

MESA LINDA LOGISTICS CENTER

9260 MESA LINDA STREET, HESPERIA, CA 92344

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

REAL ESTATE SERVICES

RYAN LAL, SIOR

Senior Vice President, Partner

909.545.8020

RLal@Voitco.com

License #01854104

DANTE BORRUSO

Vice President, Partner

909.775.4475

DBorruso@Voitco.com

License #02086368

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MESA LINDA LOGISTICS CENTER

9260 MESA LINDA STREET, HESPERIA, CA 92344

±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

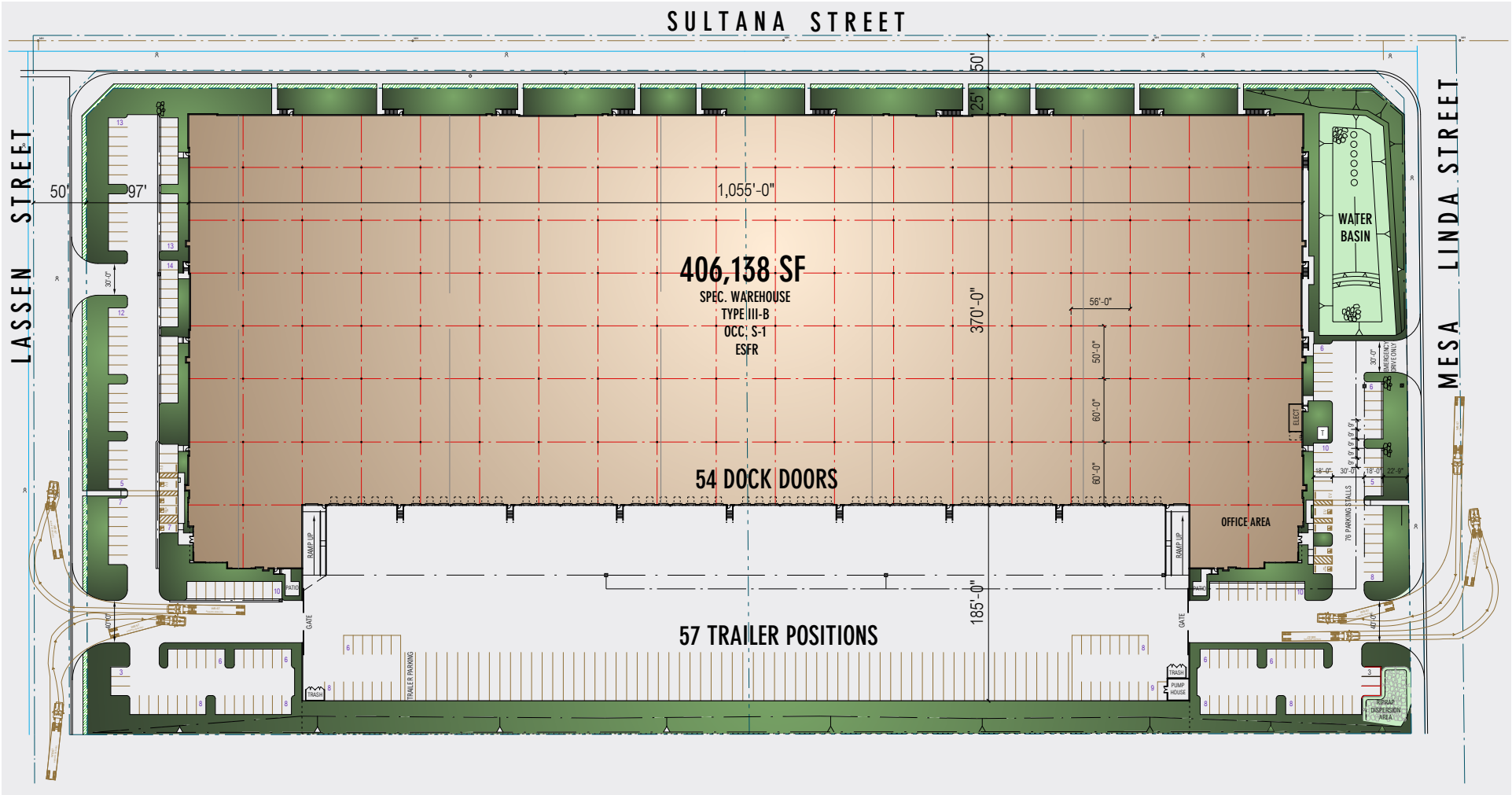
For qualified uses, take advantage of 100% building depreciation in year 1 of ownership, or benefit from other accelerated depreciation methods identified in current tax law. Please consult with a tax professional to see how this would benefit your tax situation.

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SITE PLAN

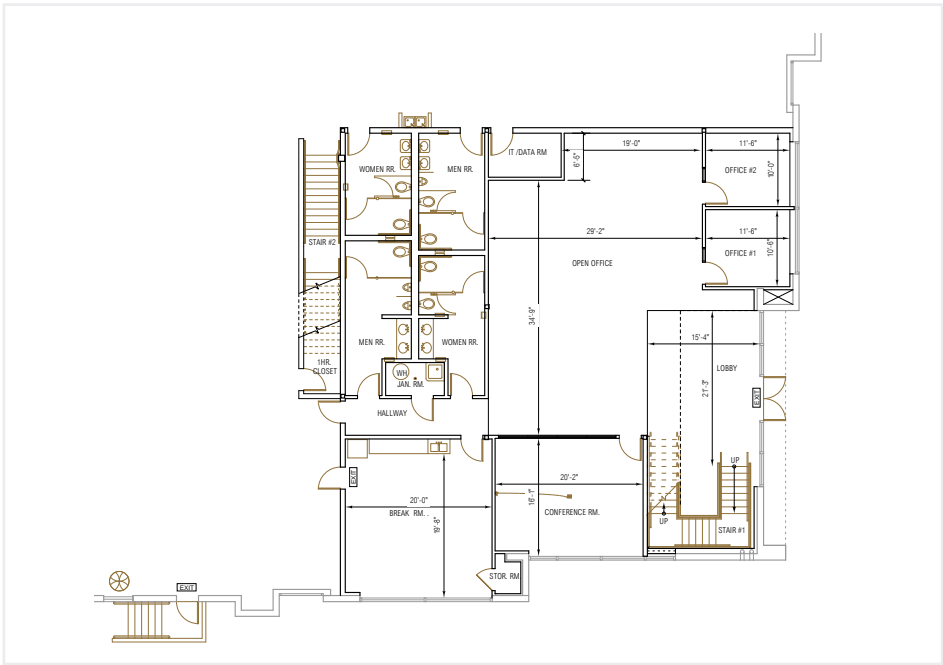


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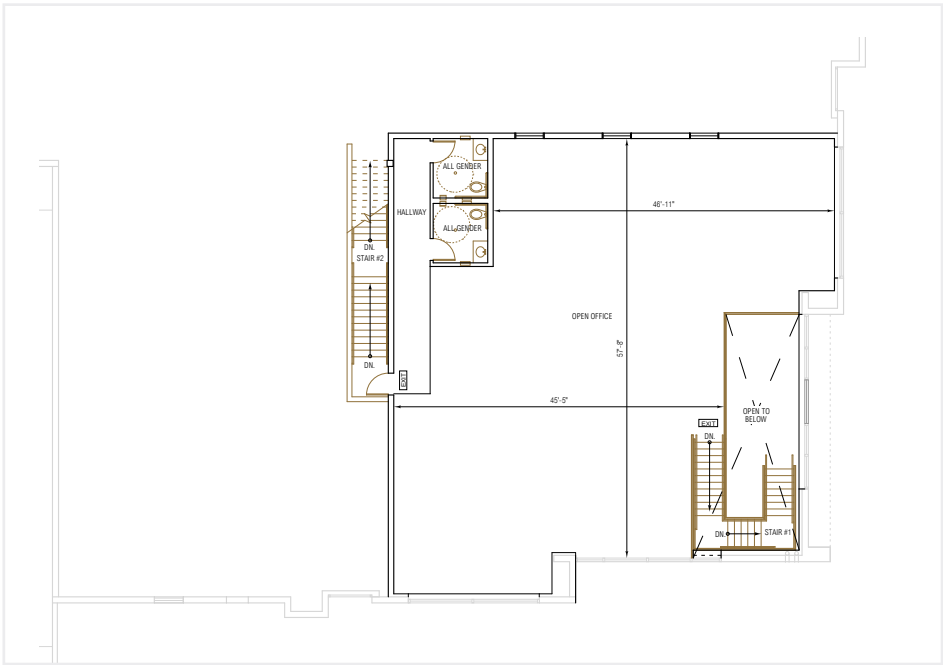
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OFFICE PLANS



GROUND FLOOR
OFFICE PLAN ±3,567 SF



MEZZANINE
OFFICE PLAN ±3,141 SF

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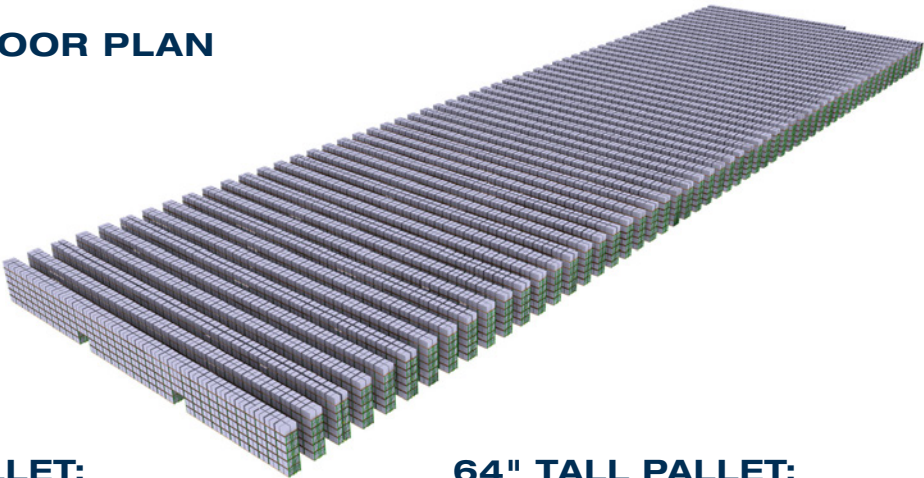
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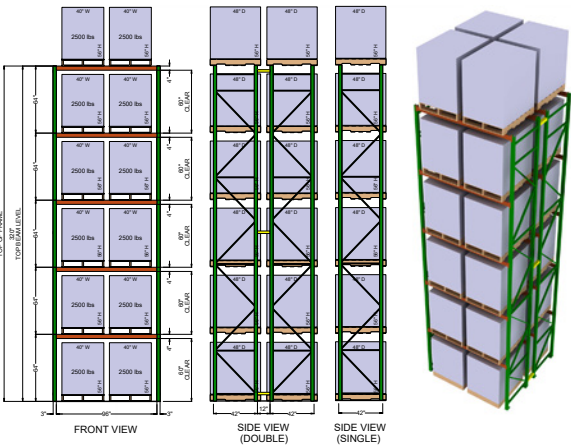
RAYMOND | WEST
INTRALOGISTICS SOLUTIONS

CONTACT: Greg Hanoian | 562.447.5891 | greg.hanoian@raymondwest.com

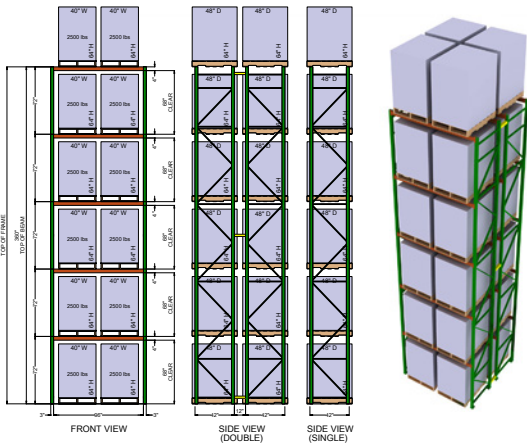
CONCEPTUAL RACKING FLOOR PLAN



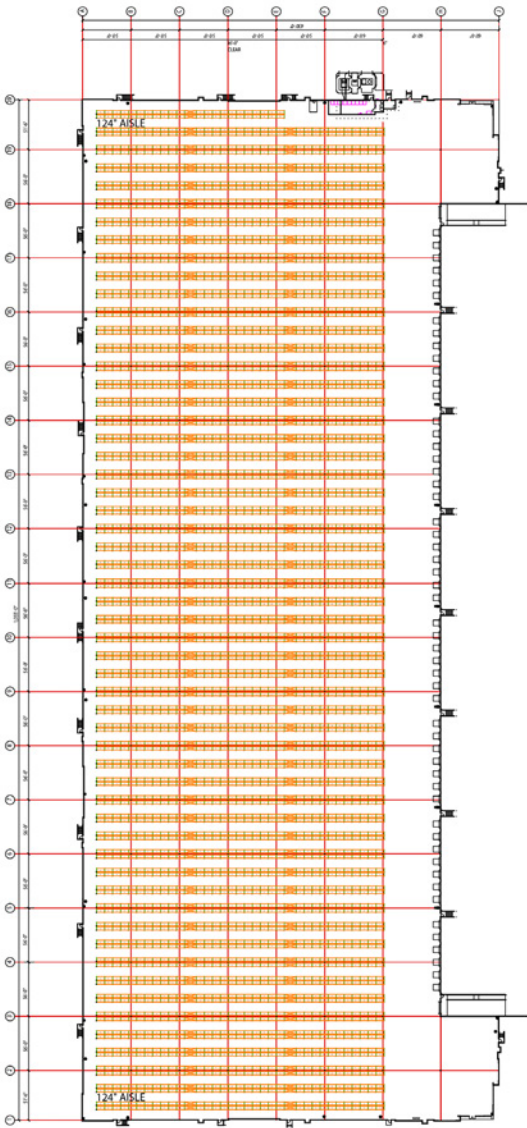
56" TALL PALLET:
36' CLEAR ±46,752
TOTAL PALLET POSITIONS



64" TALL PALLET:
36' CLEAR ±38,738
TOTAL PALLET POSITIONS



RACKING PLAN

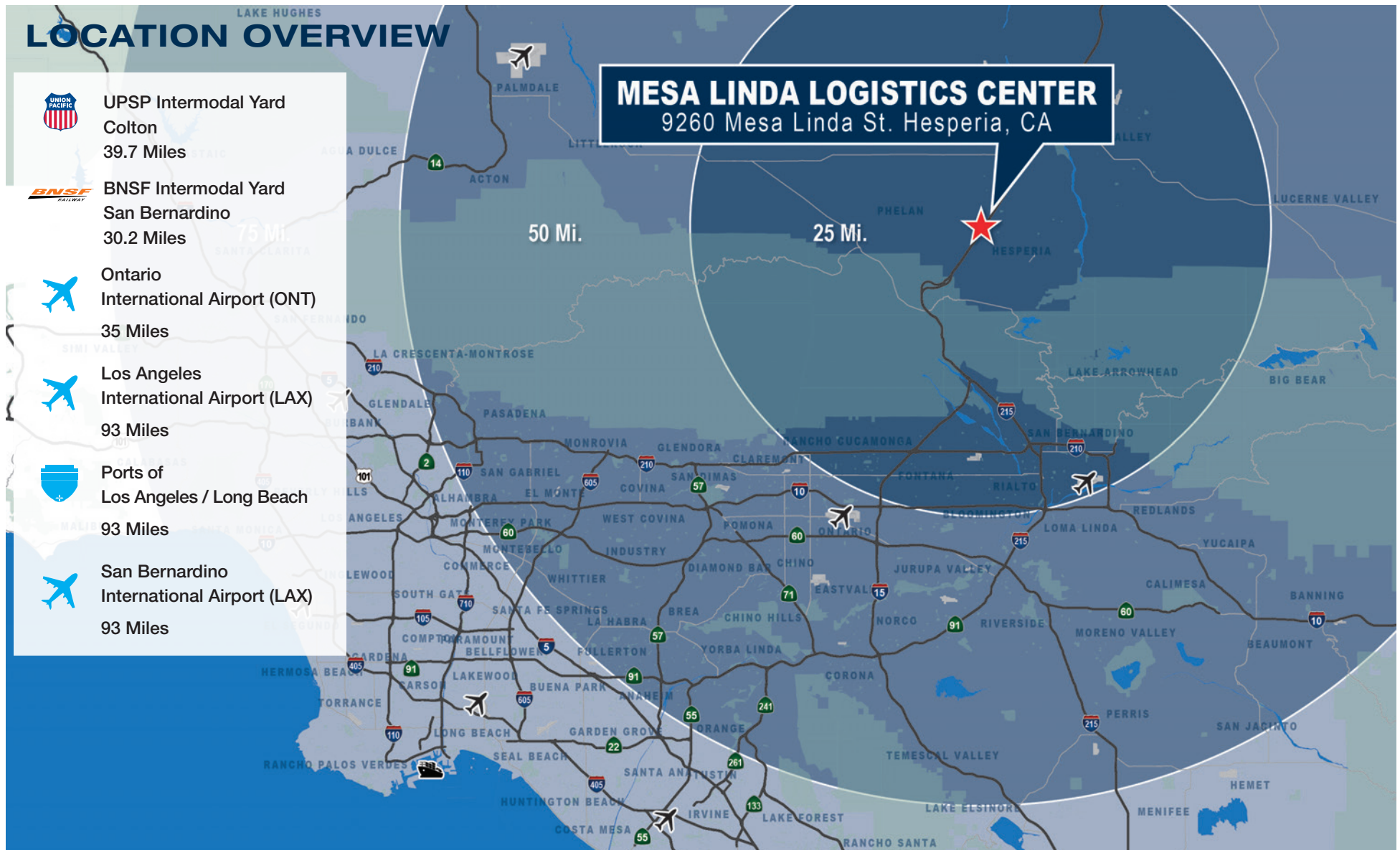


No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan.
No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

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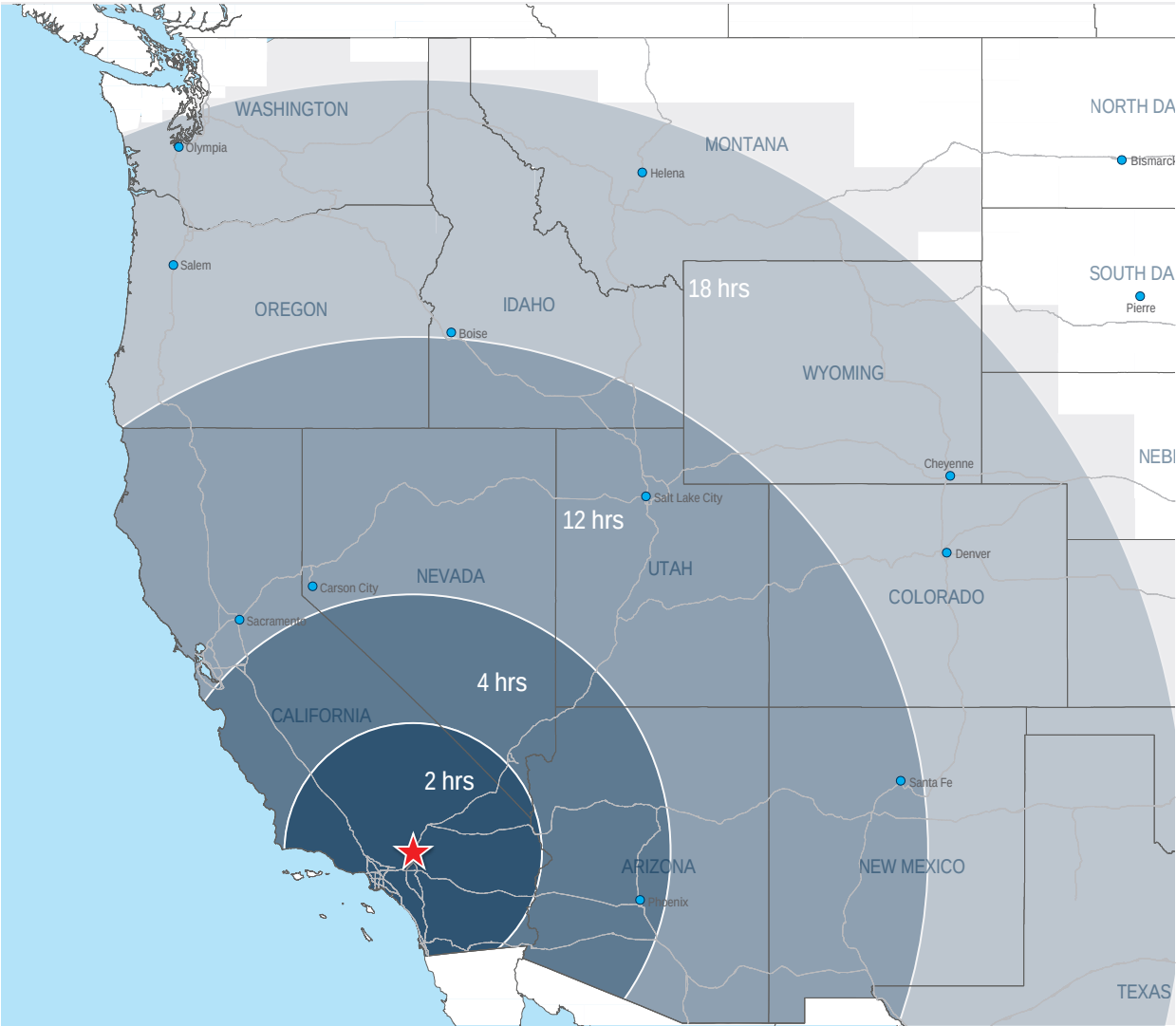
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PREMIER DISTRIBUTION LOCATION

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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