

The Bradco Companies is tapped to market nearly 200,000 square feet of retail and industrial space

— The Bradco Companies

The Bradco Companies, a full service commercial brokerage firm based in Victorville California has recently been awarded the exclusive marketing rights by ICO Investments (Los Angeles) to lease out nearly 42,787 square feet of retail space in the former "Heilig Meyers Distribution Center" along Interstate 15, according to Joseph W. Brady.

The company was also awarded the exclusive rights to market 151,000 square-foot industrial building, near the intersection of Highway 395 and Caliente Road.

"The 42,787 squarefoot retail facility located at 10200 Amargosa Road and adjoins the Rubbermaid Distribution Center on the west side of Interstate 15, between Main Street and Bear Valley Road," explained Brady. It's an exceptional opportunity for a retailer who needs exposure to nearly 73,000,000 cars travelling on Interstate 15 per year or a call center, office facility, etc.," explained Brady.

"Priced at \$0.39 NNN for the first year, there's no retail facility of this size in the entire High Desert with such exposure or competitive rates," explained Brady.

"I chose a company in the High Desert that not only understands the High Desert, Southern California, but the Inland Empire," explained Isaac Moradi, President of ICO Investments. "I needed a company that was aggressive but also understood reality," explained Moradi.

"The 151,000 squarefoot industrial/distribution facility is located at 8787 Caliente Road, near Joshua, less than 1/4 mile from Interstate 15/Highway 395. The property has 12 docks, ample power, sprinklers but most importantly, a central location for those that wish to distribute up Highway 395 and Interstate 15," explained Brady. "The property is competitively priced at \$0.19 per square foot NNN, which competes well with some of the nearly 61,000,000 square feet of space available in the Inland Empire," explained Brady.

For more information regarding this excellent opportunity, contact Mr. Joseph W. Brady, CCIM, SIOR with The Bradco Companies at 760-951-5111, Ext. 101.



The Bradco Companies

This spacious retail/industrial space is located along Interstate 15 on Amargosa Road in Hesperia.