

WATSON

HIGH DESERT LOGISTICS | APPLE VALLEY CA

FULLY ENTITLED LAND FOR SALE | UP TO 48 ACRES AVAILABLE
BUILD UP TO 896,500 SF



NWC Navajo Road & Los Padres Road, Apple Valley, CA



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UP TO 48 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 896,500 SF
COLD STORAGE:	up to 15% of total SF
OFFICE SIZE:	TBD
LAND SIZE:	up to 48 acres available
POWER:	4,000 amps (up to 12,000 amps)
TRUCK POSITIONS:	Dock high: 112 (1 per 8,004 SF)
TRUCK COURT DEPTH:	236'
MINIMUM CLEARANCE:	40' (at first bay)
TRAILER PARKING:	304
AUTO PARKING:	604

