



INDUSTRIAL LAND FOR SALE

±1.89 Acres G Ave.
Hesperia, CA



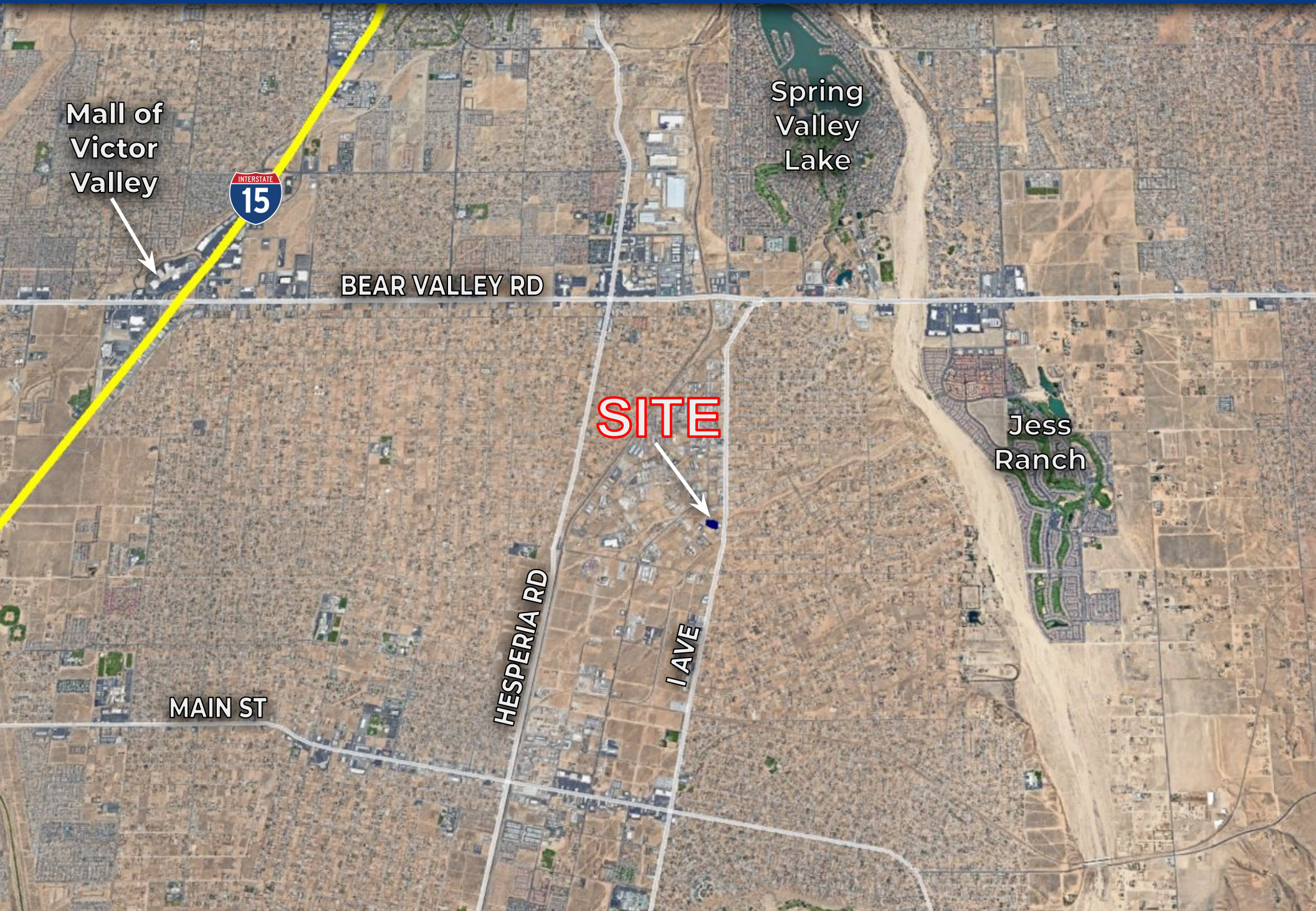
Site Attributes

- APN 0415-171-10
- Zoned I1 - Limited Manufacturing
- ±1.89 Acres (±82,328 sf)
- ±195 feet of frontage on G Avenue
- Situated in a prime industrial area of the City of Hesperia
- 12" water line in G Avenue; buyer to verify
- Sewer line located along the property's eastern boundary; buyer to verify
- Centrally located in the High Desert
- Asking \$399,000.00 (\$5.00 per sf)

G AVENUE

AREA OVERVIEW

G Avenue | Hesperia, CA



Mall of
Victor
Valley



BEAR VALLEY RD

Spring
Valley
Lake

SITE

Jess
Ranch

MAIN ST

HESPERIA RD

I AVE

PLAT MAP

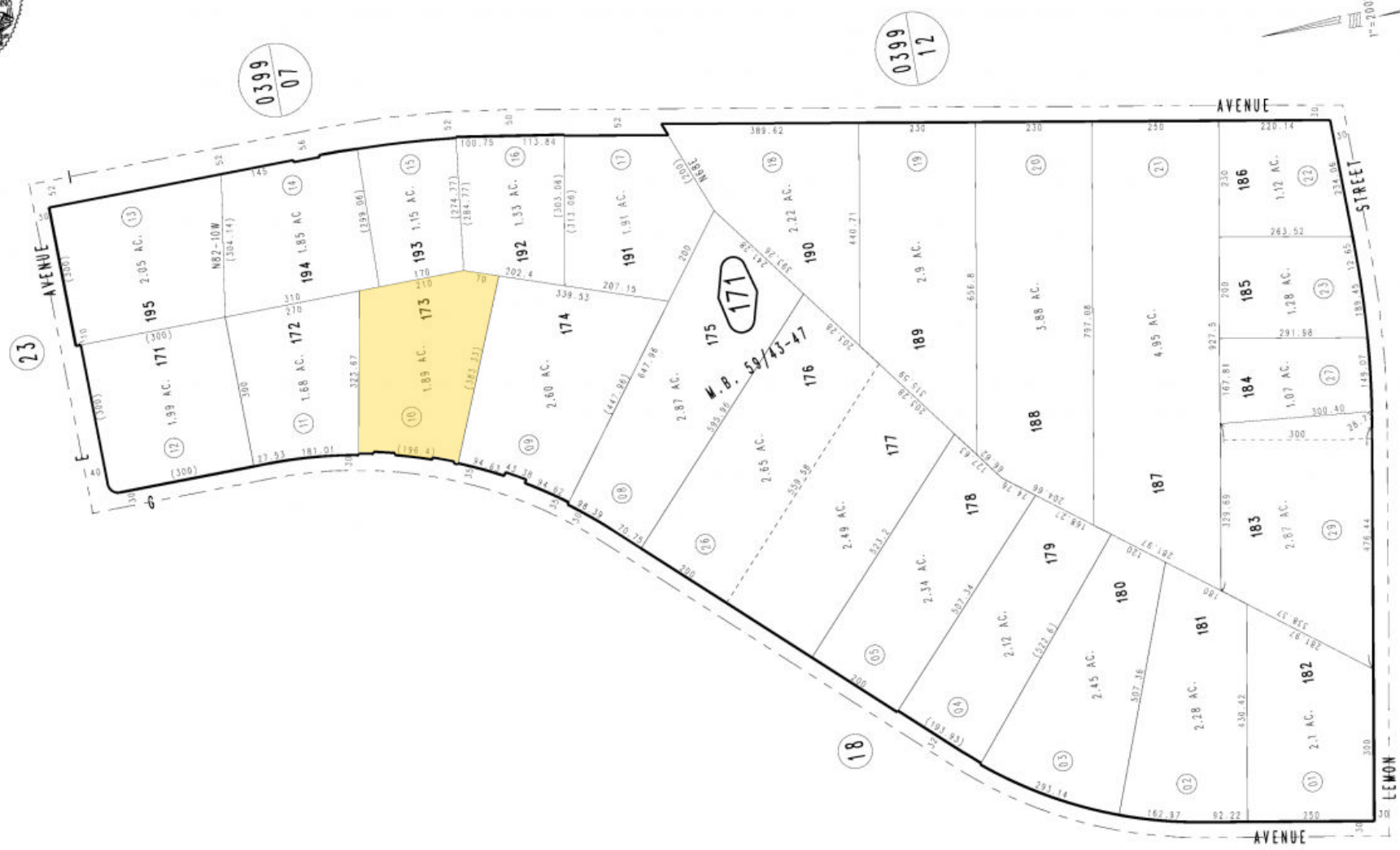
G Avenue | Hesperia, CA

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Tract No. 4600, M.B. 59/43-47

City of Hesperia
Tax Rate Area
20090

0415 - 17



April 2004

Ptn. S.E.1/4, Sec. 10
T.4N., R.4W.

Assessor's Map
Book 0415 Page 17
San Bernardino County

REVISED
09/26/22 KC

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