

17320 EUCALYPTUS ST.
HESPERIA, CA

The background features a large, abstract geometric design. It consists of several overlapping triangles and trapezoidal shapes in various shades of blue and purple. The colors range from a deep, dark blue at the bottom to a lighter, lavender-like purple at the top. The shapes are arranged in a way that creates a sense of depth and movement, with some areas appearing more prominent than others. The overall effect is a modern, minimalist aesthetic.

PROPERTY OVERVIEW

17320 EUCALYPTUS ST
HESPERIA, CA 92345



PROPERTY DESCRIPTION

17320 Eucalyptus presents a compelling investment opportunity with its 23,800-square-foot industrial building. Constructed in 1987, this single-story facility includes 16 units, offering significant potential for rental income and capital growth. Zoned I-2 for General Manufacturing, the property is well-suited for a variety of industrial tenants, providing excellent long-term leasing prospects. Strategically located just 15 minutes from Interstate 15 and 45 minutes from Interstate 40, the property offers convenient access to key transportation routes. It's within 2 hours from the LA/Long Beach Ports and LAX, making it ideal for regional and international shipping, with Las Vegas just 3 hours away. Ample surface parking, zoning flexibility, and a competitive CAP rate position this property for steady demand and strong investment returns. 17320 Eucalyptus is a high-potential asset, offering both stable income and room for growth, making it a smart addition to any industrial real estate portfolio.

ZONING DESCRIPTION

I2- General Manufacturing / Industrial: This zoning is intended to provide for a full range of manufacturing, fabrication, assembly, warehousing and distribution use types associated with heavy industrial land uses, including outside manufacturing, warehousing and storage. Permitted uses include retail and wholesale sales of products manufactured on site. Manufacturing uses include textile mill products; food and kindred products; lumber and wood products; products of petroleum and coal; leather and leather products; stone, clay and glass products; machinery and electrical machinery; transportation equipment and rubber products. Additional uses include meat packing; sea food canning and curing; fireworks and pyrotechnics; motor vehicle dismantling and junk and salvage facilities; blast furnace or coke ovens; livestock feed and sales yards; sandblasting plants; tank farms for petroleum products; iron, steel, brass or copper foundry, rolling mill and boiler works and railroad yards.



PROPERTY REVIEW

THE PROPERTY

17320 Eucalyptus Street Hesperia, Ca 92345

PROPERTY SPECIFICATIONS

Property Type:	Industrial
Building Type:	Steel
Class:	C
Number of Stories:	1
Building Size:	23,800 SF
Units:	16
Lot Size:	76,230 SF
Zoning:	I 2 General Manufacturing/Industrial
Year Built/ Renovated:	1987
Scheduled Income:	\$245,347.00
CAM Recoveries:	\$8,737.00
FAR:	31.22%

PROPERTY FEATURES

Parking Ratio:	50 Surface Tandem Spaces Surface Spaces Ratio of 2.1/1000
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LEASE INFORMATION

Percent Leased:	100%
Space Available:	Fully leased

DRIVETIME & LOGISTICS

Distance to Interstate 15:	15 Minutes
Distance to LA / Long Beach Ports:	2 Hours
Distance to LAX:	2 Hours
Distance to Interstate 40:	45 Minutes
Distance to Hwy 58:	40 Minutes
Distance to Las Vegas:	3 Hours

OFFERING SUMMARY

Sale Price:	\$2,800,000
Cap Rate:	6.25%

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