

MESA LINDA LOGISTICS CENTER

9260 MESA LINDA STREET, HESPERIA, CA



IE NORTH VS WEST & EAST SCAQMD COST SAVINGS

Annual Savings	±\$700,000
Annual Savings - 5 Years	±\$3,500,000

ROBUST LABOR POOL

- ±80,000 residents commuting outside the Inland Empire North/High Desert for employment
- Many already experienced in warehousing and logistics



SCAN TO
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Voit
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MESA LINDA LOGISTICS CENTER

9260 MESA LINDA STREET, HESPERIA, CA 92570

±406,138 SF
AVAILABLE FOR SALE OR LEASE

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'



2 Ground Level Doors 12' x 14'



219 Auto Parking Stalls



57 Trailer Parking Stalls



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

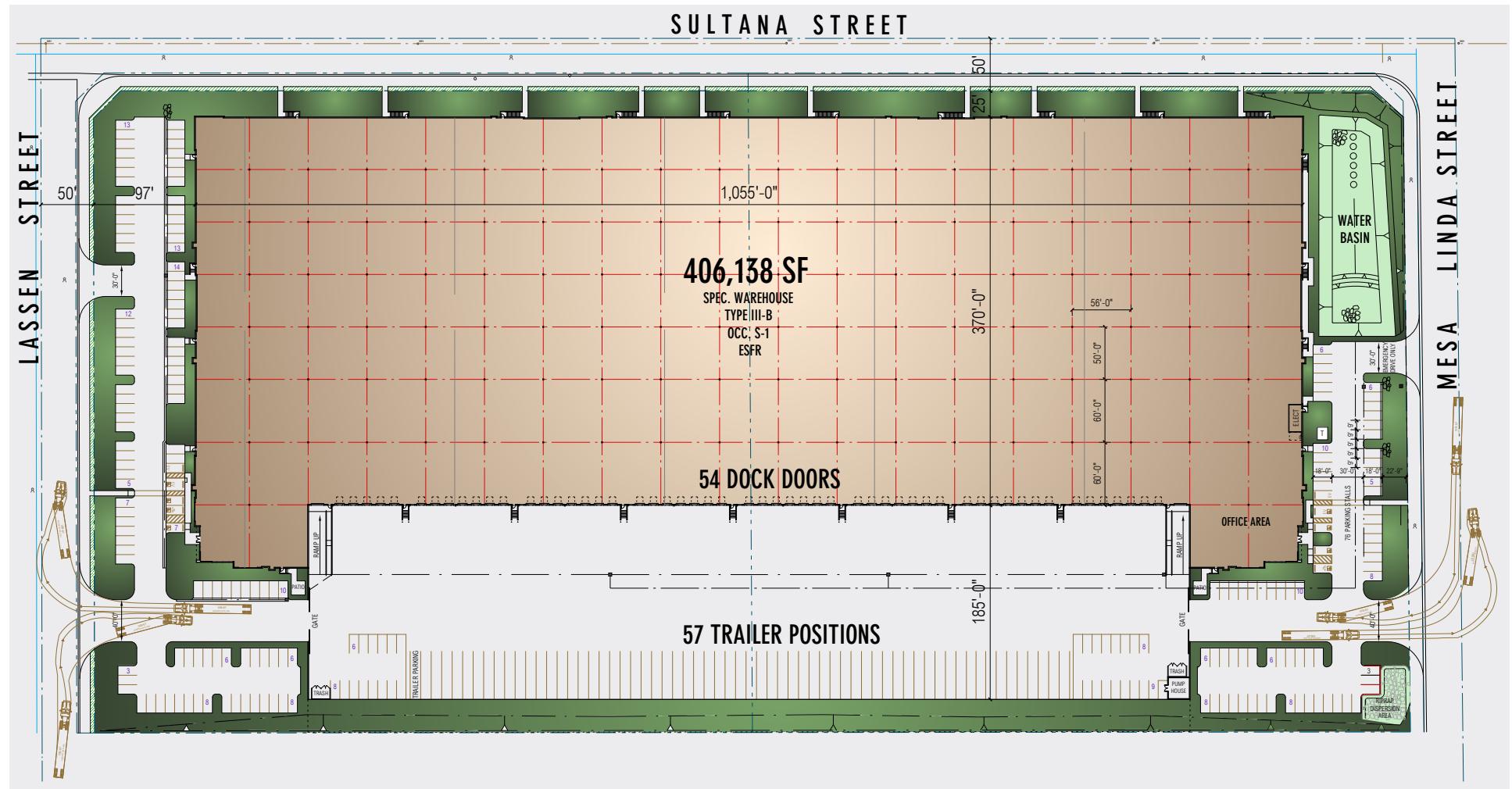
For qualified uses, take advantage of 100% building depreciation in year 1 of ownership, or benefit from other accelerated depreciation methods identified in current tax law. Please consult with a tax professional to see how this would benefit your tax situation.

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SITE PLAN

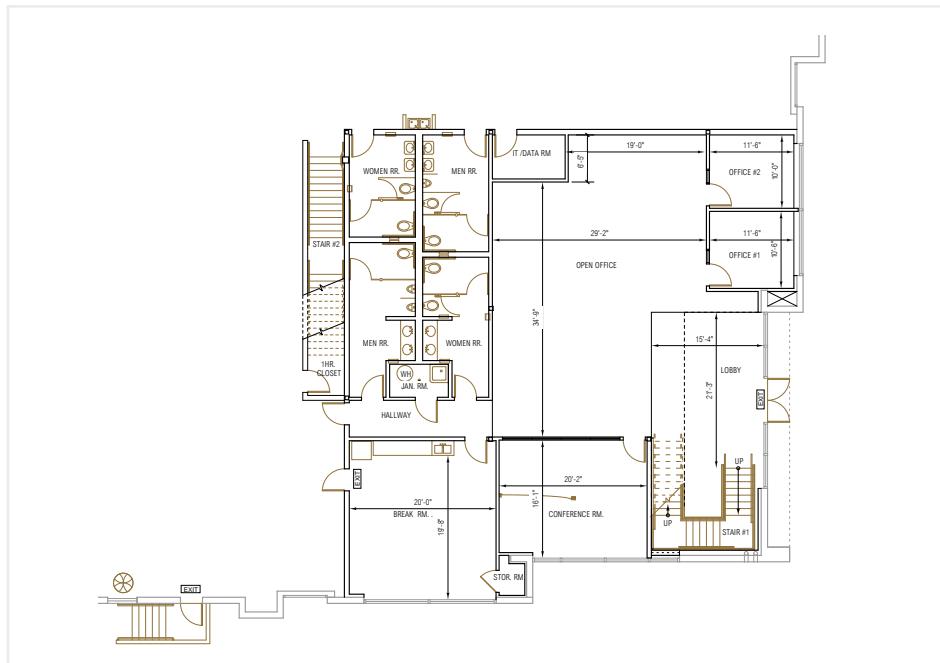


MESA LINDA LOGISTICS CENTER

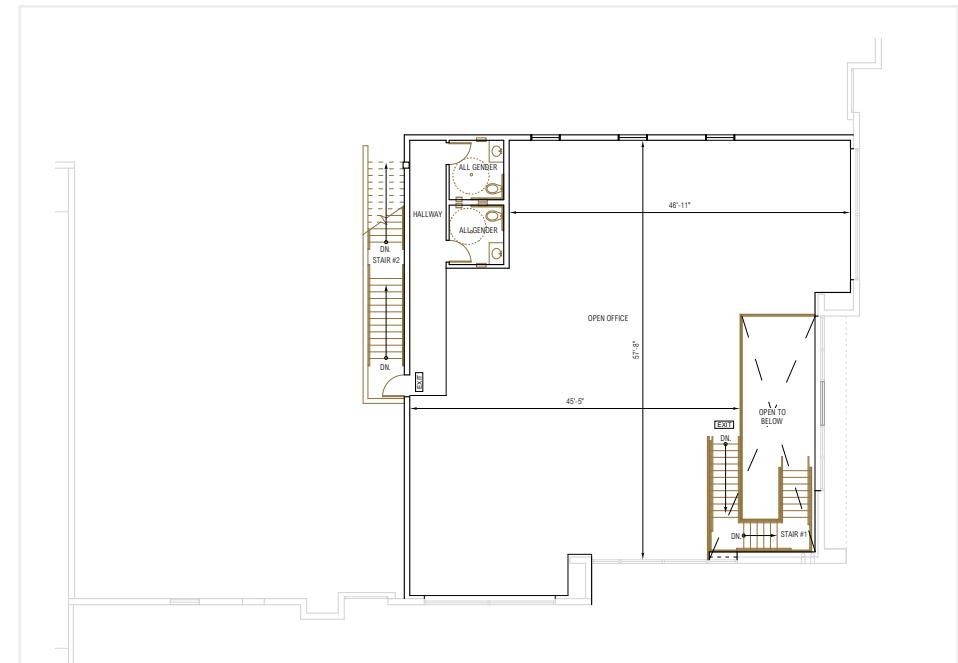
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OFFICE PLANS



GROUND FLOOR
OFFICE PLAN ±3,567 SF



MEZZANINE
OFFICE PLAN ±3,141 SF

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LOCATION OVERVIEW



UPSP Intermodal Yard
Colton
39.7 Miles



BNSF Intermodal Yard
San Bernardino
30.2 Miles



Ontario
International Airport (ONT)
35 Miles



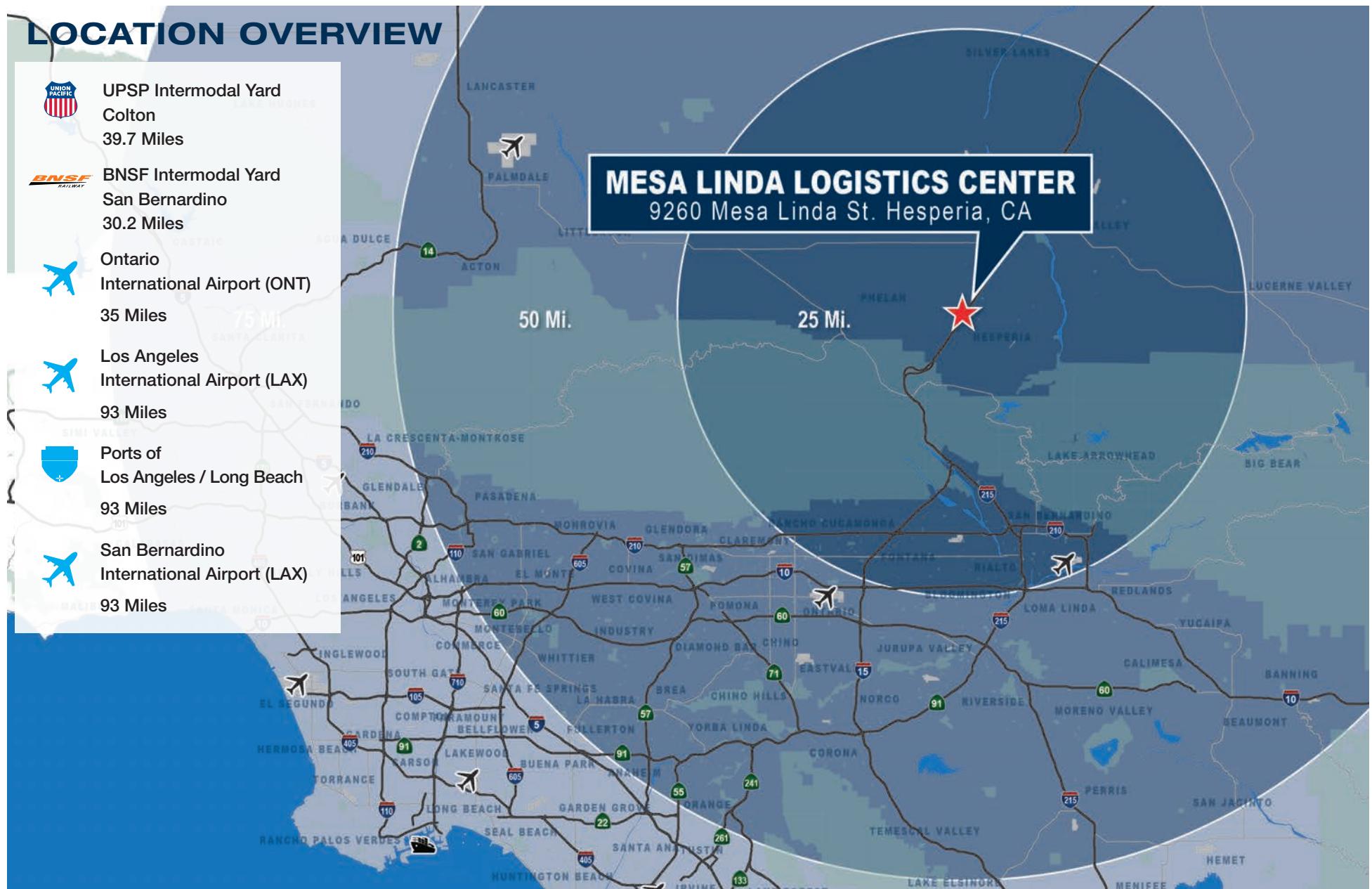
Los Angeles
International Airport (LAX)
93 Miles



Ports of
Los Angeles / Long Beach
93 Miles



San Bernardino
International Airport (LAX)
93 Miles



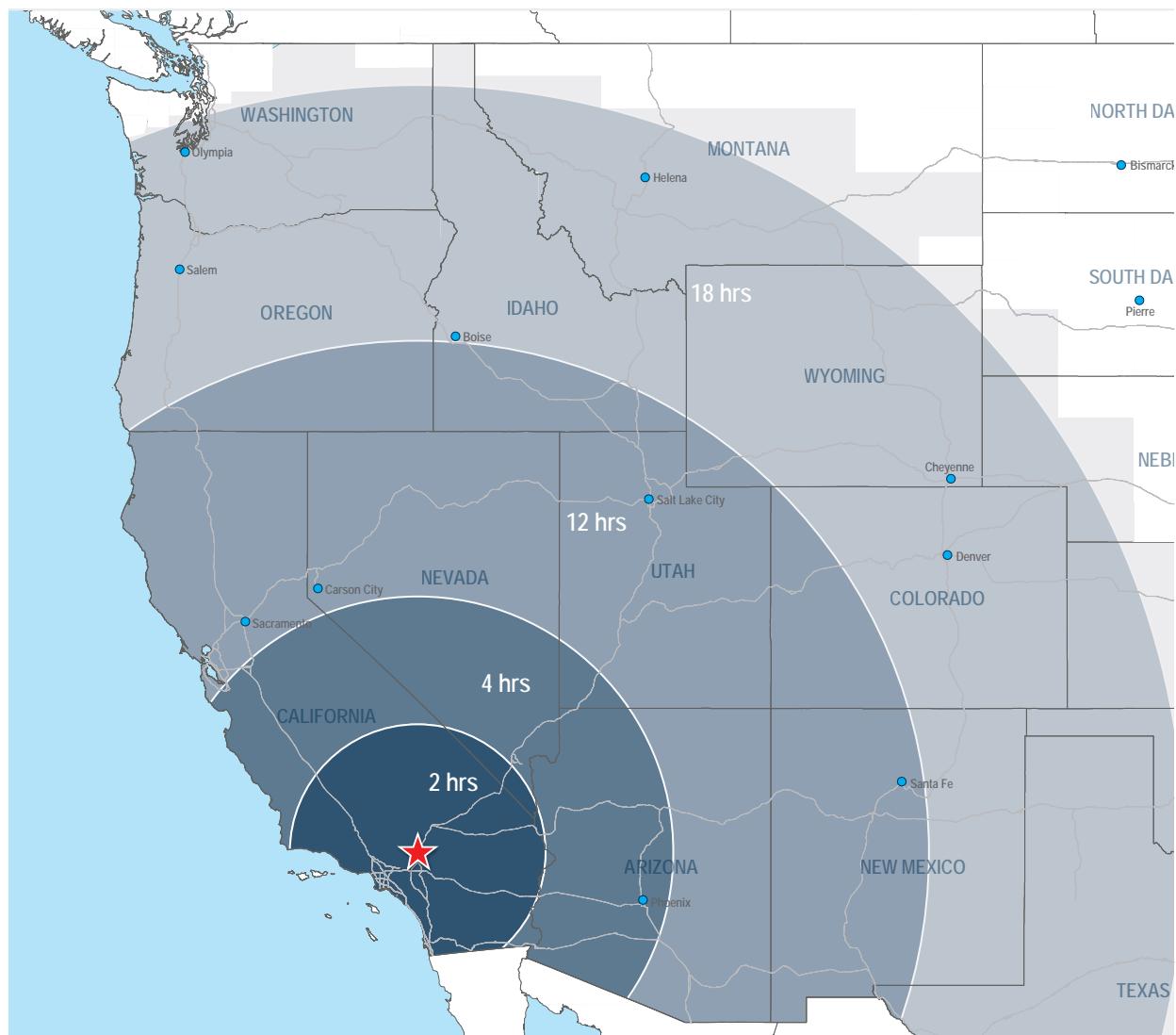
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PREMIER DISTRIBUTION LOCATION

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
PORTRLAND	1,004 MILES
SEATTLE	1,177 MILES



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TENANT AERIAL



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