

Industrial Condo Unit Available for Lease

9841 Bartlett Ave Unit 3, Adelanto, CA 92301



Property Features

- Available Sq. Ft.: ±29,925 Sq. Ft.
- Zoning: LM (Light Manufacturing)
- New Construction | Built in 2021
- Located within a fully fenced complex
- Floor drains installed (ideal for specialized uses)
- Is equipped with 2,500 amps, 480v, 3 phase power
- Unit has ±300 Sq. Ft. of Office space, along with two restrooms.
- 32' Clear Height
- 24/7 Guard-Gated Security, and 24-hour access for flexible operations
- LED warehouse lighting throughout
- Easy access to major Hwy 395, providing efficient connectivity to Interstate 15 and regional logistics corridors

Asking Rate: \$0.90 + NNN

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DRE LIC #00773589

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LIC # 01057618

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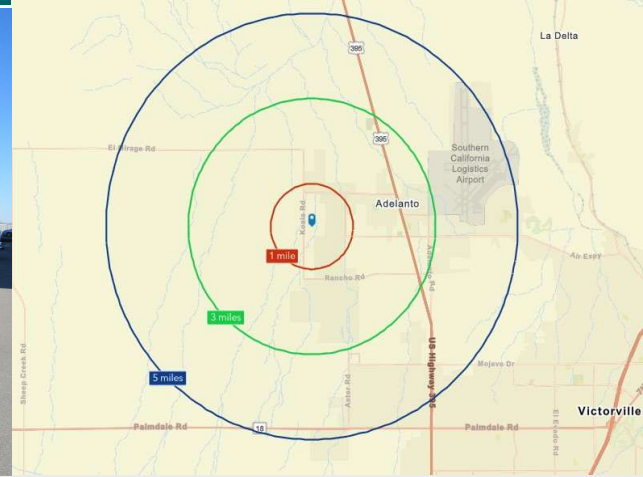
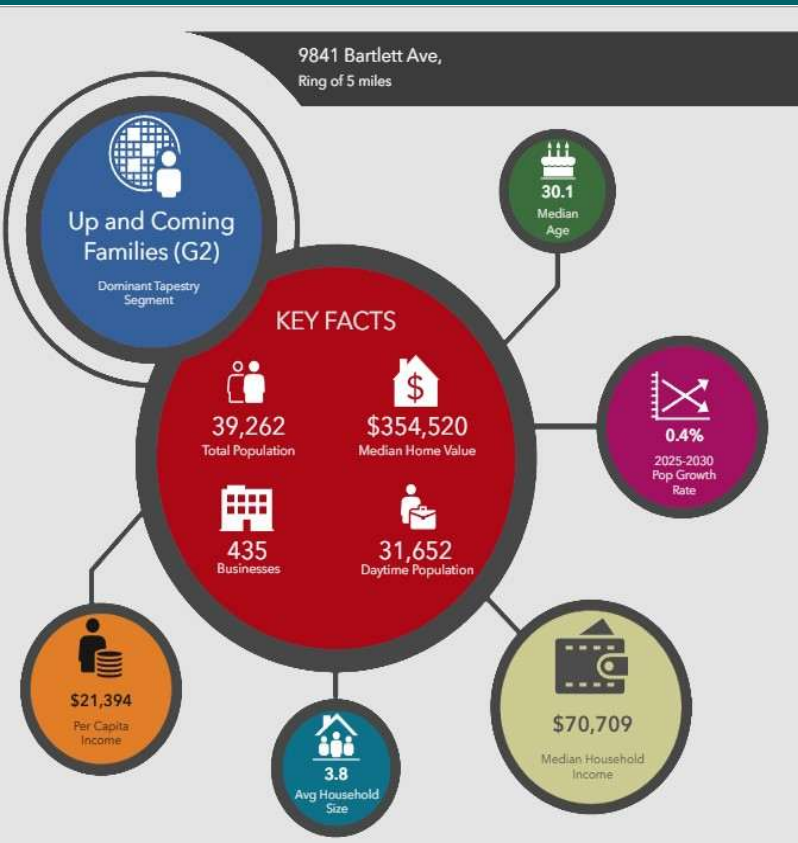
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	1 Mile	3 Miles	5 Miles
Population	2,172	14,097	39,262
Households	604	3,326	9,139
Median Age	30.5	29.6	30.1
Median HH Income	\$70,342	\$50,477	\$70,709
Population Growth '25- '30	+2.52%	+2.75%	+2.5%
Household Growth '25- '30	+2.43%	+2.74%	+2.64%

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).
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Spending facts are average annual dollars per household

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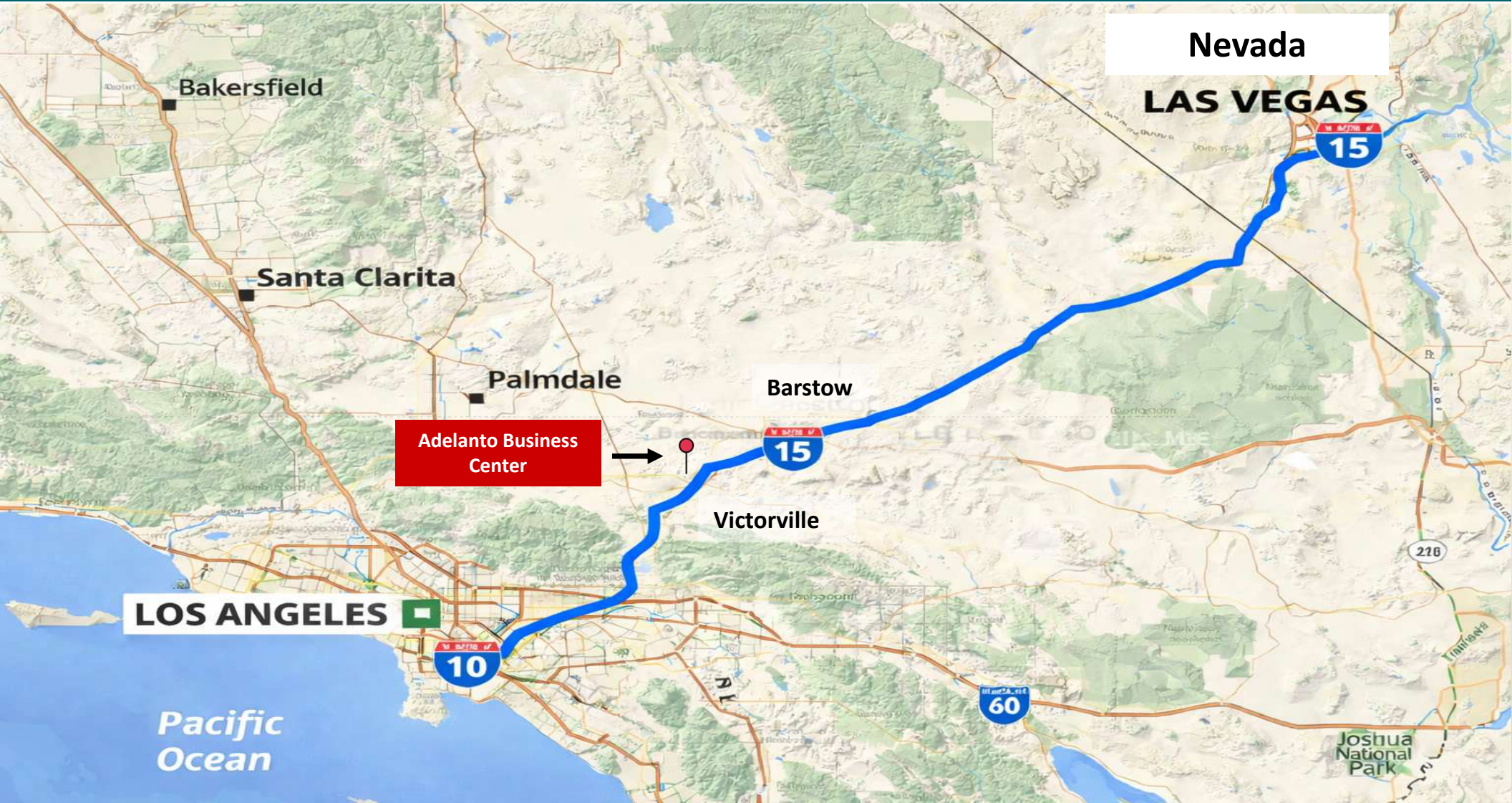
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