

SWC FOUNDERS RD & RAMONA RD
APPLE VALLEY, CA 92307



TICONDEROGA RD.

RAMONA RD.



RYAN TRAVIS

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ADDRESS

Founders Rd & Ramona Rd
Apple Valley, Ca 92307

PROPERTY OVERVIEW

±5.35-acre vacant land parcel within the North Apple Valley Industrial Specific Plan – rectangular in shape, roughly 607 feet by 364 feet. Surrounded by paved road with curb and gutter. Electric service runs in Ramona Rd along the eastern side of the parcel as well as in Ticonderoga Rd at the southern edge of the parcel. Sewer as well as water runs in Ramona Rd adjacent to the east of the site. Walmart DC and the former Big Lots DC just one mile to the north of this site. 1.2 million sqft ARCO / Lecangs project is coming out of the ground now just over a mile north. Millions of additional square feet of Industrial space in some stage of entitlement or planning in the immediate area. Brightline high speed train station planned for Dale Evans Pkwy & I-15 less than five miles north of the site. This is the hot bed of industrial activity they've been talking about.

APN:

0463-372-61

MUNICIPALITY

Apple Valley| County of San Bernardino

ZONING

NAVISP

ASKING PRICE FOR SALE

\$1,165,230

RAMONA AND FOUNDERS RD. LOOKING SOUTH



TICONDEROGA LOOKING EAST



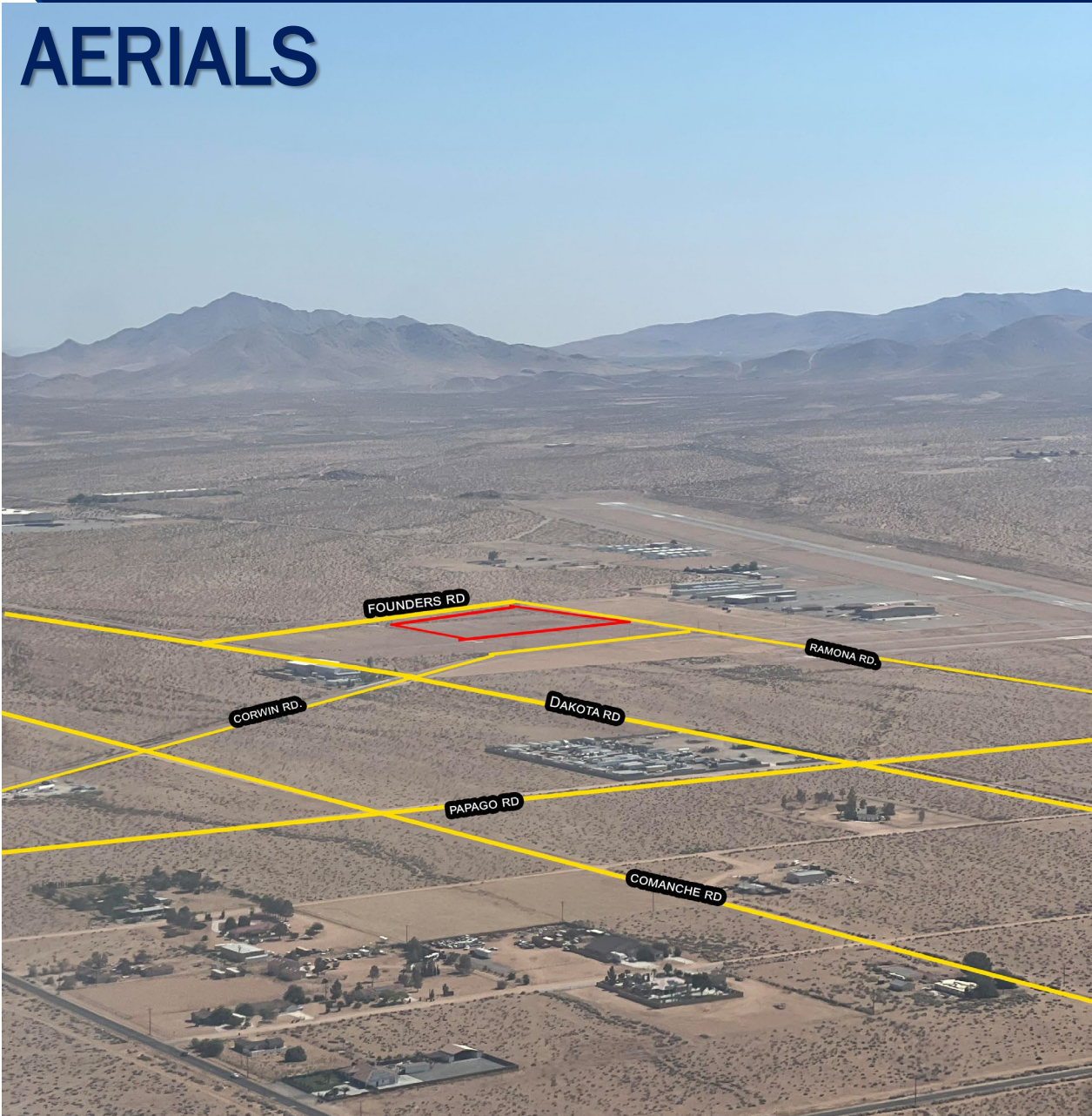
FOUNDERS RD LOOKING WEST



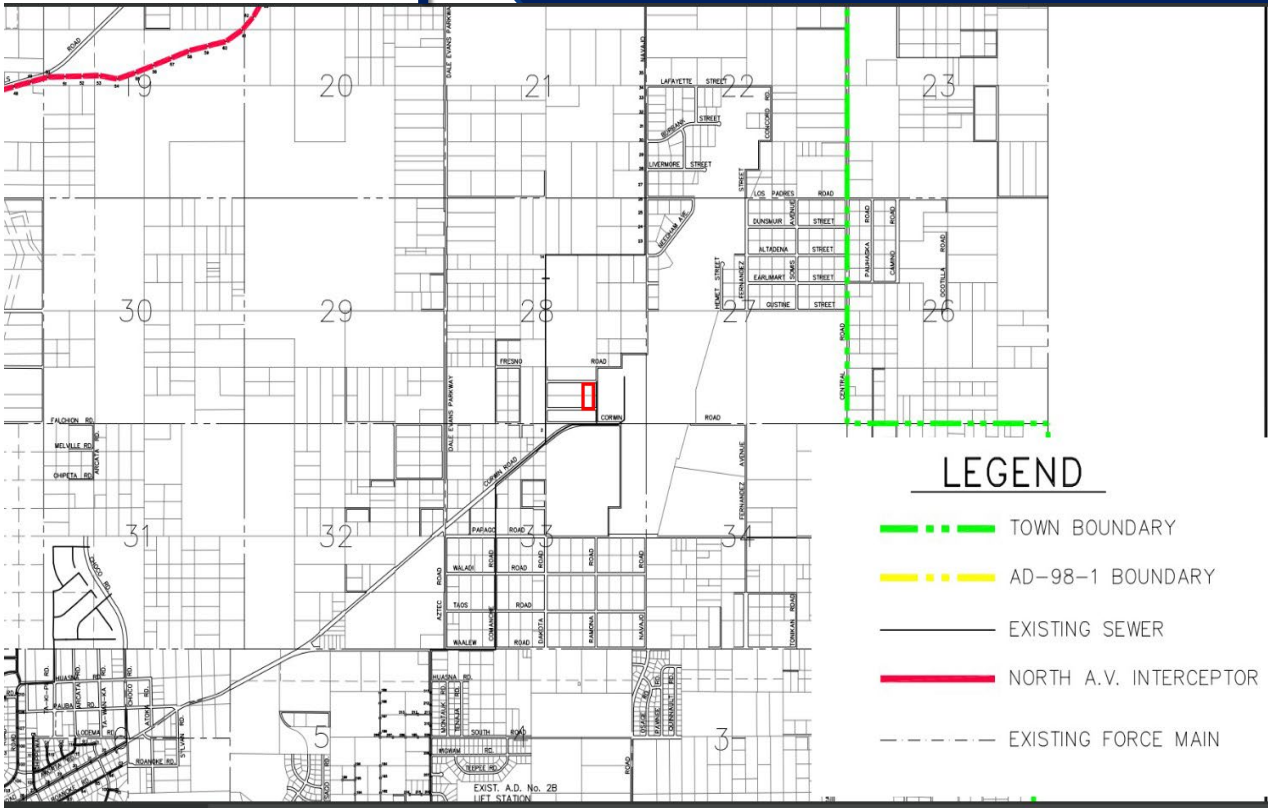
TICONDEROGA RD LOOKING NORTH



AERIALS

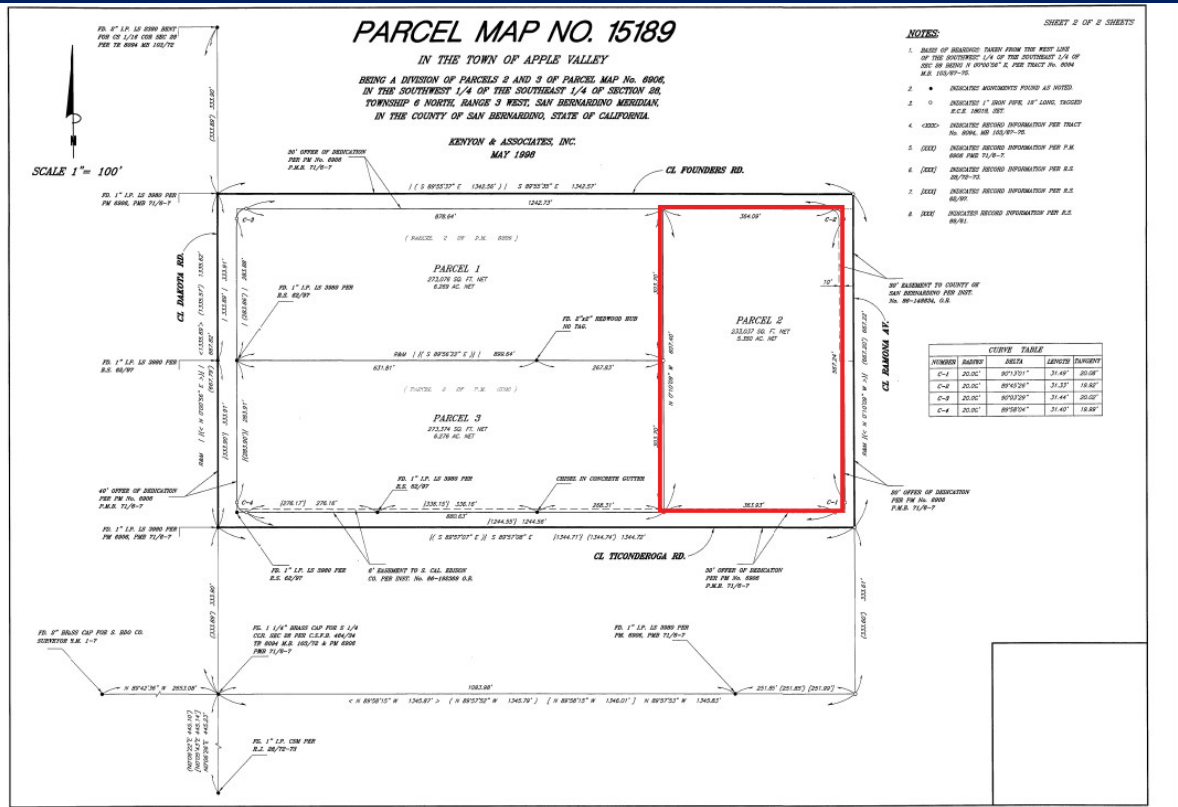


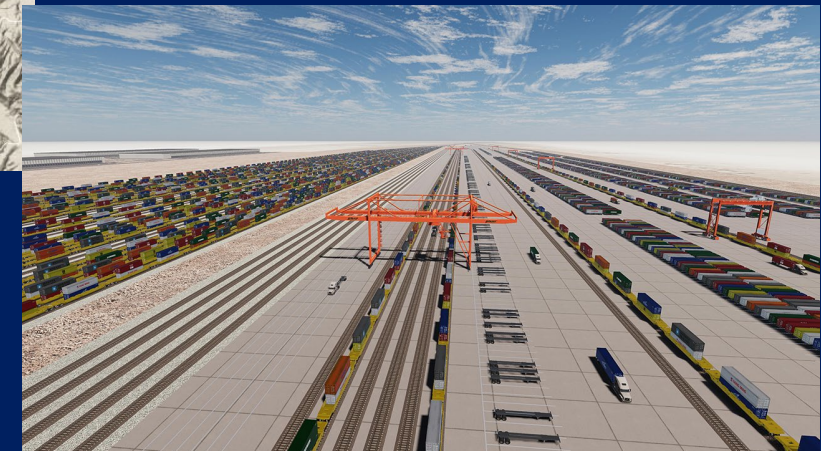
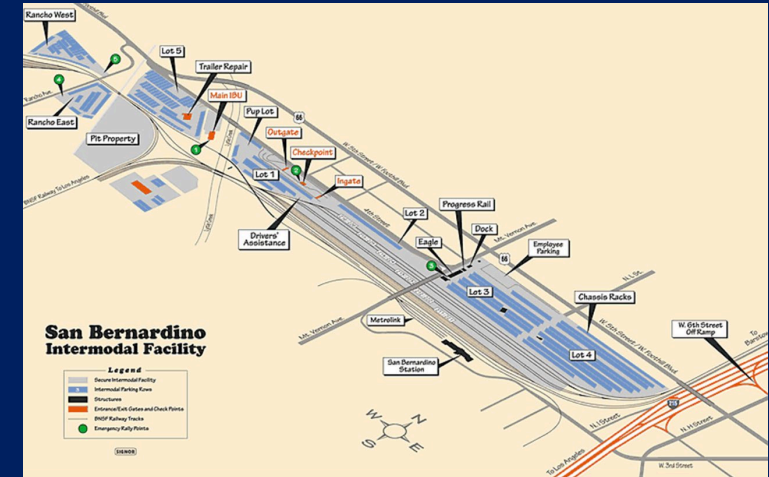
Sewer map



LEGEND

- TOWN BOUNDARY
- AD-98-1 BOUNDARY
- EXISTING SEWER
- NORTH A.V. INTERCEPTOR
- EXISTING FORCE MAIN





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.

