

# 18880 NAVAJO RD.

STATE-OF-THE-ART, CLIMATE-CONTROLLED  
DISTRIBUTION FACILITY IN APPLE VALLEY, CA

For Lease/Sale

±1,348,140 SF



# 18880 NAVAJO RD.

## Temperature-Controlled Distribution Facility

### BUILDING SIZE

1,348,140 SF 

### TOTAL OFFICE SIZE

32,773 SF MAIN OFFICE 18,129 SF  
SHIPPING/RECEIVING OFFICE 14,644 SF

### POWER

12K AMPS, 277/480V,  
3 PHASE 



DOCK HIGH DOORS

120



GL DOORS

4



CLEAR HEIGHT

40'



COURT DEPTH

530'



AUTO SPACES

633



TRAILER SPACES

586



ESFR SPRINKLERS

K-25



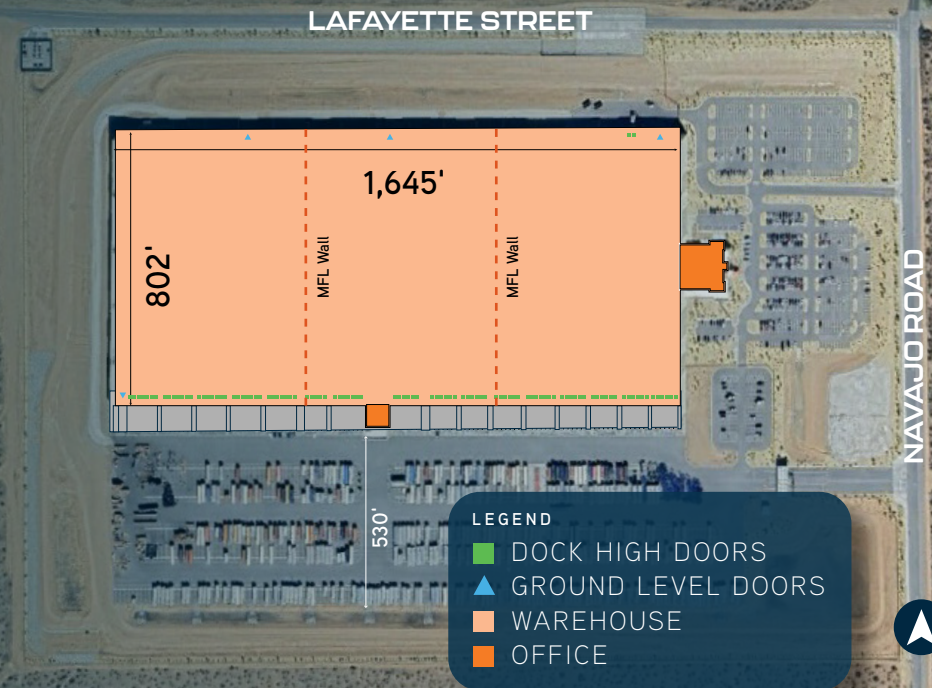
CERTIFIED

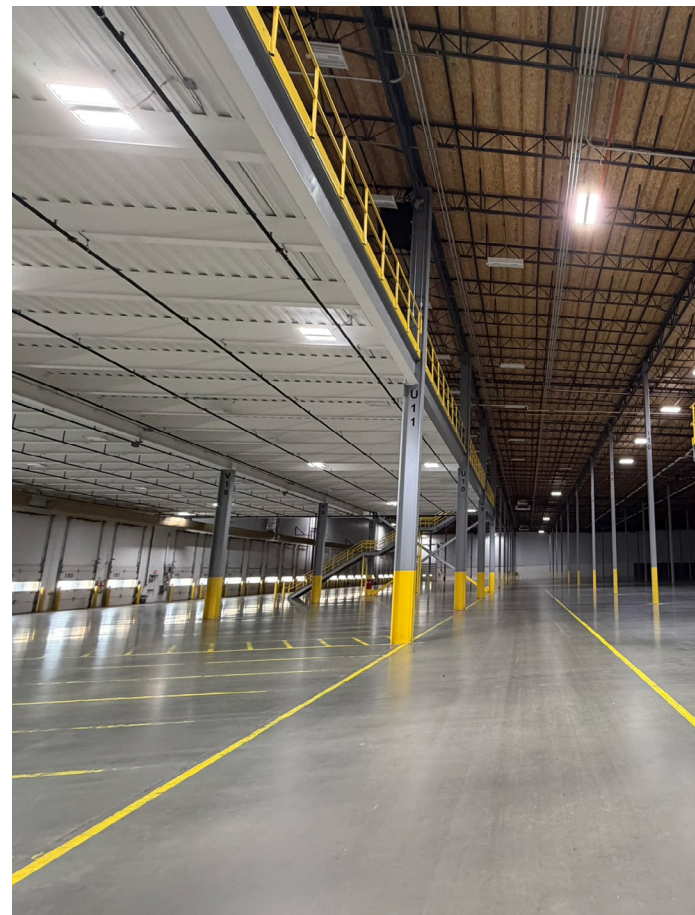
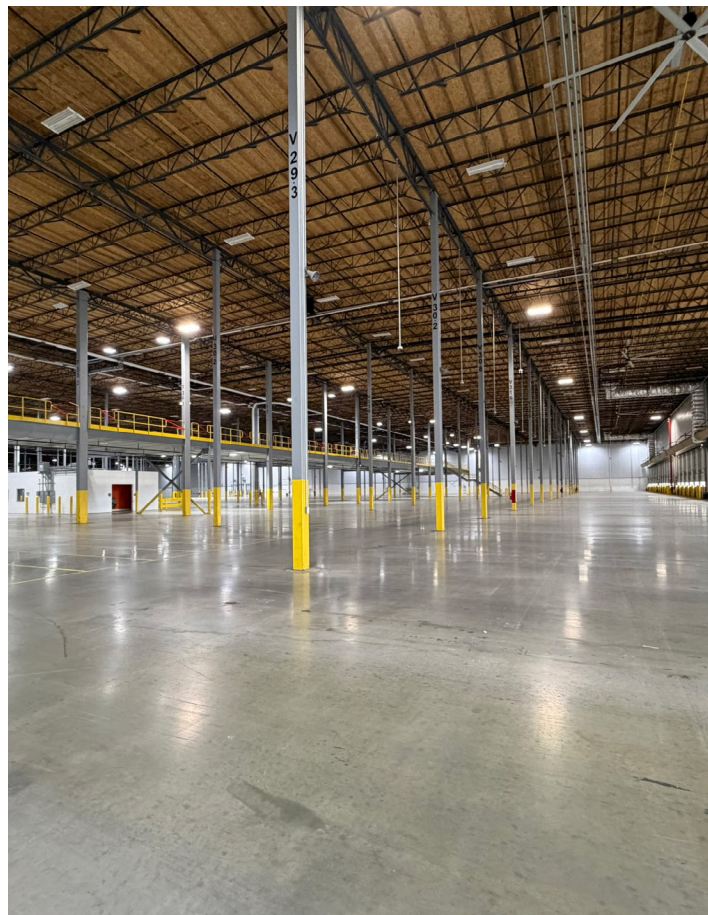
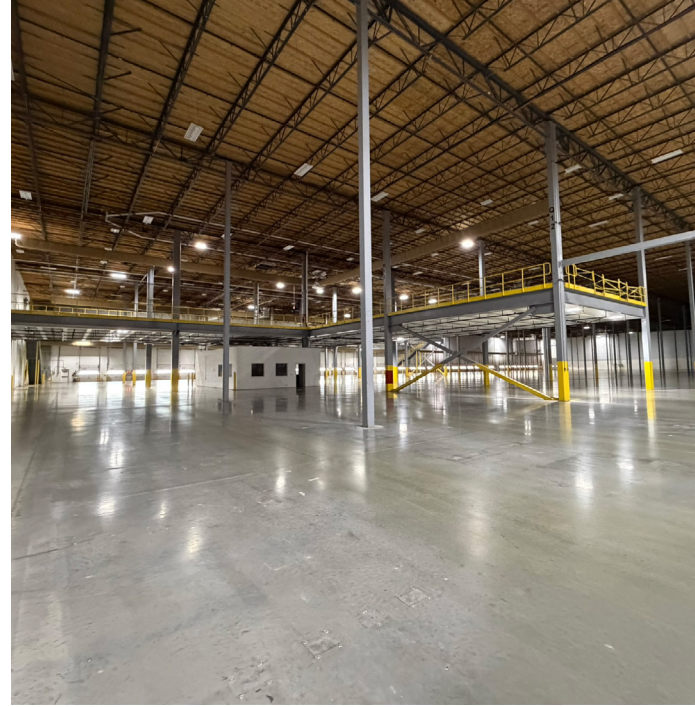
LEED



MFL

Two 3-hour rated  
MFL preventative  
walls (Maximum  
Fire Loss)

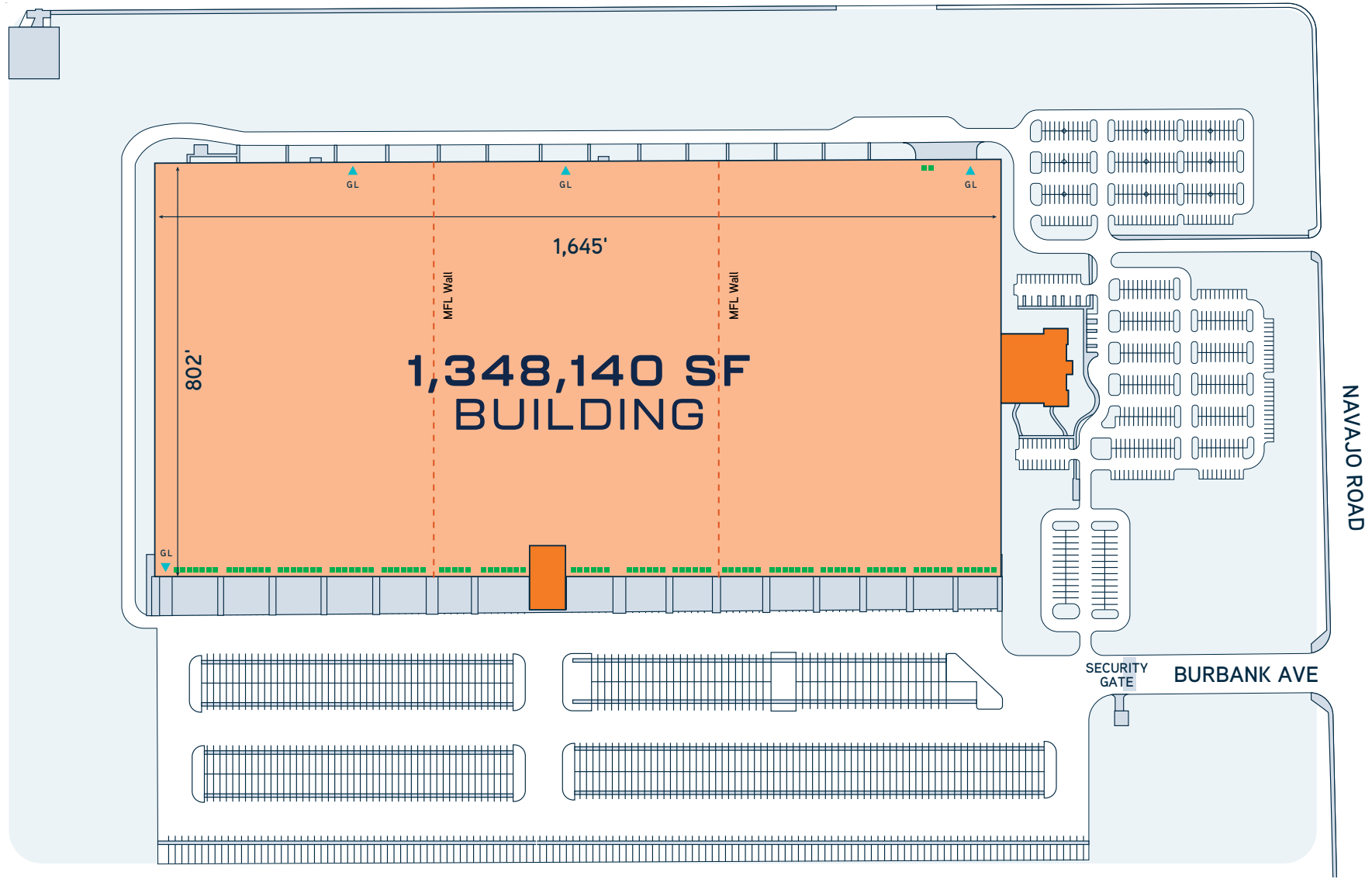




# SITE PLAN



LAFAYETTE ST.



■ DOCK HIGH DOORS (QTY: 120)

▲ GROUND LEVEL DOORS (QTY: 4)

■ WAREHOUSE

■ OFFICE

# CONNECTED TO THE WEST

## KEY DISTANCES

### BNSF INTERMODAL

SAN BERNARDINO **48 MILES**

### UNION PACIFIC INTERMODAL

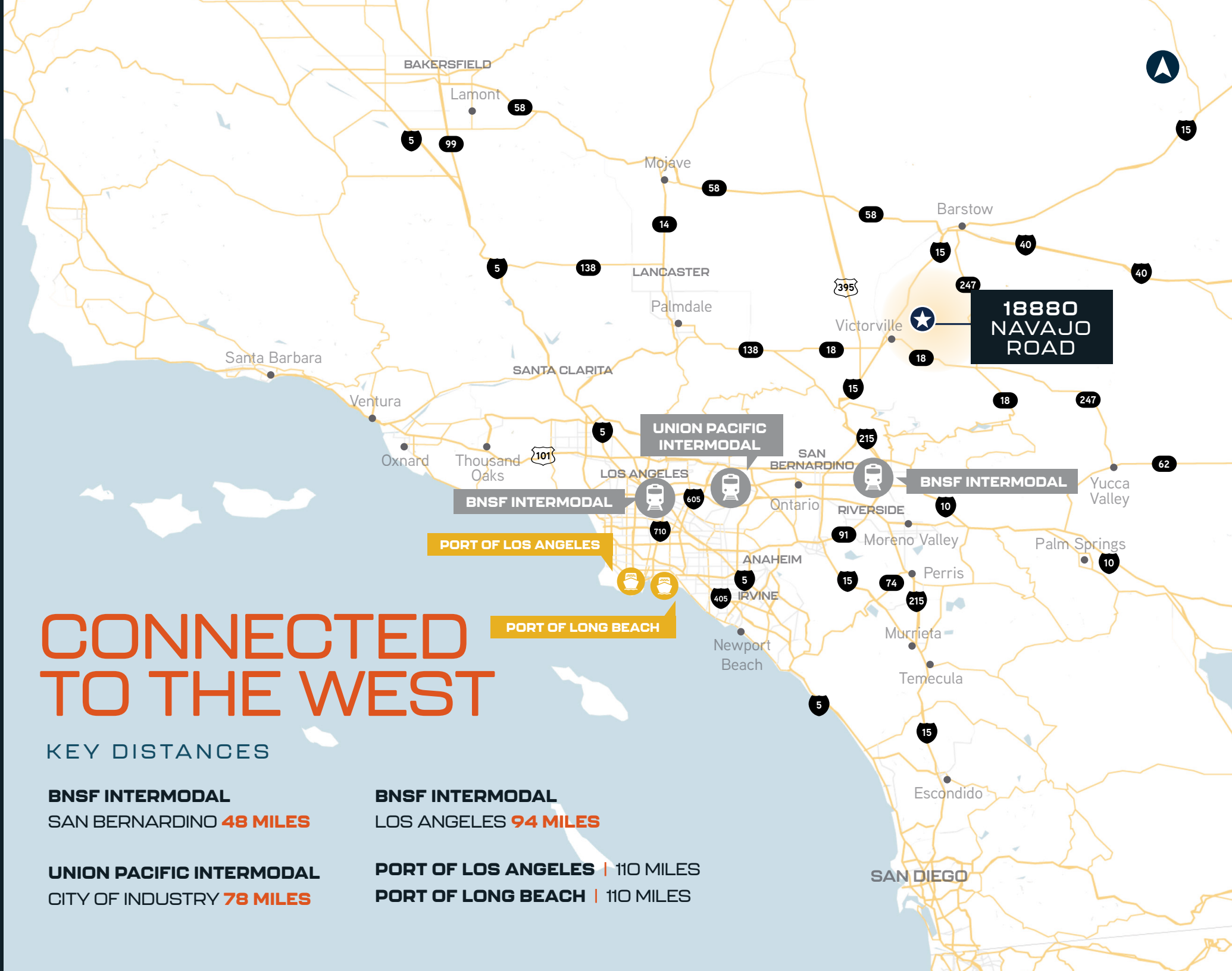
CITY OF INDUSTRY **78 MILES**

### BNSF INTERMODAL

LOS ANGELES **94 MILES**

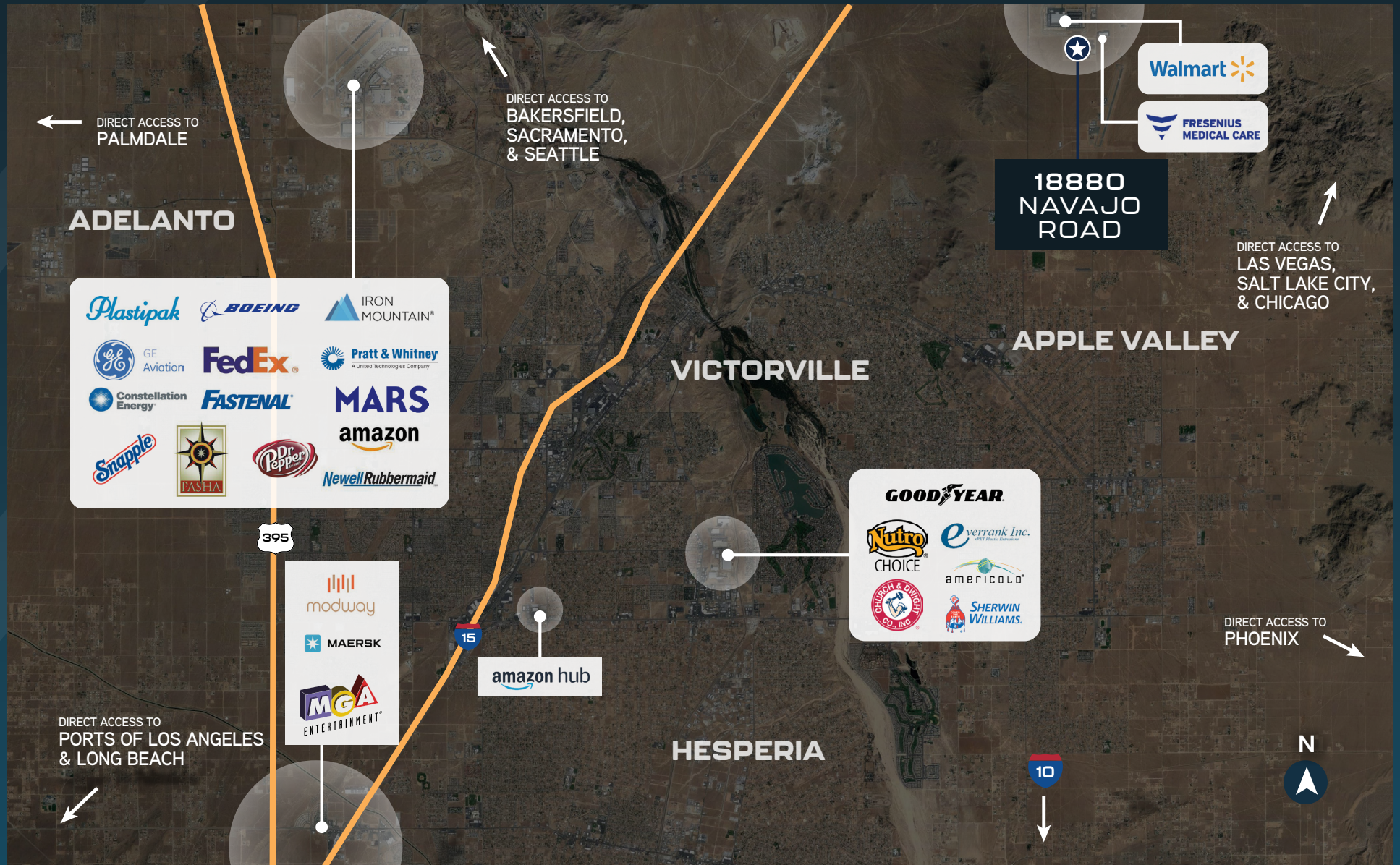
PORT OF LOS ANGELES | **110 MILES**

PORT OF LONG BEACH | **110 MILES**



# CORPORATE TENANTS

INLAND EMPIRE NORTH





# 18880 NAVAJO RD.

APPLE VALLEY, CA

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