

The Bradco Companies awarded to sale 13.57± acres on Nisqually Road at Hesperia Road in Victorville

December 30, 2012

— The Bradco Companies

Joseph W. Brady, CCIM, SIOR and President of Joseph W. Brady Inc. dba The Bradco Companies, the High Desert's longest serving full service commercial, industrial, office, retail and land brokerage company is pleased to announce they have recently been awarded the exclusive listing rights for 13.57± acres of vacant land located at the south east corner of Nisqually Road and Hesperia Road in Victorville.

"We are really excited to have been awarded this due to the competitive nature that the seller made their determination with," explained Brady.

The property was entitled in 2007 by a former developer who lost the property in foreclosure. The original entitlement included 13 parcels with a total build out of retail and office square footage consisting of 123,700± square feet. The parcels range in size from 25,863± square feet to 144,625± square feet and the buildings range from 3,500± square feet to 41,800± square feet.

"The current sellers obtained the property through foreclosure and are very serious about selling it," explained Brady. The property is not only centrally located, but adjacent to the Foxborough Industrial Park which included tenants such as Dwight and Church and their 440,000± square foot facility, Goodyear's Excel facility of 880,000± square feet and the Conagra and Nutro facilities.

The property is just north of the medical campus facility that was originally developed through the Victorville Redevelopment Agency.

"The Nisqually/La Mesa interchange which will be completed by mid-2013 making it extremely accessible to the site which creates enormous amount of different development opportunities," explained Brady.

"We see some great opportunities with this site and believe that the timing is right for a developer to do some pre-entitlement work to have the property ready for development sometime in mid 2014," explained Brady.

For additional information please contact The Bradco Companies at 760-951-5111 or visit their website at www.thebradcocompanies.com .

About The Bradco Companies

Joseph W. Brady, Inc dba The Bradco Companies is the longest serving commercial, industrial and land brokerage firm serving the High Desert region. Incorporated in December of 1989, the firm has completed over 1,500 transactions and sales of nearly \$400,000,000. Joseph W.

Brady, CCIM, SIOR and President was the No. 1 ranked Commercial industrial Broker in 2005 and 2011 according to statistics released by the Victor Valley Association of Realtors Multiple Listing Services. The company recently negotiated a 505,192± square foot lease, the largest commercial lease ever recorded by the commercial brokerage industry in the High Desert region. The company also publishes the Bradco High Desert Report, the only quarterly economic overview of the High Desert region that can be obtained for free at www.thebradcocompanies.com/register .

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