



REAL ESTATE SERVICES

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406,138 SF CLASS A INDUSTRIAL DEVELOPMENT BREAKS GROUND IN HESPERIA

Hesperia, Calif., (August 21, 2025) – Voit Real Estate Services, in partnership with Newcastle Partners, is pleased to announce the groundbreaking of a new Class A ±406,138-square-foot industrial development at 9260 Mesa Linda Street, Hesperia, California. Construction began mid-summer 2025, with completion anticipated in Q2 2026. The property is currently available For Sale or For Lease.

Situated on ±18.26 acres with immediate access to Interstate 15, the project offers exceptional connectivity to major transportation routes, making it an ideal choice for businesses seeking a premier logistics or distribution hub in Southern California. Amazon has recently planted a flag in the ground and now calls Hesperia home to over ±4.5 million square feet of Class A distribution warehouse space.

Voit Real Estate Services is overseeing all marketing, sales, and leasing efforts. Ryan Lal, SIOR, Senior Vice President and Dante Borruso, Vice President, both of the Voit Ontario office, are leading the brokerage team.

“We are thrilled to collaborate with Newcastle Partners on this exceptional project,” said Ryan Lal, SIOR. “9260 Mesa Linda Street offers unmatched visibility and access, positioning it as a prime choice for companies looking to expand or establish operations in this fast-growing market.”

With flexible sale and lease options, 9260 Mesa Linda Street is designed to appeal to a wide range of users, from national credit tenants to third-party logistics providers and import/export companies.



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"This development reflects our commitment to delivering high-quality industrial facilities that meet the evolving needs of today's tenants," said Courtney Wing, Vice President, Development & Construction at Newcastle Partners. "Hesperia offers a unique combination of lower occupancy costs, abundant labor, and direct connectivity to both the Ports and major western distribution corridors via I-15, advantages that set it apart from competing submarkets." Furthermore, the City of Hesperia is known for its pro-business environment, making it an attractive option for occupiers compared to other Inland Empire cities where operating can be more challenging. As Hesperia continues to grow, this project will deliver significant benefits to the community, most notably the creation of new warehouse jobs that local residents can take advantage of, eliminating the need to commute down the hill to employment centers in the Inland Empire East or West.

About Voit Real Estate Services

Voit Real Estate Services is a privately held, broker-owned Southern California commercial real estate firm that provides strategic property solutions tailored to clients' needs. Throughout its more than 50-year history, the firm has completed in excess of \$64.1 billion in brokerage transactions encompassing more than 58,250 brokerage deals. Voit's unmatched expertise in Southern California brokerage, investment advisory, financial analysis, and market research enables the firm to provide clients with forward-looking strategies that create value for a wide range of assets and portfolios. Further information is available at www.voitco.com.

About Newcastle Partners

Newcastle Partners is a privately held, full-service commercial real estate investment and development company focused exclusively on West Coast gateway markets.

The firm is vertically integrated and uniquely positioned to execute a variety of value-add strategies, including land entitlement, new construction, and asset repositioning. Founded in 1999, Newcastle has built a reputation as an experienced investor and developer, delivering superior risk-adjusted returns on behalf of a deep roster of institutional and private investors.

To date, Newcastle has completed the ground-up development of more than 10 million square feet across 50 industrial and logistics projects in the greater Los Angeles region, including the Inland Empire and Orange County. The firm has acquired and/or developed a diversified portfolio of over 70 projects totaling more than 18 million square feet, representing a total investment in excess of \$2.3 billion.

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