

17474 Catalpa Street  
**FOR LEASE**  
**±36,348 SF**

**FENCED  
PARTIALLY  
PAVED  
YARD**

**FOR LEASE** | FUNCTIONAL FENCED YARD

**17474 Catalpa Street**  
**HESPERIA, CA 92345**

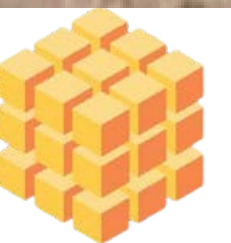
**Jamie H. Kim, CCIM**

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DRE LICENSE NO. 01423006



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# 17474 Catalpa Street

**HESPERIA, CA 92345**

## 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**

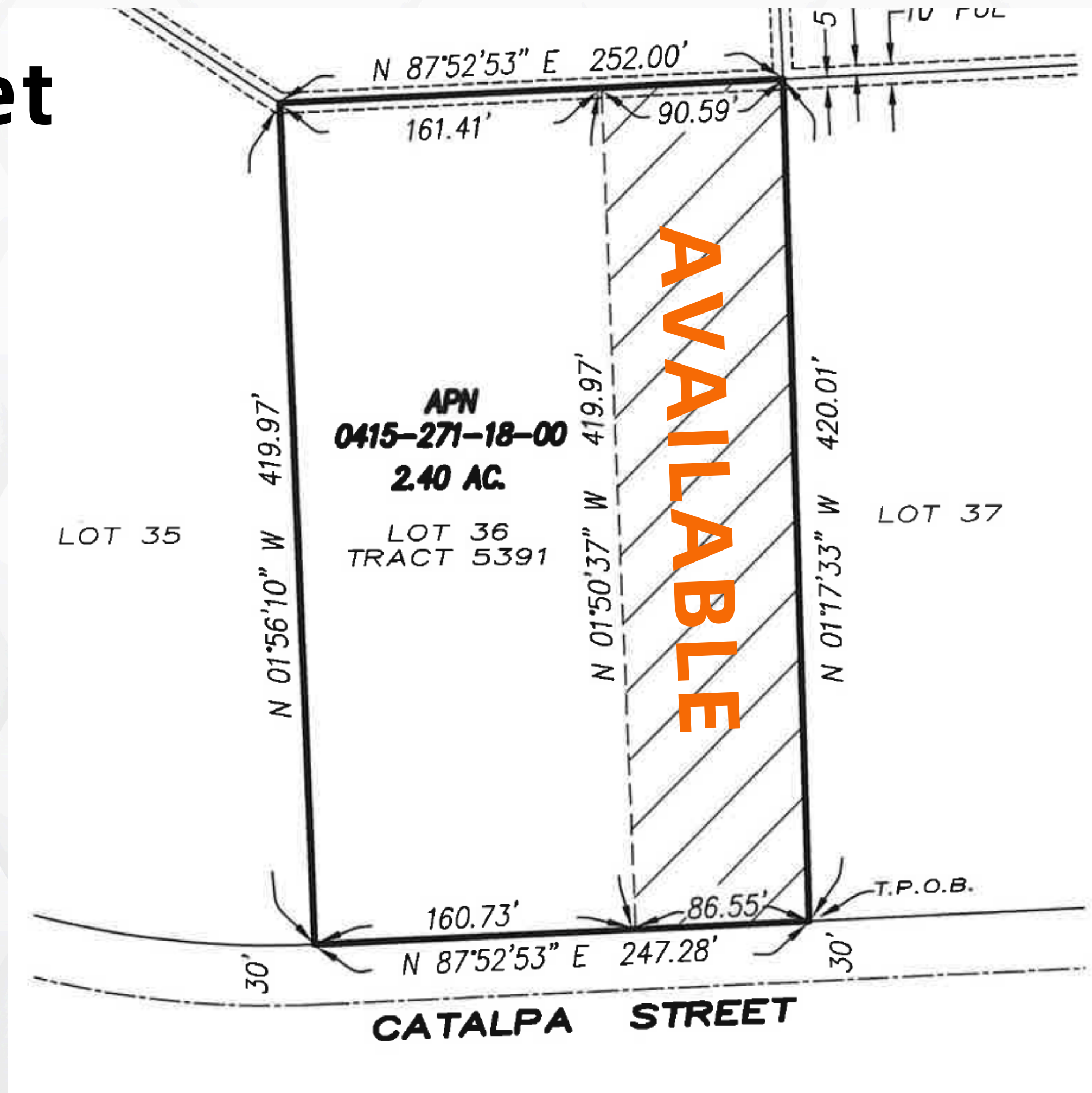
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**Disclaimer:** Information provided is deemed reliable but not guaranteed. Lessee and their advisors are responsible for verifying all details independently.



**CONTACT  
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