



APPLE VALLEY

AV ONE MILLION DISTRIBUTION FACILITY

1,080,078 SF Distribution Available

CENTRAL RD. & JOHNSON RD. | APPLE VALLEY | CA

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UNCOMMON DEVELOPERS IS PLEASED TO PRESENT THE OPPORTUNITY TO PARTICIPATE IN THE DEVELOPMENT OF CENTRAL RD & JOHNSON RD. IN APPLE VALLEY, CALIFORNIA.

We are pleased to present a premier distribution opportunity: a 1,080,078-square-foot warehouse available in Apple Valley, CA.

Strategically located in the High Desert region, this state-of-the-art facility is designed to support large-scale distribution, manufacturing, and logistics operations. With its expansive footprint, modern infrastructure, and excellent connectivity to major transportation routes, this property offers an ideal solution for businesses seeking to optimize their supply chain and operational efficiency.

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APPLE VALLEY
AV ONE MILLION DISTRIBUTION FACILITY

1,080,078 SF

INDUSTRIAL BUILDING

40'

HIGH-CLEARANCE

219

DOCK HIGH DOORS

AUTOMATION-READY METRICS – 40'
CLEAR HEIGHT, ABOVE-STANDARD
TRAILER COUNT,
72-ACRE SITE

IMMEDIATE ACCESS
TO I-15, SR-18, AND KEY
DISTRIBUTION HUBS

EXPANDABLE 8,000 →
16,000 A SERVICE (A HIGH-
DESERT RARITY)

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KEY DISTRIBUTION ADVANTAGES

PROXIMITY TO MAJOR TRANSPORTATION ROUTES

- Direct access to I-15, SR-18, and US-395 for efficient regional and national distribution.
- Easy connectivity to major freight corridors serving Southern California and beyond.

LOWER OPERATING COSTS

- More affordable land and lease rates compared to Inland Empire and Los Angeles markets
- Reduced congestion, allowing for faster and more efficient trucking operations

ACCESS TO PORTS & AIRPORTS

- 90 miles to the Ports of Los Angeles and Long Beach, providing access to global shipping networks.
- Near Southern California Logistics Airport (SCLA) – a major cargo hub with air freight capabilities.

EXPANDING WORKFORCE & BUSINESS GROWTH

- Skilled labor pool with expertise in logistics, manufacturing, and distribution.
- Business-friendly environment with incentives for industrial development.
- Apple Valley's combination of location, cost savings, and infrastructure makes it a premier choice for companies looking to enhance their distribution efficiency in Southern California.



APPLE VALLEY

AV ONE MILLION DISTRIBUTION FACILITY

LOS ANGELES, CA	1 HOUR 30 MINUTES
SAN DIEGO, CA	2 HOURS 30 MINUTES
LAS VEGAS, NV	3 HOURS
PHOENIX, AZ	5 HOURS
SACRAMENTO, CA	7 HOURS
SAN FRANCISCO, CA	7 HOURS
RENO, NV	8 HOURS
SALT LAKE CITY, UT	9 HOURS 30 MINUTES
BOISE, ID	12 HOURS



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BARSTOW INTERNATIONAL GATEWAY (BIG)

BNSF Railway plans to invest more than \$1.5 billion to construct a state-of-the-art master-planned rail facility in Southern California—and the first being developed by a Class 1 railroad. The Barstow International Gateway will be an approximately 4,500-acre new integrated rail facility on the west side of Barstow, consisting of a rail yard, intermodal facility and warehouses for transloading freight from international containers to domestic containers.

PROJECT OVERVIEW

The facility will allow the direct transfer of containers from ships at the Ports of Los Angeles and Long Beach to trains for transport through the Alameda Corridor onto the BNSF mainline up to Barstow.

Once the containers reach the Barstow International Gateway, they will be processed at the facility using cargo-handling equipment powered by clean energy, and then staged and built into trains moving east via BNSF's network across the nation. The new facility will bring thousands of direct jobs to California's high desert communities, reduce highway and port congestion, and maximize rail and distribution efficiency regionally and across the U.S. supply chain.





CORPORATE NEIGHBORS

Apple Valley, CA, offers a strategic location and logistics advantages that make it an ideal hub for distribution and supply chain operations. Positioned in the High Desert region of Southern California, the area provides cost-effective solutions for warehousing, transportation, and e-commerce fulfillment.





APPLE VALLEY - AV ONE MILLION DISTRIBUTION FACILITY

Central Rd & Johnson Rd, Apple Valley, CA

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