

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
VISIT OUR WEBSITE

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

Voit

REAL ESTATE SERVICES

3280 E. Guasti Road, Suite 100, Ontario, CA 91761 | www.voitco.com

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

Newcastle | PARTNERS

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.

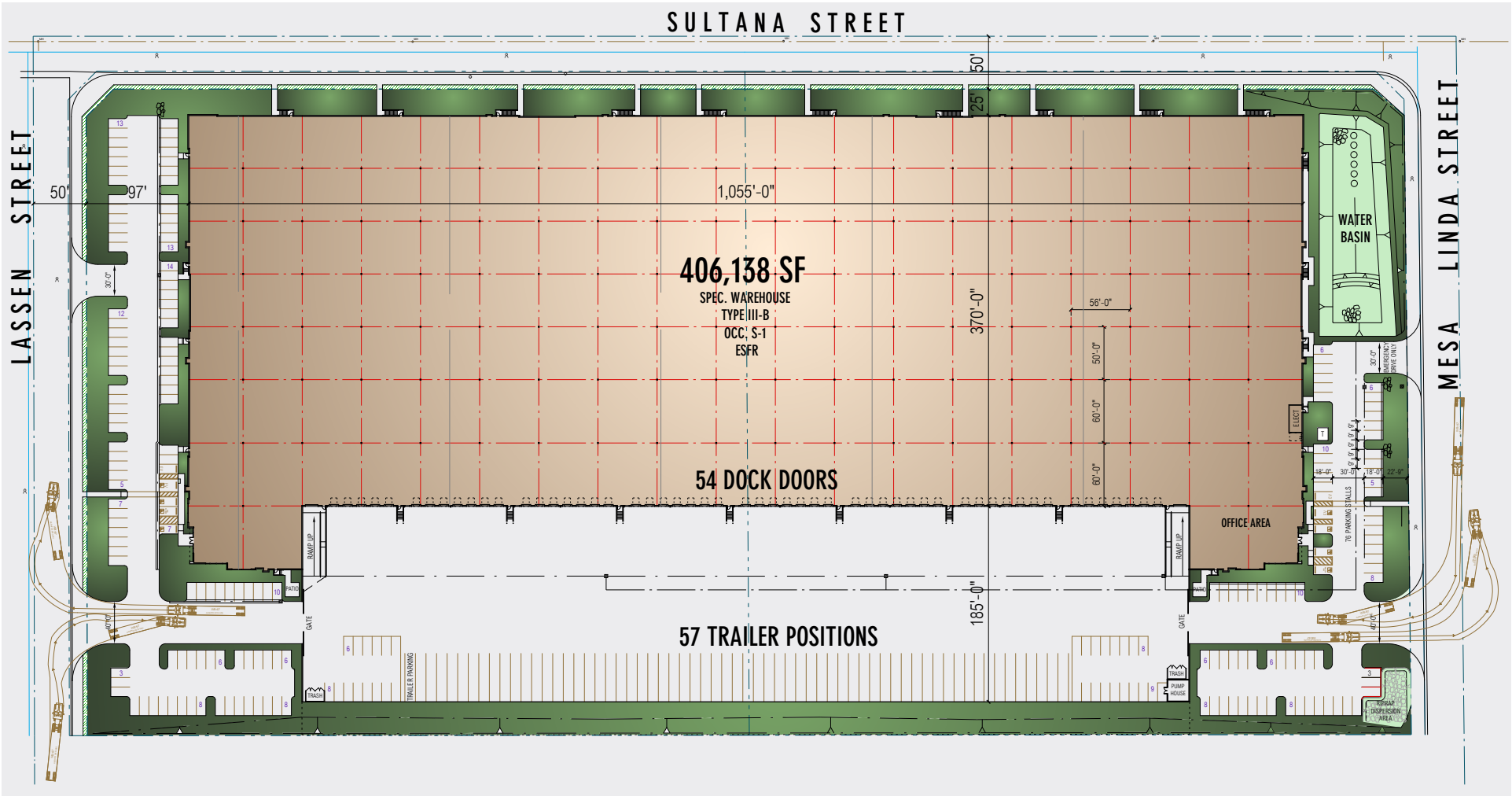
MESA LINDA LOGISTICS CENTER

9260 MESA LINDA STREET, HESPERIA, CA 92570

±406,138 SF

AVAILABLE FOR SALE OR LEASE

SITE PLAN



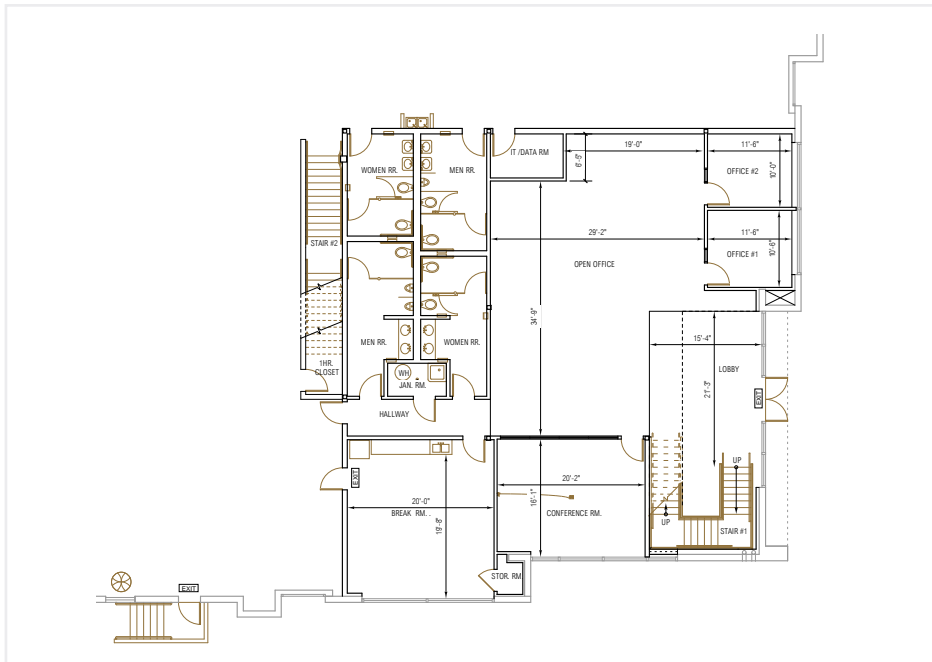
MESA LINDA LOGISTICS CENTER

9260 MESA LINDA STREET, HESPERIA, CA 92570

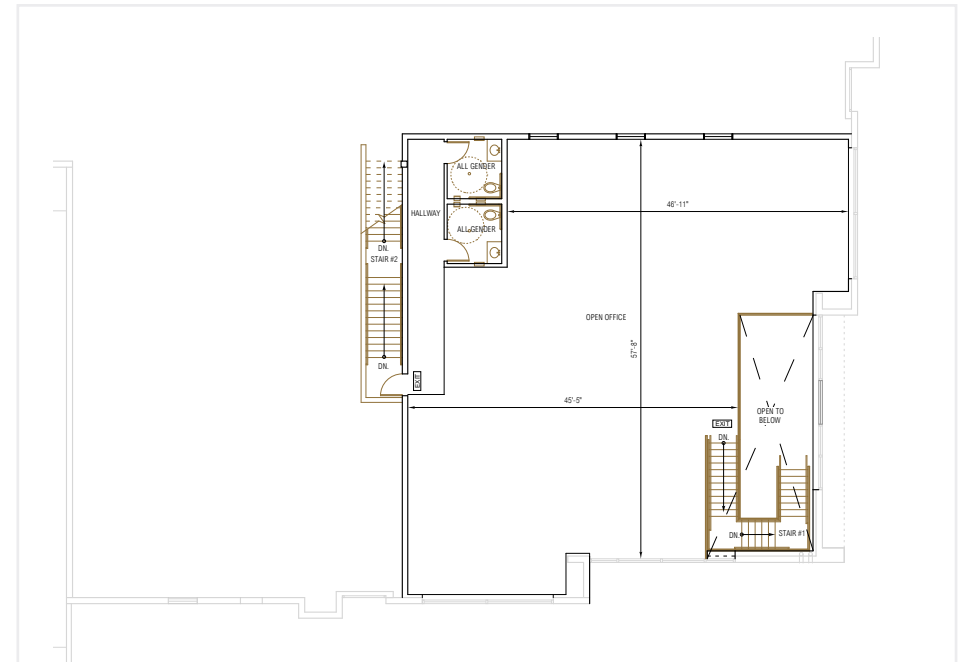
±406,138 SF

AVAILABLE FOR SALE OR LEASE

OFFICE PLANS



**GROUND FLOOR
OFFICE PLAN ±3,567 SF**



**MEZZANINE
OFFICE PLAN ±3,141 SF**

9260 MESA LINDA STREET, HESPERIA, CA 92570

AVAILABLE FOR SALE OR LEASE

LOCATION OVERVIEW



UPSP Intermodal Yard
Colton
39.7 Miles



BNSF Intermodal Yard
San Bernardino
30.2 Miles



Ontario
International Airport (ONT)
35 Miles



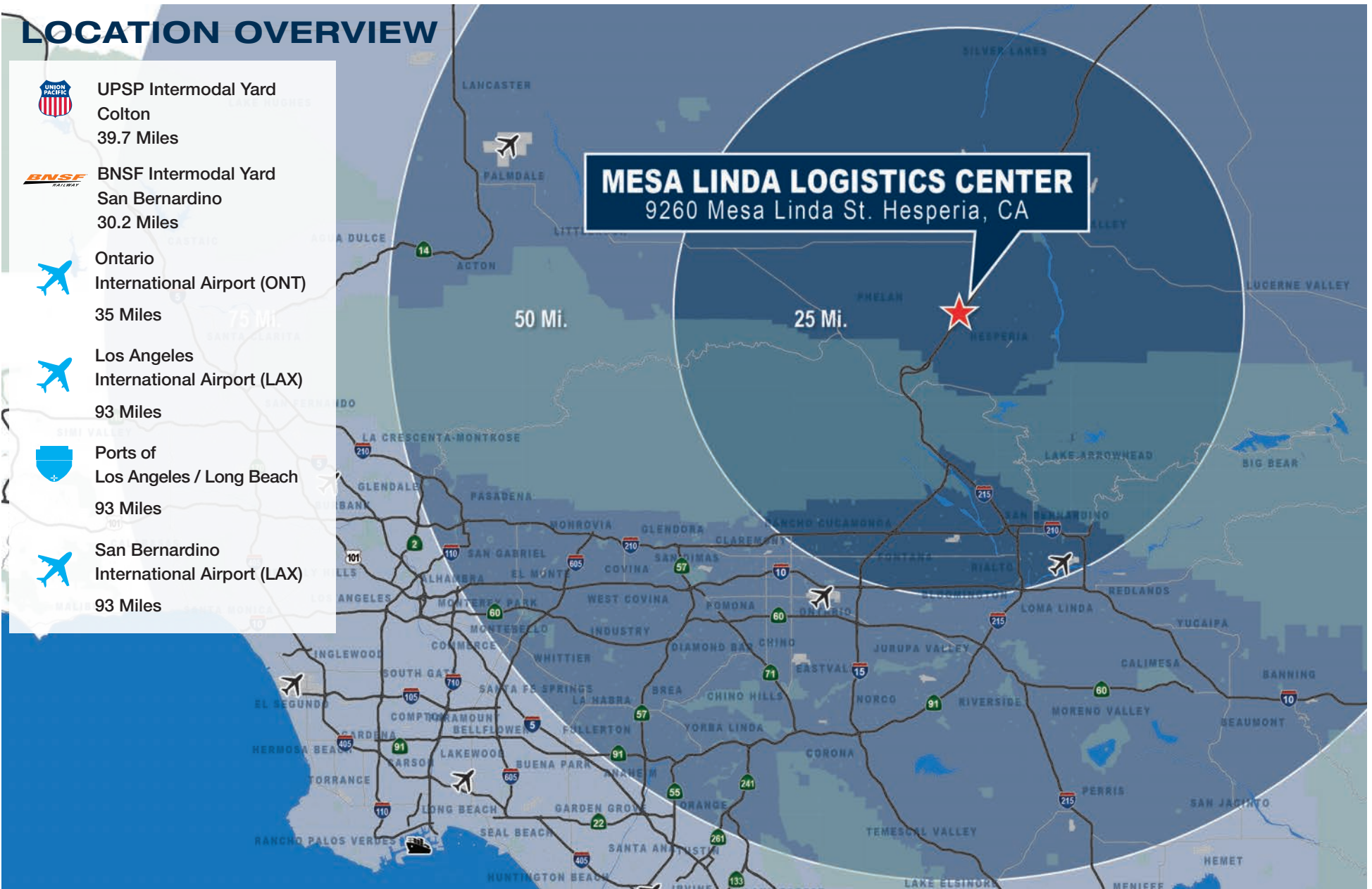
Los Angeles
International Airport (LAX)
93 Miles



Ports of
Los Angeles / Long Beach
93 Miles



San Bernardino
International Airport (LAX)
93 Miles



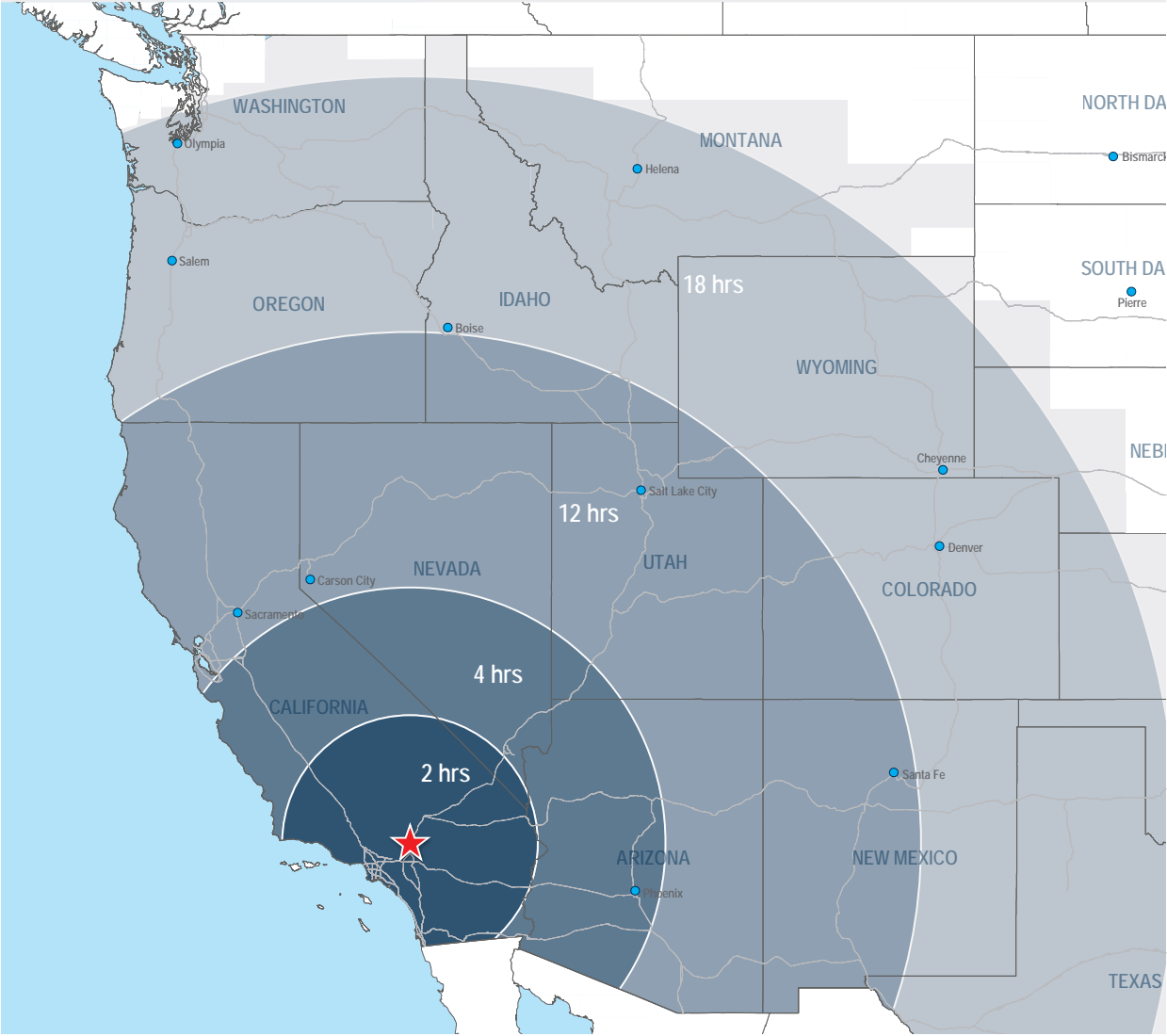
MESA LINDA LOGISTICS CENTER

9260 MESA LINDA STREET, HESPERIA, CA 92570

±406,138 SF
AVAILABLE FOR SALE OR LEASE

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



MESA LINDA LOGISTICS CENTER

9260 MESA LINDA STREET, HESPERIA, CA 92570

±406,138 SF
AVAILABLE FOR SALE OR LEASE

TENANT AERIAL



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

Newcastle | PARTNERS