

# Large Industrial Assemblage Apple Valley, California

Johnson Road & Navajo Road  
Apple Valley, California

## 116.55 Acres

All or Part

Directly Across The Street From  
1.3 Million Square Feet

Wal-Mart Dist. Center in Apple Valley



## SITE FEATURES:

- Great Site For Distribution Building

**SITE 1                      SITE 2**

- APN # 0463-214-26 & 0463-214-11  
(36.55 Acres)                      (80 Acres)

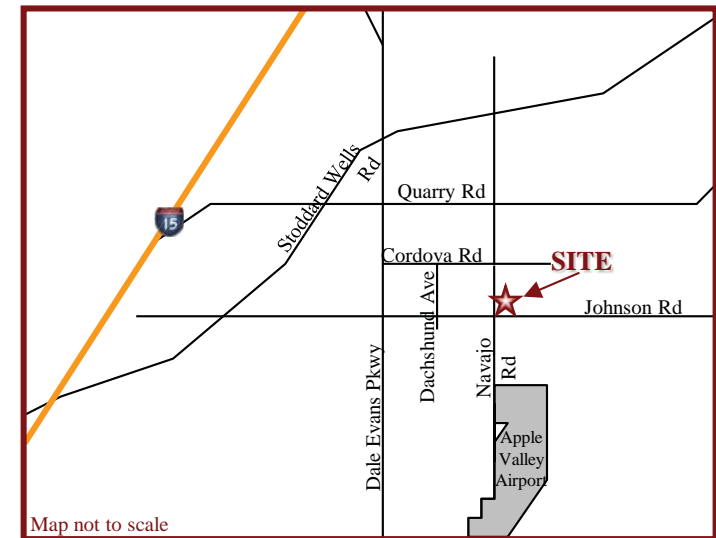
- Sewer, Water, Power and Pavement to Site

- Newly Paved Road to Site

- Call For Information on Pricing

- Additional Acreage to the North also Available

- Site 1 Sold for \$3.5 Million in 2007 (\$2.25 PSF)



**LEE & ASSOCIATES®**  
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice

# North AV Industrial Land

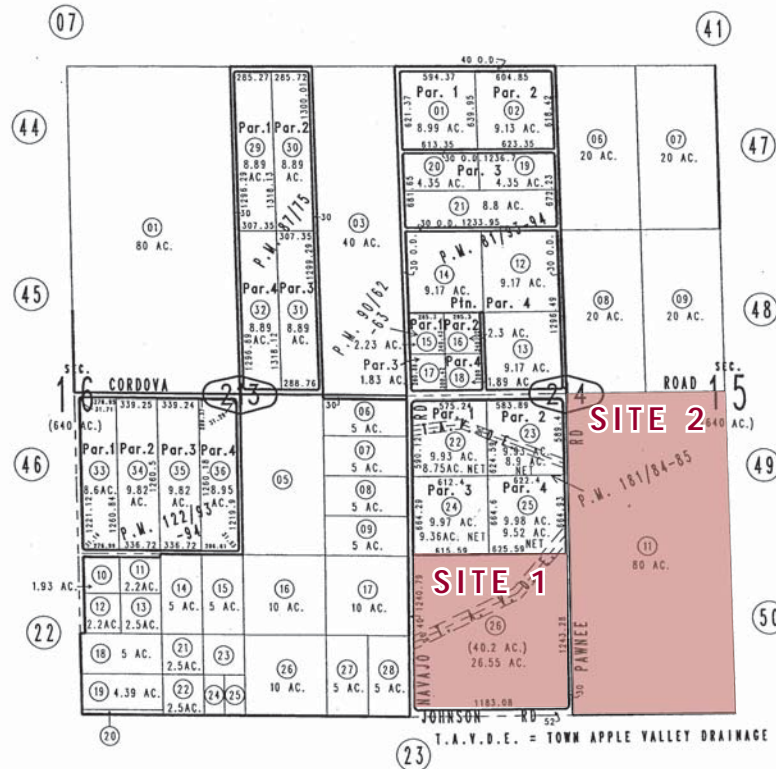
# 116.55 Acres

THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.



Sec.15&16, T.6N.,R.3W., S.B.B.&M.

City of Apple Valley 0463-21  
Tax Rate Area  
21027



Parcel Map No. 14418, P.M. 181/84-85  
Parcel Map No. 10410, P.M. 122/93-94  
Parcel Map No. 8585, P.M. 90/62-63  
Parcel Map No. 8448, P.M. 87/75  
Pin. Parcel Map No. 7960, P.M. 81/93-94

June 2004

Assessor's Map  
Book 0463 Page 21  
San Bernardino County

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