

CROSS DOCK INDUSTRIAL WITH OUTDOOR STORAGE

16585 BEAVER ROAD, ADELANTO, CALIFORNIA



18,271 SF Cross-Docking Facility
Ability for 18+ DH Doors

2,400 SF Warehouse
3 Ground Level Doors

5.413 AC Lot
Paved/Compacted Gravel

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LOCATION INFORMATION

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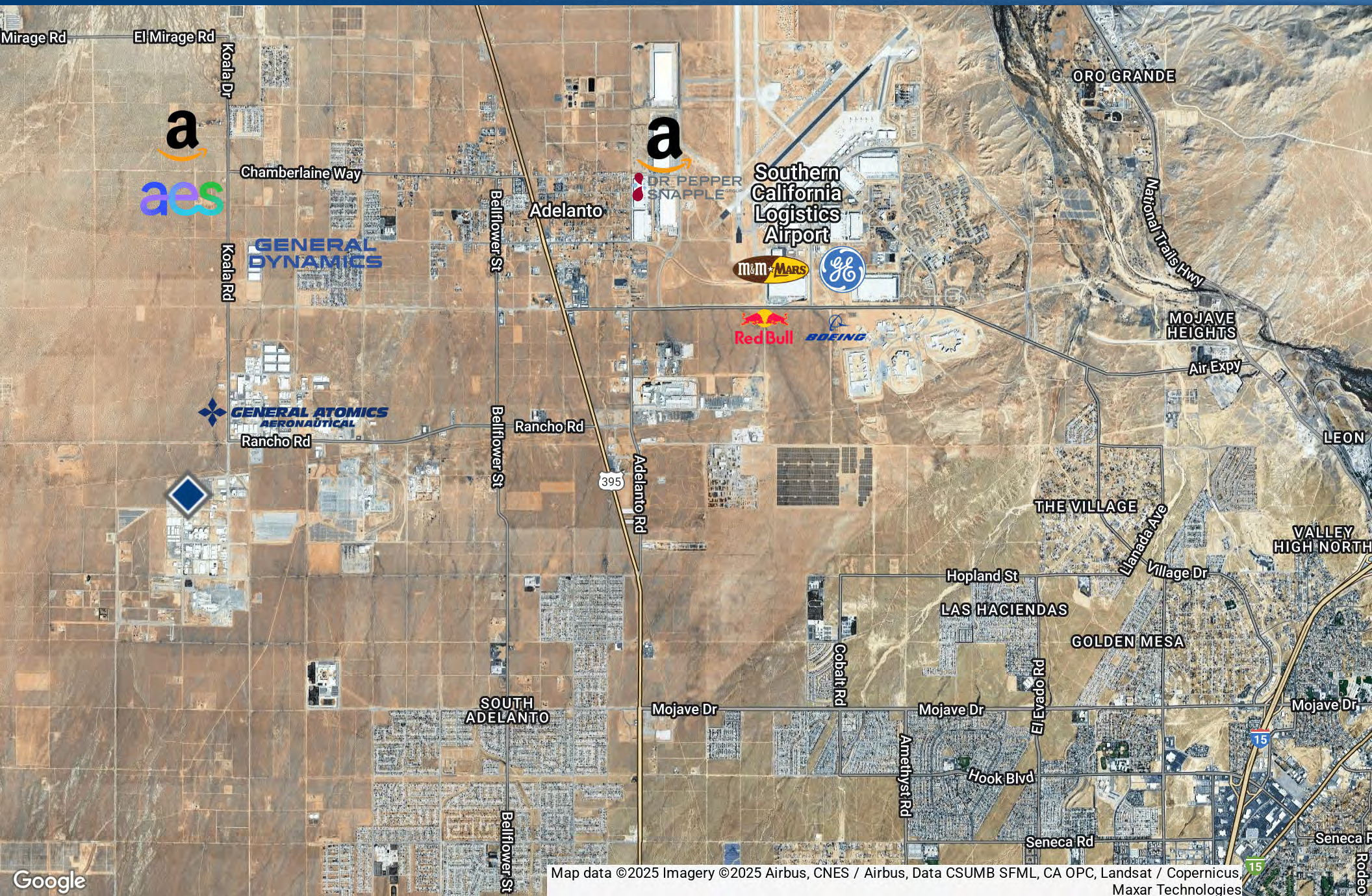


PROPERTY DESCRIPTION

Graystone Capital Advisors is pleased to exclusively present for sale or lease 16585 Beaver Rd, in Adelanto, CA. The property consists of one 18,270 SF building (4,778 SF two-story office buildout – 13,492 SF warehouse area) and a freestanding 2,400 SF warehouse. The two buildings that total 20,670 SF sit on an expansive 5.413 AC paved lot. The large lot features a fully fenced perimeter with two gated entrances/exits that allow convenient truck access.

Adelanto and the greater IE-North/Mojave River Valley is one of the state's fastest-growing distribution and logistics hubs with +10M SF of proposed/in-progress development along the US-395 corridor. 16585 Beaver Rd also represents an excellent opportunity for traditional industrial users & investors. Having such low lot coverage, the property is well positioned for potential cross-docking, industrial outdoor storage uses, or further development in the future. The fenced perimeter allows for secure storage, the large paved lot provides ample room for trucks to maneuver, and the primary warehouse offers three dock-high loading doors, with opportunities to add 18+ additional dock-high doors. The property is adjacent to the Southern California Logistics Airport and sits just off US-395, providing convenient access to the CA-18, I-15, and I-40 Freeways.

RETAILER MAP





LOCATION DESCRIPTION

The Mojave River Valley encompasses the cities of Victorville, Apple Valley, and Barstow, with most industrial properties located along I-15. The submarket had been mostly left out of the industrial boom experienced in some of the more centralized Inland Empire submarkets until recently. Increased rents in Inland Empire West submarkets have pushed tenants to more distant locations. Developers are targeting the area as land scarcity and high pricing abound in parts of the Inland Empire closer to Los Angeles.

Vacancies improved to 2.6% after hovering between 6% and 8% from 2015 to 2019. Rents gains are accelerating and grew by 14.6% in just the past 12 months. In the last five years, rent gains have averaged 10.9%. Pricing has closely mirrored rent growth with sales volume totaling \$141 million in 2022.

With proximity to more than 20 million residents in Southern California and the ports of Los Angeles and Long Beach, the broader Inland Empire has grown to become one of the nation's largest industrial markets. Persistent demand from logistics and warehousing firms has kept vacancies compressed relative to the nation, but the vacancy rate has ticked up over the past four quarters as international trade flows and domestic consumer spending on goods have slowed.



The presence of high-credit tenants, such as Amazon, Walmart, Target, and General Pacific, attracts institutional investors from across the world. Transaction activity has slowed since 22Q4 when looking at the number of closed deals, but sales volume is elevated because of several outsized trades. For example, Prologis' \$23 billion acquisition of Duke Realty in 22Q4 included 45 properties in the Inland Empire valued at approximately \$3.2 billion. In January 2023, both Rexford Industrial and Brookfield Asset Management, respectively, acquired properties valued at more than \$300 million. Year-to-date, sales volume totals \$1.1 billion, following a record year in 2022, when sales volume totaled \$10.0 billion.

LOCATION DETAILS

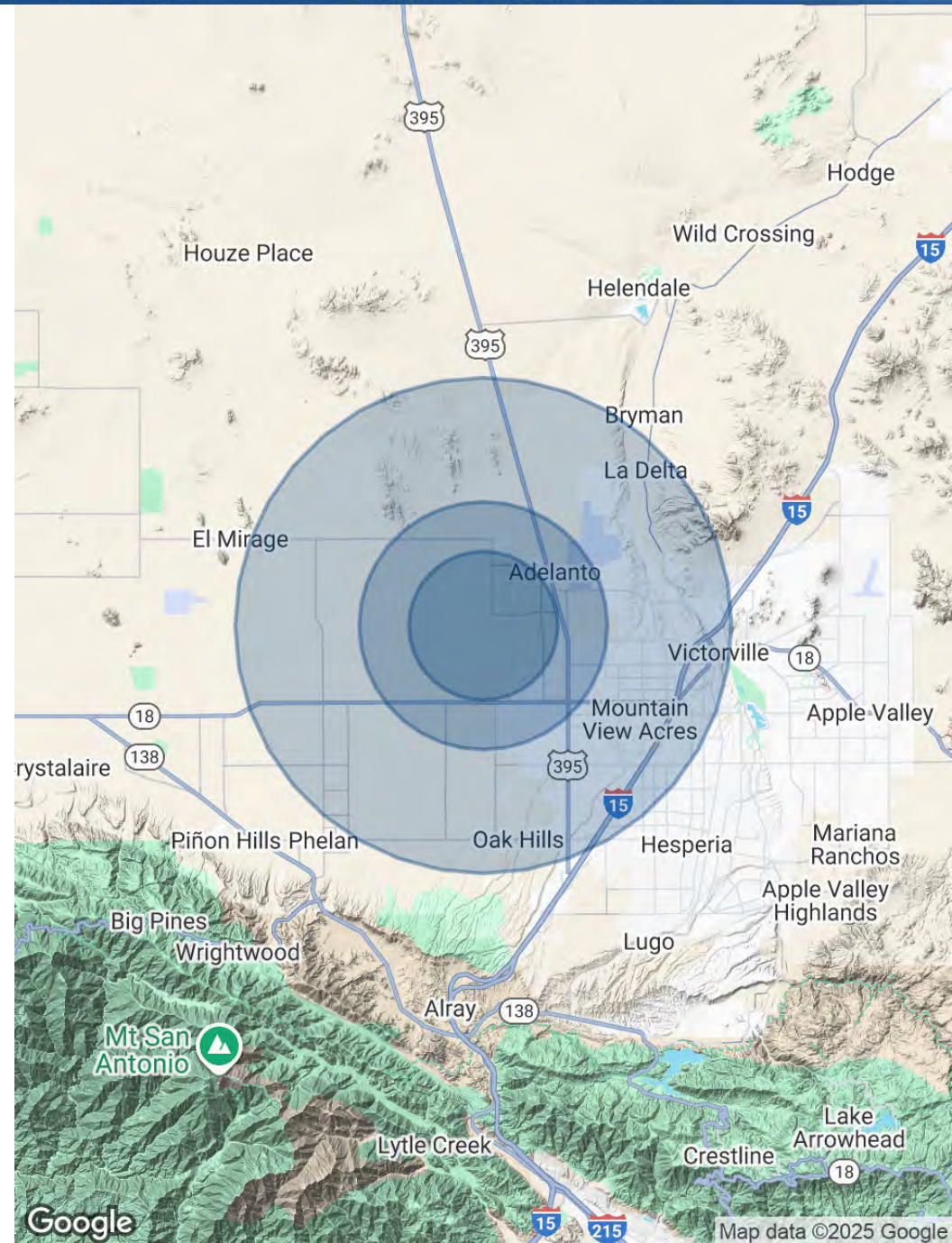
Market	Inland Empire
Sub Market	Mojave River Valley
County	San Bernardino
Nearest Highway	Highway 395

DEMOGRAPHICS MAP & REPORT

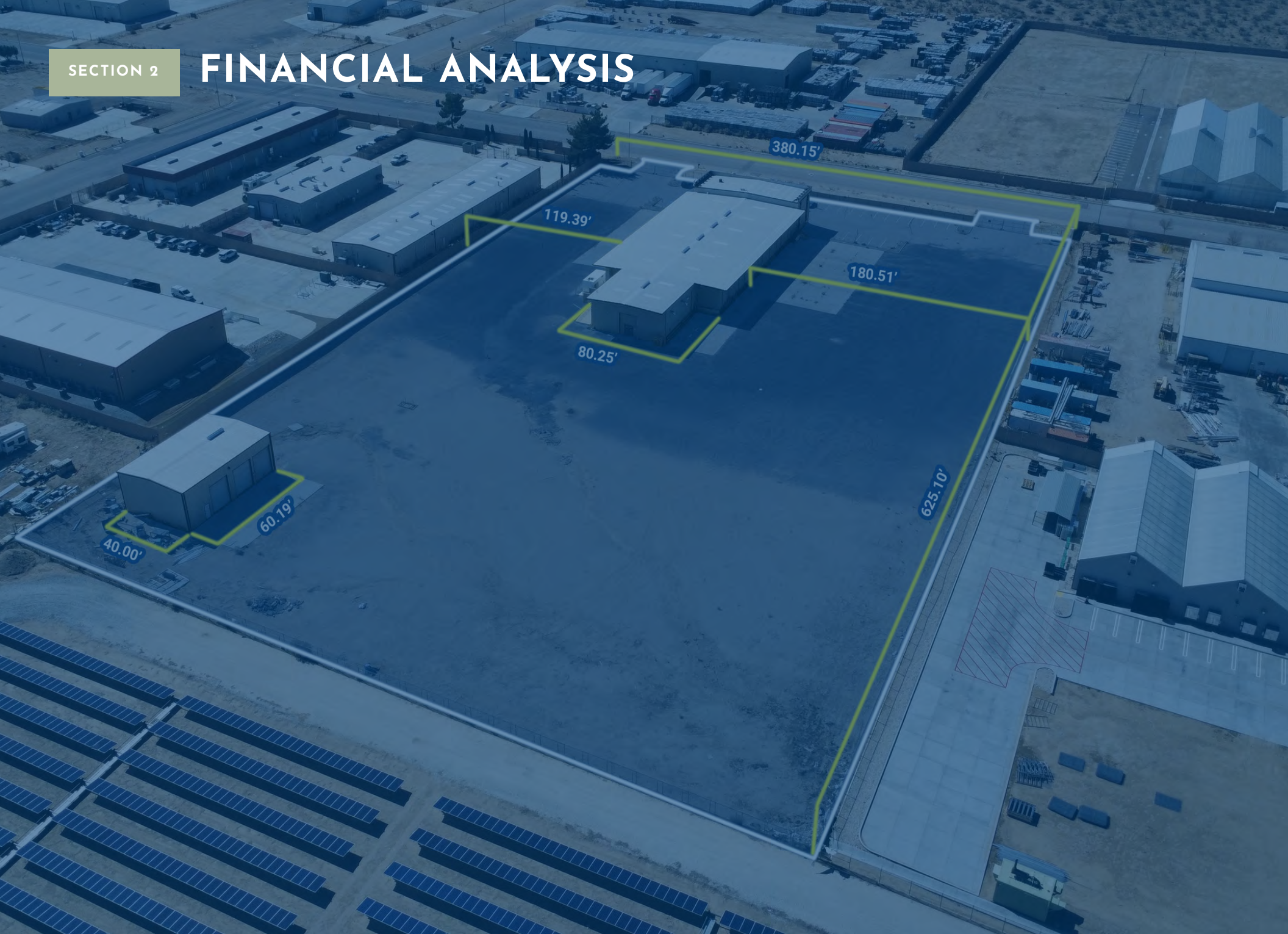
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,057	38,905	178,056
Average Age	27.0	28.1	30.6
Average Age (Male)	24.3	25.2	28.2
Average Age (Female)	29.4	29.4	32.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,873	9,821	50,389
# of Persons per HH	4.2	4.0	3.5
Average HH Income	\$59,898	\$54,537	\$65,092
Average House Value	\$208,090	\$177,734	\$209,384

RACE	3 MILES	5 MILES	10 MILES
Total Population - White	6,283	21,708	106,267
Total Population - Black	2,375	6,663	26,371
Total Population - Asian	284	809	5,825
Total Population - Hawaiian	26	72	419
Total Population - American Indian	104	302	1,734
Total Population - Other	1,388	3,812	18,213



FINANCIAL ANALYSIS





BUILDING INFORMATION

Tenancy	Single
Office Space	4,778 SF
Number of Floors	2
Year Built	1995
Gross Leasable Area	235,790 SF
Construction Status	Existing

PROPERTY HIGHLIGHTS

- Excellent Cross Dock/Industrial Outdoor Storage Facility
- Fully Fenced & Gated 5.4AC Yard with Ample Room for Storage/Further Development.
- Well Positioned for Cross Docking or Industrial Outdoor Storage Uses (IOS)
- Two Dock High Doors with Opportunity to Add Additional (Formerly 18)
- 15-20' Clear Heights | Two Ground-Level Doors
- Excellent Access to the I-15, US-395, CA-18, and I-40 Freeways
- Adjacent to the Southern California Logistics Airport
- +10M SF of Proposed/In-Progress Development Along the US-395 Corridor

ADDITIONAL PHOTOS



PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,500,000.00
Sale Price/SF (Building):	\$120.94
Sale Price/SF (Land):	\$10.60
Lease Rate:	Subject to Offer
Lease Type:	NNN
Available SF:	235,790 SF
Lot Size:	5.41 Acres
Building Size:	20,670 SF

