

17474 Catalpa Street

FOR LEASE

±36,348 SF



**FENCED
PARTIALLY
PAVED
YARD**

FOR LEASE | FUNCTIONAL FENCED YARD

17474 Catalpa Street
HESPERIA, CA 92345

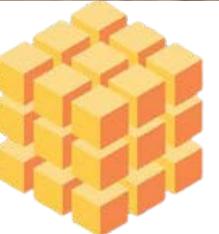
Jamie H. Kim, CCIM

Broker / Founder

P: 714.329.5650

jamie.kim@thephronesisgroup.com

DRE LICENSE NO. 01423006



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Key Property Highlights

- For Immediate Availability
- ±36,348F Industrial, partially paved and fenced yard
- Zoning: I2 (Industrial)
- Privacy wrought iron fencing
- 24/7 access
- Well located in the City of Hesperia, San Bernardino County, within the Inland Empire - High Desert Submarket
- Ideal for overflow truck parking, trailer storage, and yard use
- **Ask Rate:** \$0.1733 PSF (Gross) | \$6,300 per month

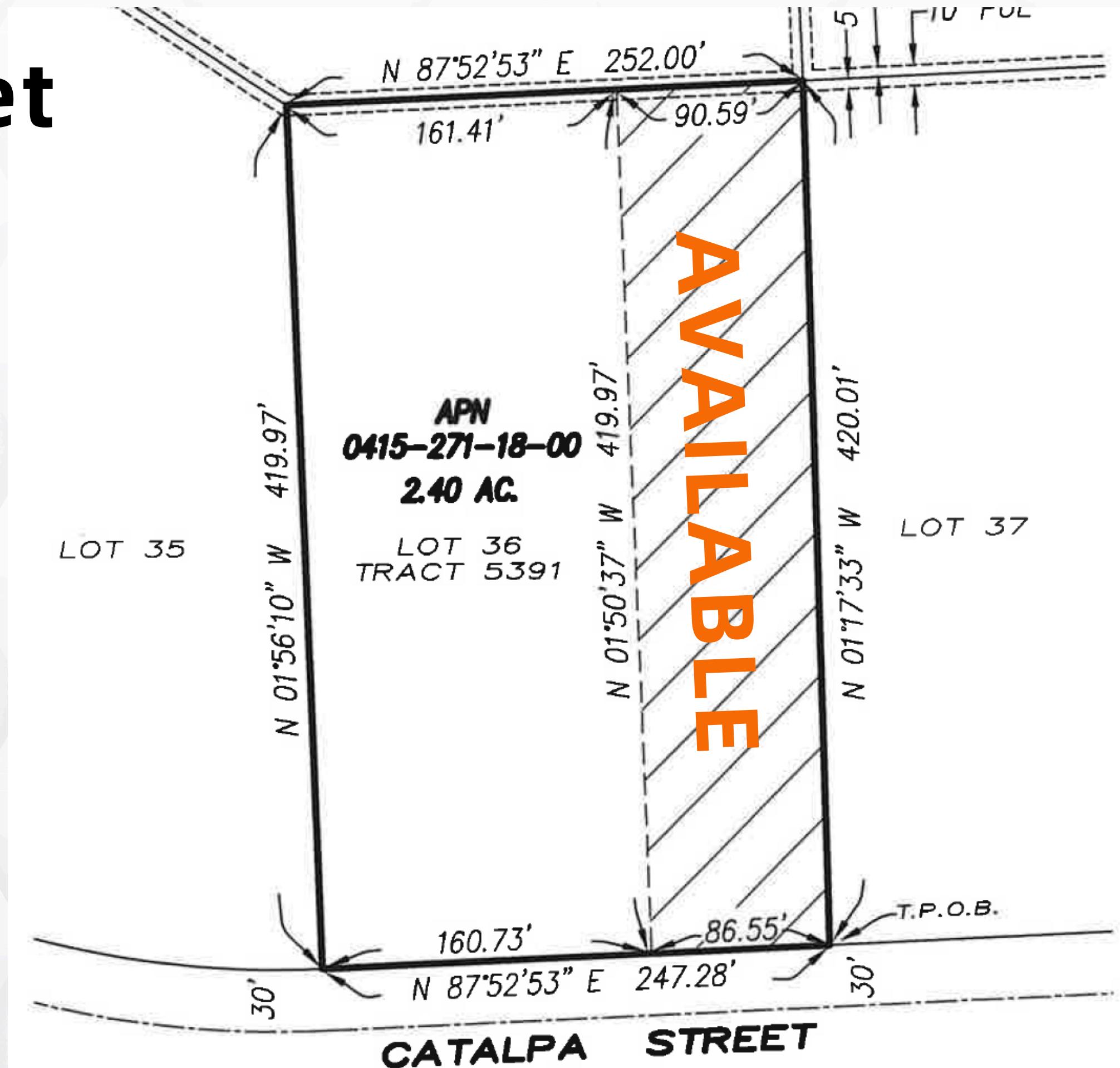
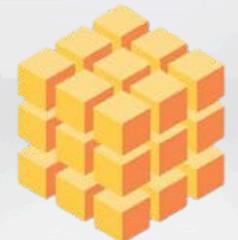
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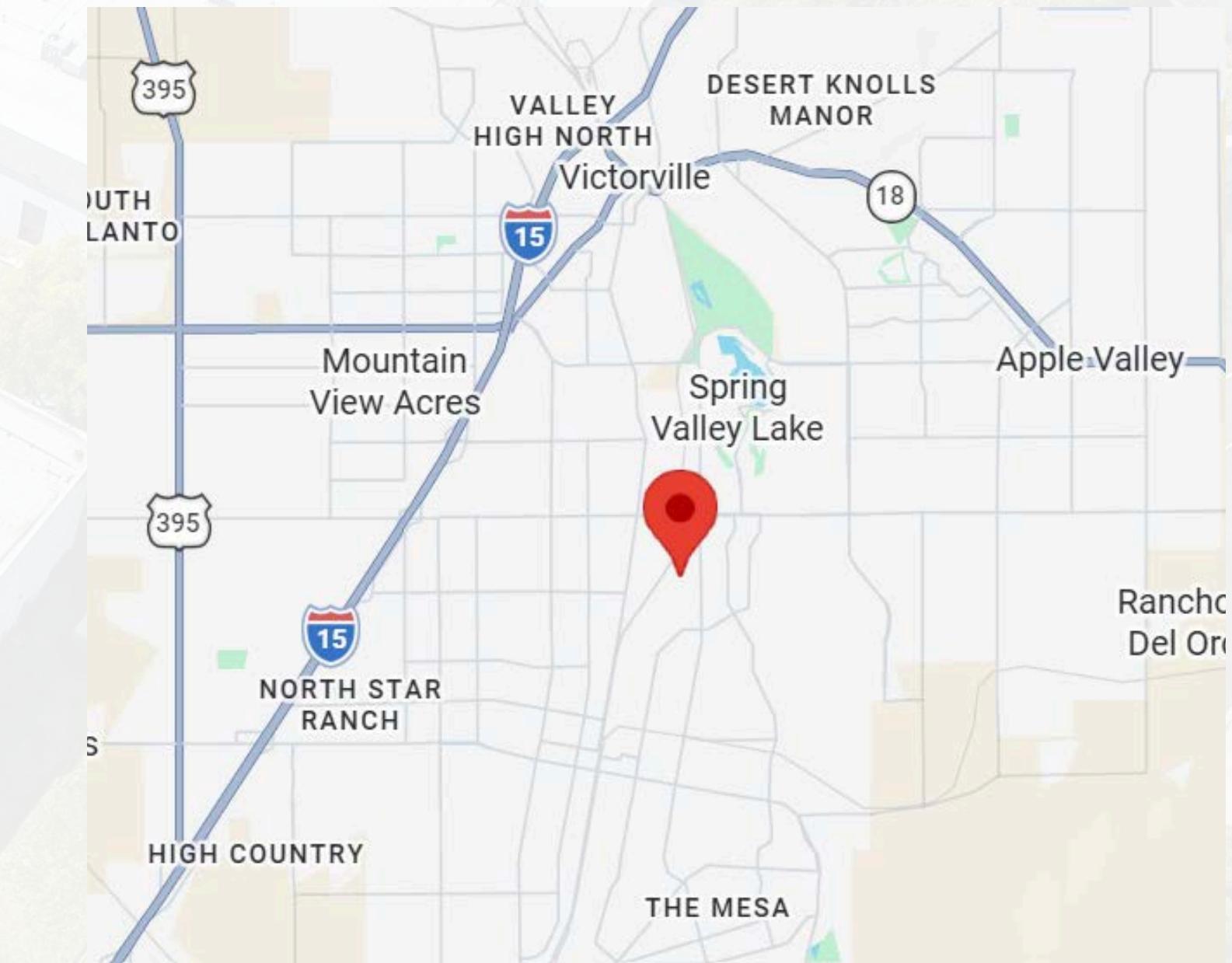
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Disclaimer: Information provided is deemed reliable but not guaranteed. Lessee and their advisors are responsible for verifying all details independently.



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