



OFFERING MEMORANDUM

(FOR SALE OR LEASE)

17349 Muskrat Ave #20

Adelanto, CA 92301

Prime Two Story ±59,000 SqFt Industrial Condominium Building



Graystone Capital Advisors

PEAK
COMMERCIAL

CONFIDENTIALITY AGREEMENT

By accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Owner/Agent immediately upon request and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in strict confidence.

No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of officer of Owner/Agent. Principals and real estate brokers are prohibited from disseminating this information without the specific written consent of an officer of Owner/Agent.

This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property as a reference and are based on assumptions proposed by Owner/Agent and their sources. Prospective purchasers should make their own projections and reach their own conclusion of value.

Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. All prospective purchasers are to rely upon their own investigations and due diligence in the formation of their assessment of the condition of the property, including engineering and environmental inspections. All relevant documents are expected to be reviewed independently by any prospective purchaser.

Neither Owner nor the Agent nor any of their respective officers, advisors, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal commitment or obligations shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Owner reserves the right to reject any or all expressions of interest or offers to purchase this property, as well as the right to terminate discussions with any party at any time with our without notice.

Owner shall have no legal commitment or obligation to any purchase reviewing this Offering Memorandum or making an offer to purchase this property unless a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

OFFERED EXCLUSIVELY BY:

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anverscp.com

SECTION 1

INVESTMENT OVERVIEW

THE OFFERING

Peak Commercial & Graystone Capital Advisors are excited to present an exclusive opportunity to acquire a ±59,000 SqFt Industrial/Flex Condo building in the rapidly expanding distribution and logistics hub of Adelanto, Southern California. This offering includes 1 out of the 21 condominium units situated at the intersection of Muskrat Ave and Yucca Rd. Originally constructed in 2021 as single ±29,925 SqFt unit with impressive 28' clear heights that extend to 32' at their peak, this property has since undergone redevelopment into a two story project, effectively doubling its square footage.. The ceilings are engineered to support 53 AC units. Each unit boasts 2,500 AMP Power (3-Phase/480 V), access to natural gas, city water, and pre-installed floor drainage leading to a clarification tank.

The IE-North Commerce Center was designed and developed by a team of world-class real estate developers. It offers an ideal destination for various Southern California industrial users, spanning industries such as manufacturing, distribution/logistics, warehousing, R&D, indoor agriculture, and more.

Positioned adjacent to the Southern California Logistics Airport and conveniently located just off US-395, this property provides easy access to the CA-18, I-15, and I-40 Freeways. This strategic location grants users and investors exceptional access to crucial distribution networks, all while offering significant cost savings when compared to similar coastal and Inland Empire Valley assets.

Adelanto, California

Adelanto, located in California's High Desert region, has transformed from a small farming town into a thriving city with a growing emphasis on industry and commerce. Its strategic location near major transportation routes, including Interstate 15 and Route 395, has made it a hub for logistics, manufacturing, and distribution businesses. Notably, Adelanto gained recognition for its forward-thinking approach to the cannabis industry, becoming one of Southern California's few cities to permit and regulate commercial cannabis cultivation and sales, contributing to revenue and investment. With ongoing development and a diverse population, Adelanto looks poised for continued growth and prosperity.

In recent years, the High Desert's industrial real estate market, particularly in Adelanto, has been experiencing substantial growth and development. The ongoing construction of 18.7 million square feet of industrial buildings underscores the region's ability to meet the diverse needs of various industries.

Offering Summary

Listing Price*	\$12,500,000*
Lease Rate	\$59,0000 per month \$1.00 PSF NNN
Price Per SqFt	\$211.86
Occupancy	100% Vacant
Condition	Shell
Power	2 2500 AMPS
Parking	±30
Height Clearance	14' – 16'

Property Summary

Address	17349 Muskrat Ave Unit #20, Adelanto CA 92301
Sq. Footage	± 59,000 SF
Construction	Reinforced Concrete
Lot Acreage	± 29,925 SqFt
Property Type	Flex / Industrial Condo
Parcel ID	0459-851-22-0000
# of Buildings	1 – two Story
Year Built	2021
Zoning	Industrial

Delivery Turnkey

Property will be delivered turnkey as a licensed and cannabis grow facility at \$12,500,000. Contact listing broker for more information.

Investment Highlights



UNIQUE INVESTMENT OPPORTUNITY

A ±58,000 SqFt Industrial/Flex Condo building in Adelanto, initially designed as a ±29,000 SqFt unit but transformed into a two-story structure.



VERSATILE SPACE

The IE-North Commerce Center caters to a range of Southern California industrial users, from manufacturing to warehousing and more.



STRATEGIC LOCATION

Close proximity to key transportation hubs, including the Southern California Logistics Airport and major freeways.



TRANSFORMATIVE GROWTH

Adelanto's transformation into a bustling city with a focus on industry, driven by its strategic location and progressive stance on the cannabis industry.



\$12,500,000

\$211.86 PSF

INVESTMENT HIGHLIGHTS

UNIQUE INVESTMENT OPPORTUNITY– ±59,000 SqFt Industrial/Flex Condo building in Adelanto's rapidly expanding distribution and logistics hub. Originally a ±29,000 SqFt unit with impressive 28' to 32' clear heights, it has been transformed into a two-story structure and is engineered to support 53 AC units. Each unit features 2,500 AMP Power, natural gas, city water, and pre-installed floor drainage.

VERSATILE SPACE FOR MULTIPLE INDUSTRIES– The IE-North Commerce Center, designed by world-class developers, is an ideal destination for various Southern California industrial users, including cannabis, manufacturing, distribution/logistics, warehousing, R&D, and indoor agriculture. Its adaptability makes it a valuable asset for a wide range of businesses.

STRATEGIC LOCATION FOR CANNABIS OR DISTRIBUTION– Situated adjacent to the Southern California Logistics Airport and conveniently located off US-395, this property provides easy access to the CA-18, I-15, and I-40 Freeways. This strategic positioning offers exceptional connectivity to vital distribution networks, enhancing efficiency and reducing costs compared to coastal and Inland Empire Valley assets.

ADELANTO'S TRANSFORMATIVE GROWTH– Adelanto, nestled in California's High Desert region, has evolved into a bustling city with a focus on industry and commerce. Its strategic location near major transportation routes like Interstate 15 and Route 395 has made it a thriving hub for logistics, manufacturing, and distribution businesses. Notably, the city's progressive stance on the cannabis industry has contributed to revenue and investment. With ongoing development and a diverse population, Adelanto is poised for continued growth and prosperity, reflecting the broader industrial real estate trend in the High Desert.



EXTERIOR
AERIAL
PHOTO

Adelanto | California

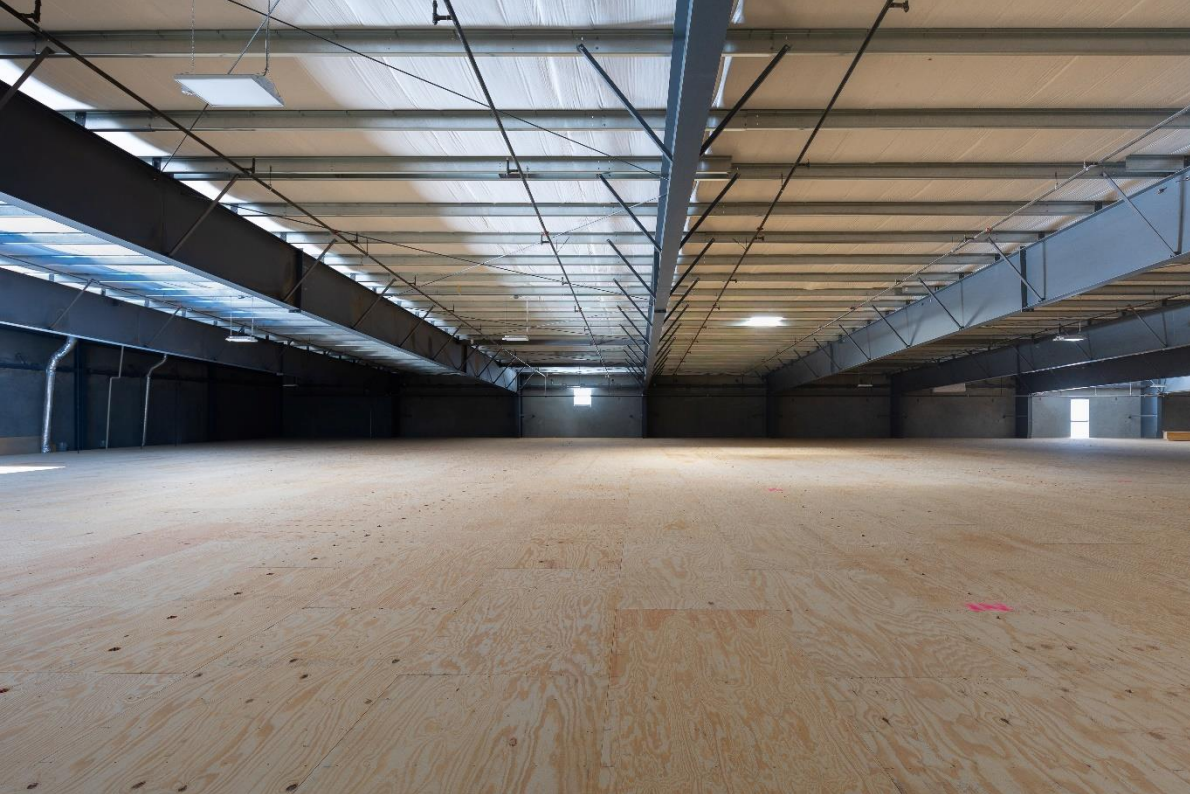


EXTERIOR PHOTOS

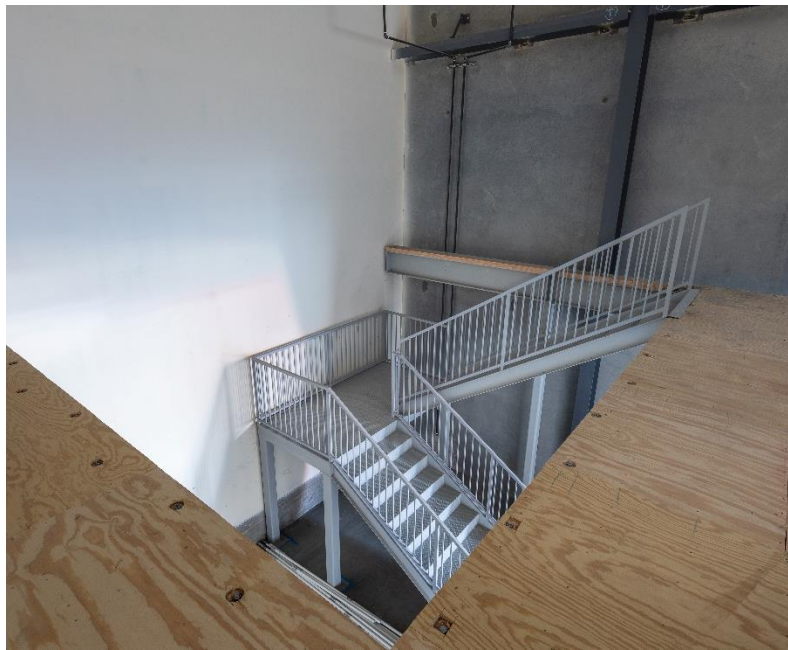




EXTERIOR
AERIAL
PHOTO



**2nd FLOOR
PHOTOS**





**1st FLOOR
PHOTOS**





EXTERIOR
AERIAL
PHOTO



EXTERIOR
AERIAL
PHOTO



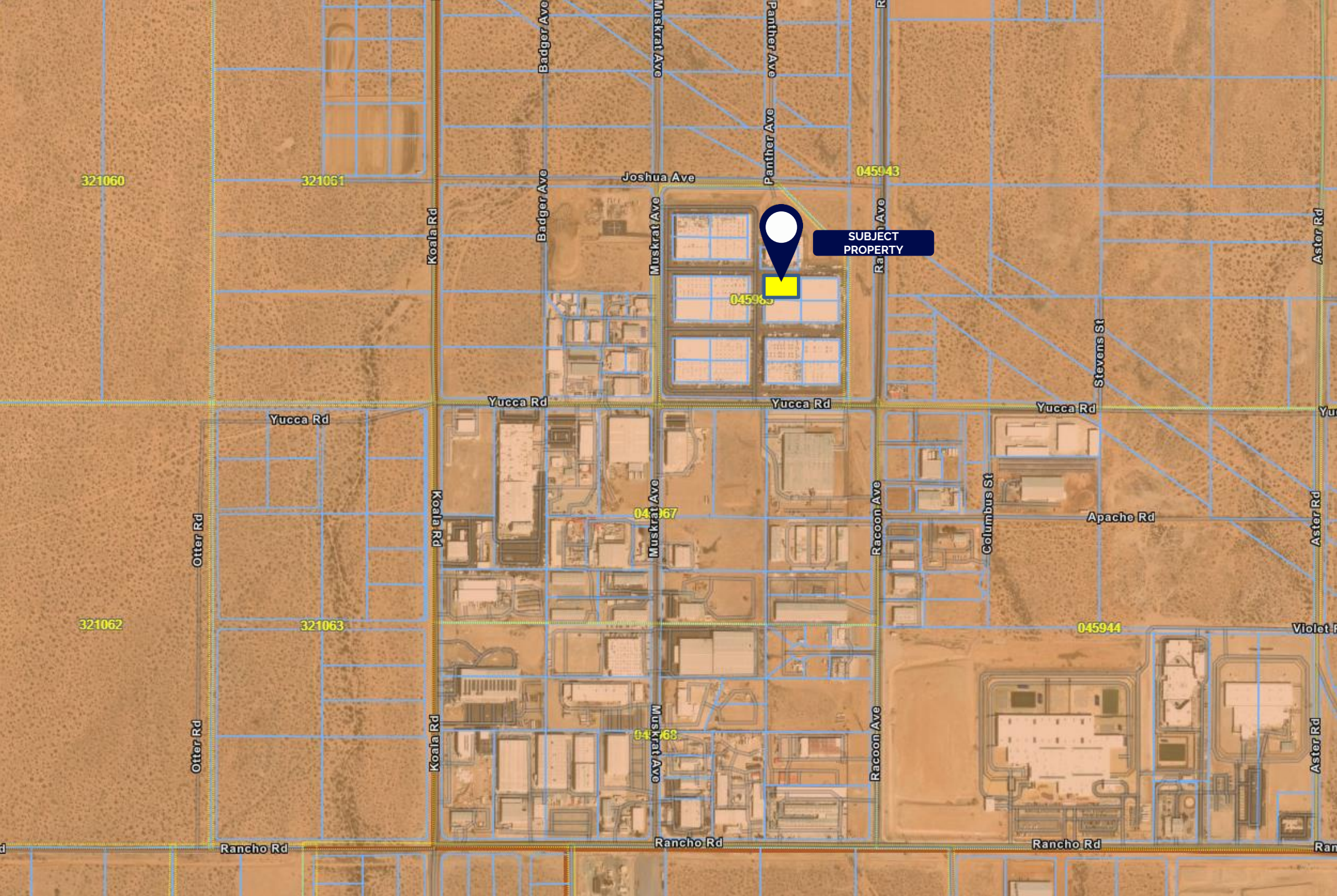


SECTION 2

AERIALS & MAPS



EXTERIOR
AERIAL
PHOTO

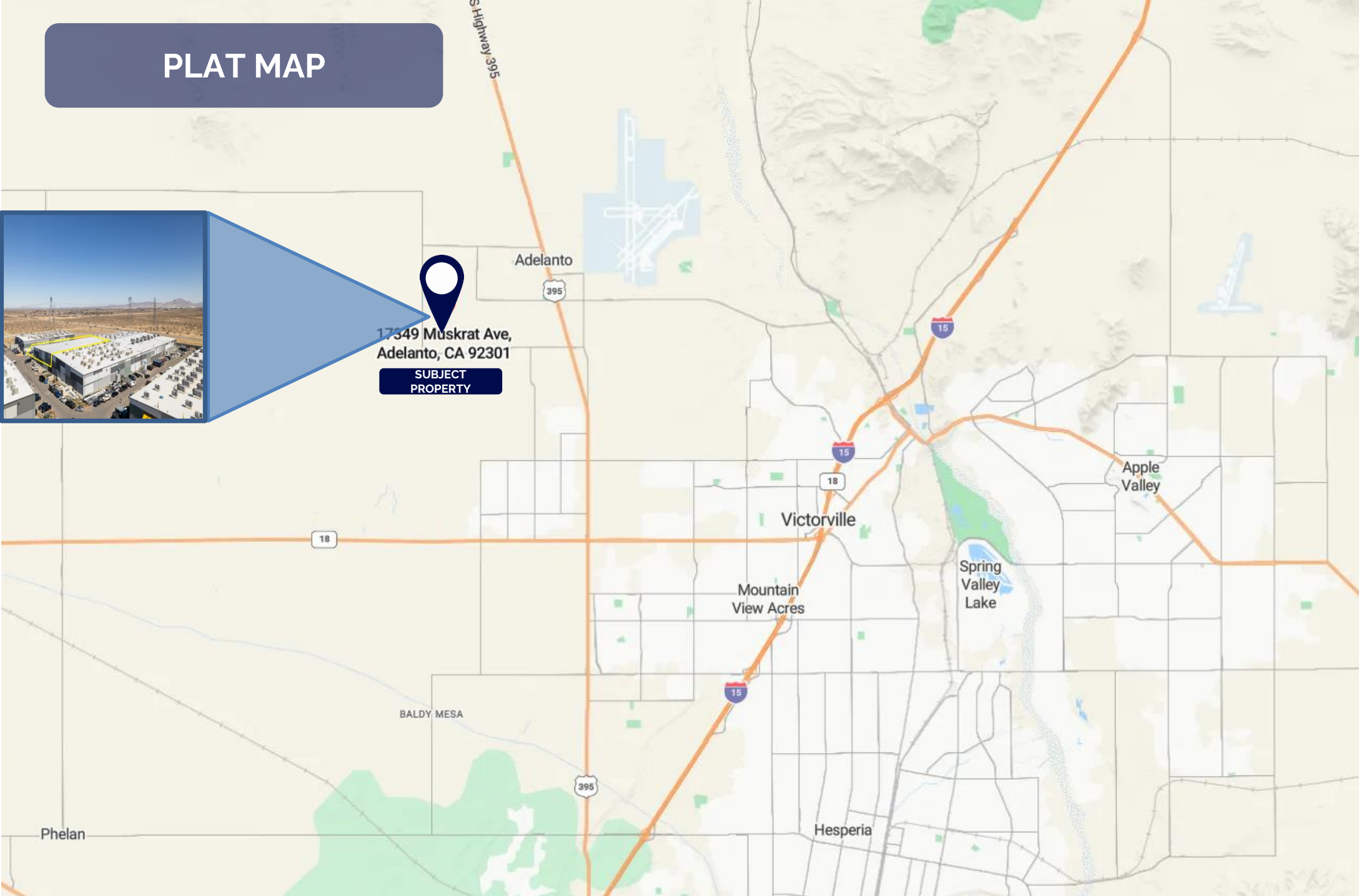


PLAT MAP



17349 Muskrat Ave,
Adelanto, CA 92301

SUBJECT
PROPERTY

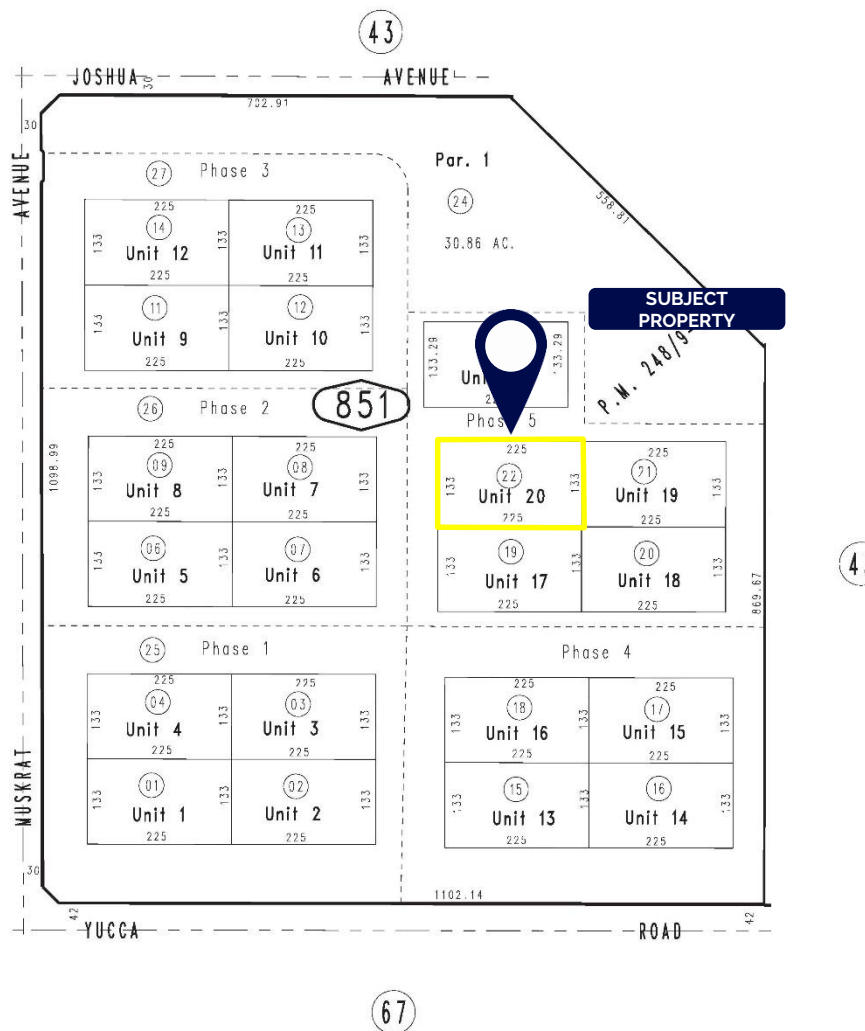


PLAT MAP



City of Adelanto
Tax Rate Area
14002

0459-85



Conco Plan	2018-0371735	Phcse 5
Conco Plan	2018-0371734	Phcse 4
Conco Plan	2018-0371733	Phcse 3
Conco Plan	2017-0470001	Phcse 2
Conco Plan	2017-0182555	Phcse 1

August 2017 RU

Ptn. N.W. 1/4, Sec. 31
T.6N., R.5W.

Assessor's Map
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San Bernardino County

REVISED	
01/26/18	RU
12/20/18	GW
01/04/19	GW
07/25/19	GW

SECTION 3

LOCATION OVERVIEW

DEMOGRAPHICS

17349 Muskrate Ave, Adelanto, CA 92301



POPULATION

3 MILE 5 MILES 10 MILES

2023 Population	15,770	42,049	183,647
Median Age	32.7	30.7	32.3



HOUSEHOLDS

3 MILE 5 MILES 10 MILES

2023 Households	4,236	11,018	52,973
Avg. Household Size	3.5	3.8	3.5
Total Specified Consumer Spending	\$114.2M	\$348.2M	\$1.7B



HOUSEHOLD INCOME

3 MILE 5 MILES 10 MILES

Avg Household Income	\$57,950	\$71,335	\$79,353
Median Household Income	\$39,900	\$57,584	\$64,365



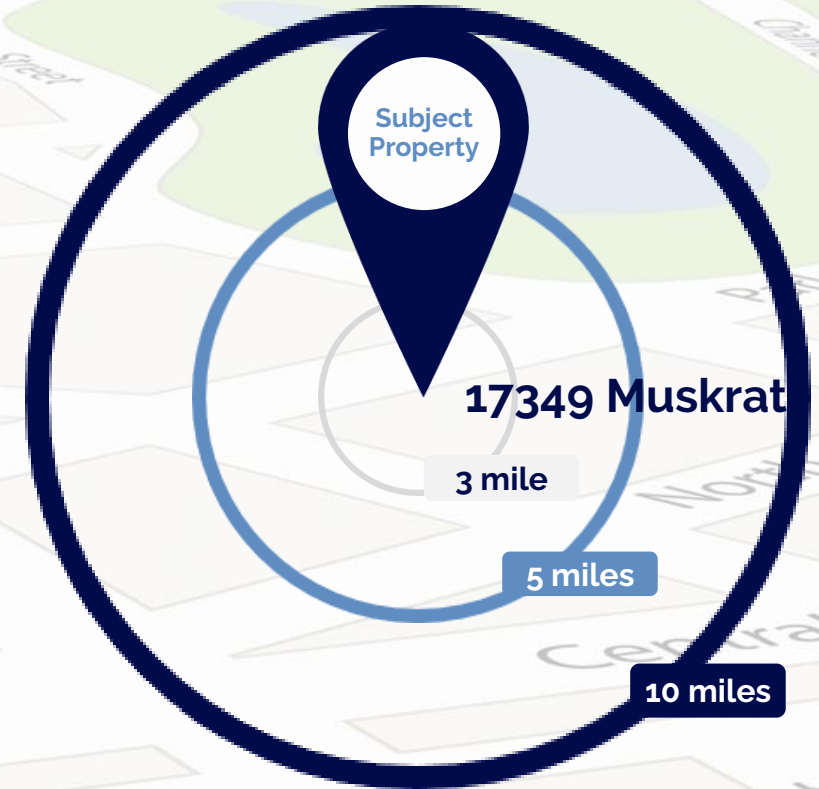
157K+

Total Population
(10 miles)



54.5K+

2027 Household Proj.
(10 miles)



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