and regional distribution operations. Its proximity to major freight corridors, available industrial land, and the growing Adelanto-Victorville workforce positions the property as a strategic location for industrial users seeking access to the Southern California market.

LOCATION KEY DISTANCES

US-395 – 5 miles | CA-18 – 8 miles | Southern California Logistics Airport (SCLA) – 8 miles | I-15 – 12 miles |





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