

# WATSON

HIGH DESERT LOGISTICS | APPLE VALLEY CA

FULLY ENTITLED LAND FOR SALE | UP TO 152 ACRES AVAILABLE  
BUILD UP TO 2,832,600 SF



SEC Navajo Road & Johnson Road, Apple Valley, CA



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# WATSON

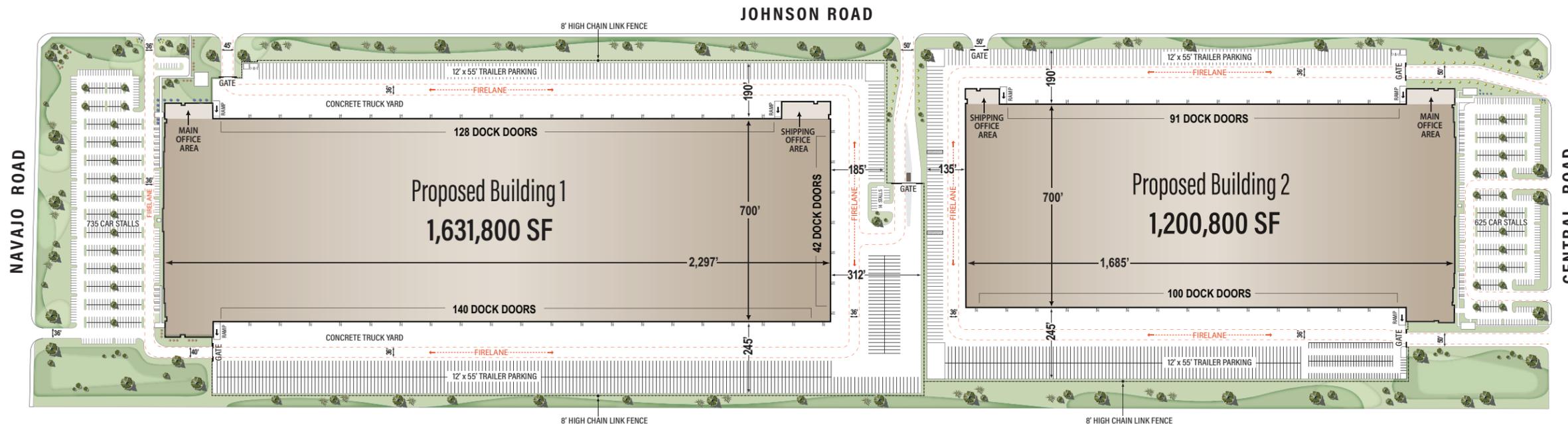
HIGH DESERT LOGISTICS | APPLE VALLEY CA

**UP TO 152 ACRES FOR SALE**

**FULLY ENTITLED:** All Town and CEQA Approvals Obtained

**UTILITIES:** Power, Water, Sewer, Gas & Telecom Available Adjacent to Site

Within Mojave Desert **AQMD**



Please Contact:



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## KEY DISTANCES

BARSTOW INTERNATIONAL GATEWAY	24.8 miles
BNSF SAN BERNARDINO	48.5 miles
ONTARIO INTERNATIONAL AIRPORT	53.3 miles
PORT OF LOS ANGELES/LONG BEACH	110 miles
LAS VEGAS	170 miles
PHOENIX	360 miles

**INTERSTATE HWY. 15** 4.5 miles

**INTERSTATE HWY. 40** 26.7 miles

## FEATURES

- BUILDING SIZE:** up to 2,832,600 SF
- COLD STORAGE:** up to 15% of total SF
- OFFICE SIZE:** TBD
- LAND SIZE:** up to 152 acres available
- POWER:** 4,000 amps (up to 12,000 amps)
- TRUCK POSITIONS:** Dock high: 501 (1 per 5,654 SF)
- TRUCK COURT DEPTH:** 190' to 245'
- MINIMUM CLEARANCE:** 40' (at first bay)
- TRAILER PARKING:** 1,040
- AUTO PARKING:** 1,374

