

# AVAILABLE FOR SALE

±3,987 SF BUILDING ON ±6.99 ACRES

9780 E. Ave, Hesperia, CA 92345



## PROPERTY FEATURES:

- ±3,987 SF Building on ±6.99 Acres
- General Industrial Land - Zoning I1 or I2 (heavier industrial)
- Trucking use OK with CUP (verify with City)
- Outdoor Storage Permitted
- Fenced & Gated, Partially Lighted (verify)
- Gravel Base; Flat, Partially Paved
- Land Dimensions 500' x 629'
- Possible IOS; 3 Parcels
- Located Northwest Corner of E Ave and Live Oak St
- APN: 0410-082-12, -13 & -08
- Sewer & Water along E Ave



### ANDREW SHIRK

Vice President  
909.545.8009  
Lic. #00881302  
ashirk@voitco.com



**Voit**  
REAL ESTATE SERVICES

3280 E. Guasti Road, Suite 100, Ontario, CA 91761 • 909.545.8000 • 909.354.3253 Fax

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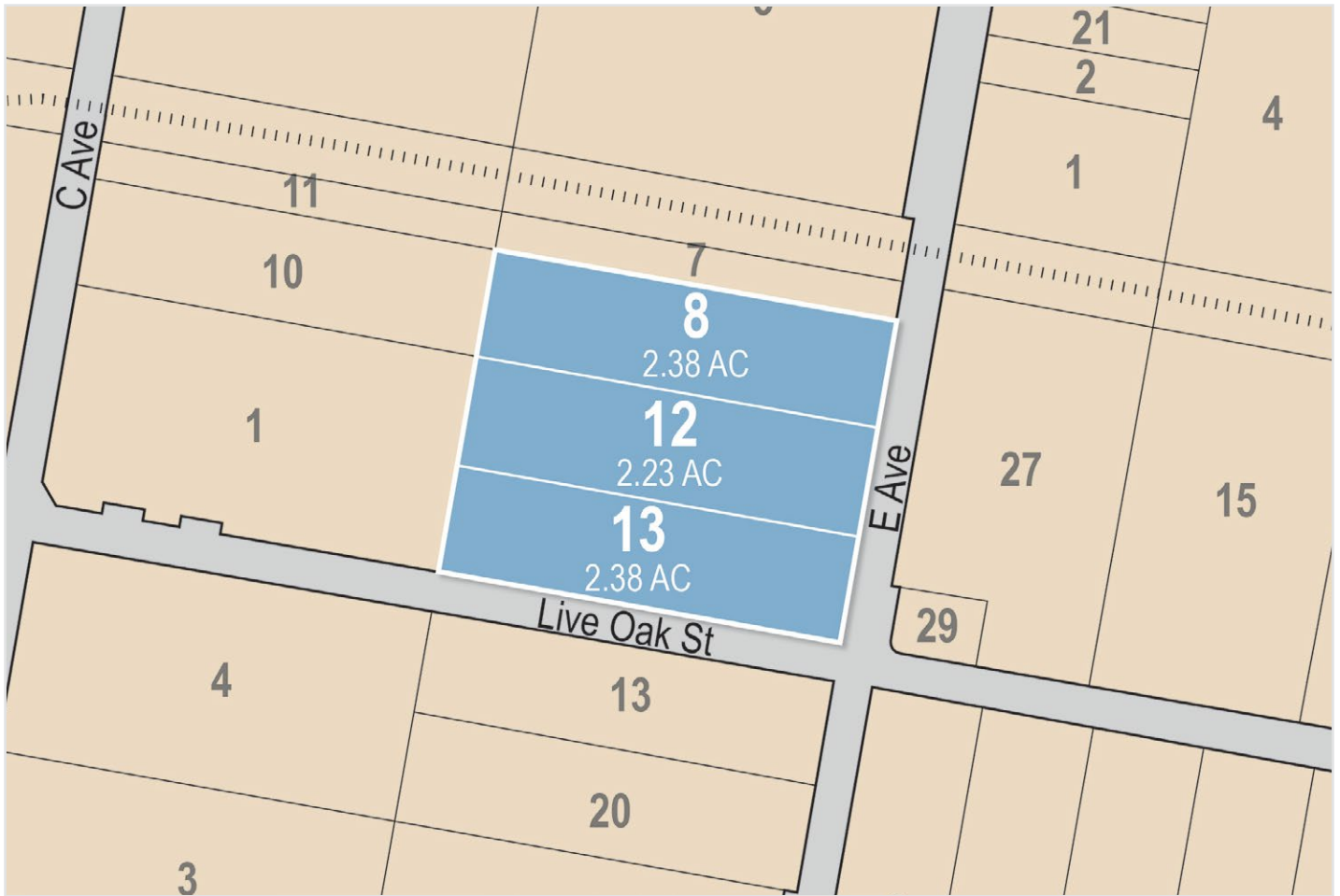
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## PARCEL MAP



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