



**KURSCH**  
GROUP

**INDUSTRIAL LAND  
FOR SALE**

**±2.5 AC E Avenue  
Hesperia, CA**

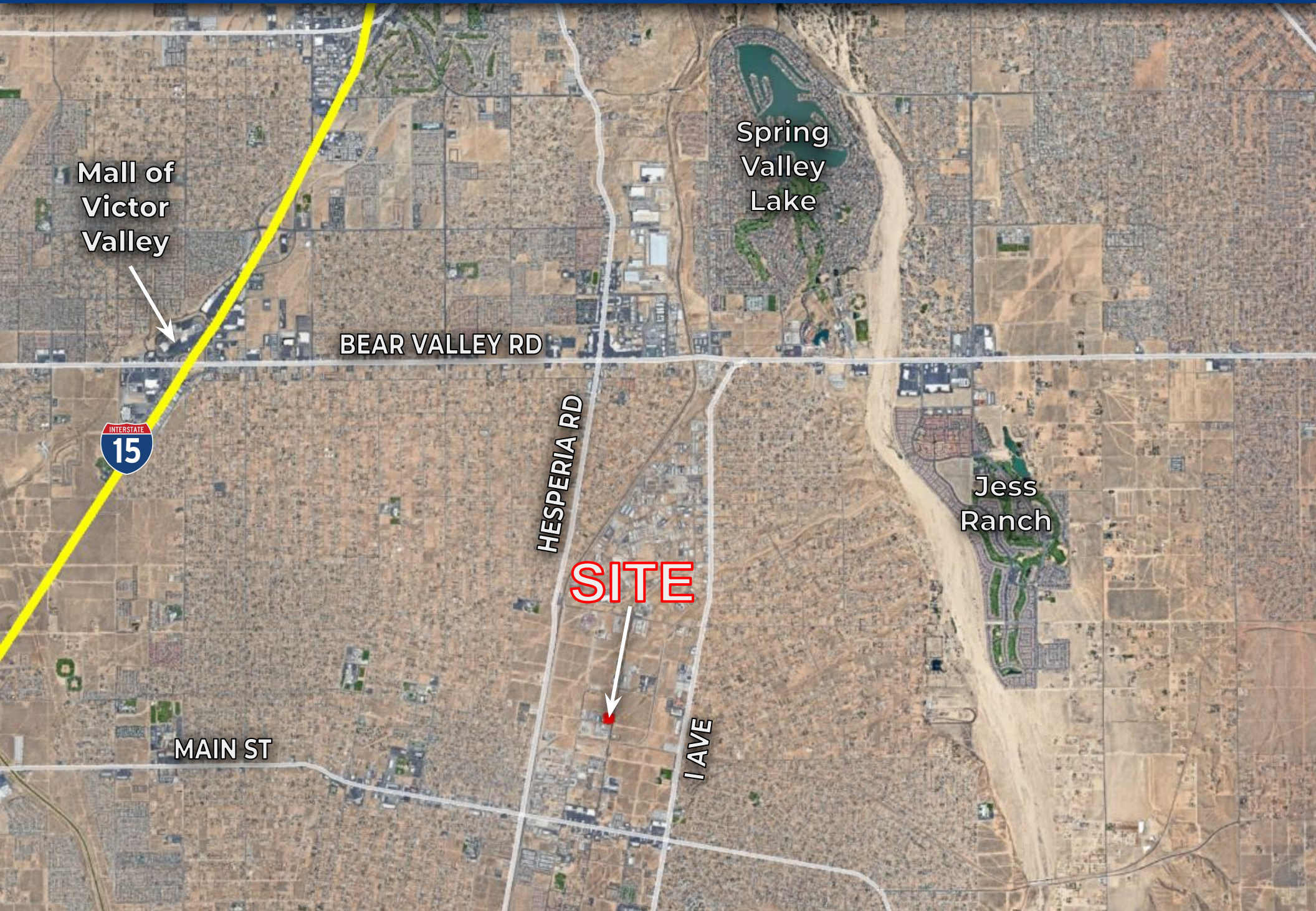
## Site Attributes

- APN 0410-051-29
- Zoned G-I General Industrial
- ±2.5 Acres (±108,900 sf)
- ±345 feet of frontage on E Avenue, an arterial roadway per the City of Hesperia Circulation Plan
- Situated in a prime industrial area of the City of Hesperia
- Gravity main sewer line and 12" water line in Hercules Street and E Avenue; buyer to verify
- Centrally located in the High Desert
- Asking \$699,000.00 (\$6.50 per sf)



# AREA OVERVIEW

E Avenue | Hesperia, CA



Mall of  
Victor  
Valley

Spring  
Valley  
Lake

Jess  
Ranch

BEAR VALLEY RD

HESPERIA RD

**SITE**

I AVE

MAIN ST



# PLAT MAP

# E Avenue | Hesperia, CA

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

Ptn. Map No. 1 of Hesperia  
M.B. 12/21-27

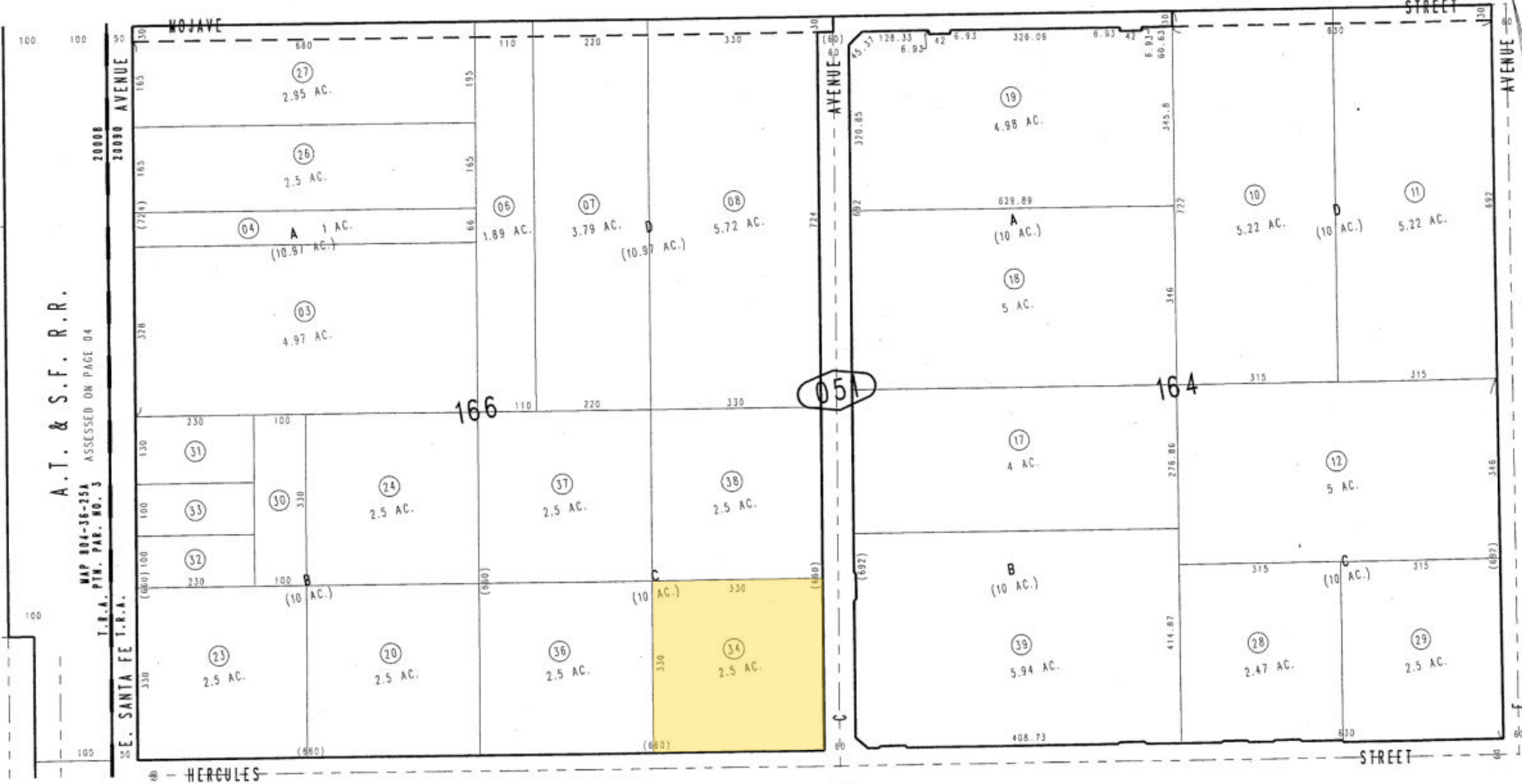
City of Hesperia  
Tax Rate Area  
2008,20090

0410 - 05



0414  
21

0407  
06



April 2004

Ptn. W.1/2, Sec. 15  
T.4N., R.4W.

Assessor's Map  
Book 0410 Page 05  
San Bernardino County

REVISED  
05/10/19 KC

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