

Newly Constructed 2021 Industrial Bldgs. With I2 Zoning – Now Leasing

17380 Darwin Ave., Hesperia CA 92345



#### Property Features

- Building A: ±17,418 Sq. Ft.
  - ❖ Two (2) loading docks
  - ❖ Two (2) ground level roll up doors
  - ❖ 600 Amp 3 Phase
  - ❖ Clear Height: 24 Ft.
- Building B: ±7,828 Sq. Ft.
  - ❖ Three (3) ground level doors
  - ❖ 400 Amp 3 Phase
  - ❖ Clear Height: 24 Ft.
- Building C: ±7,828 Sq. Ft.
  - ❖ Three (3) ground level doors
  - ❖ 400 Amp 3 Phase
  - ❖ Clear Height: 24 Ft.
- Building D: ±15,818 Sq. Ft.
  - ❖ Two (2) loading docks
  - ❖ One (1) ground level door
  - ❖ 600 Amp 3 Phase
  - ❖ Clear Height: 24 Ft.
- Building E: ±17,744 Sq. Ft.
  - ❖ One (1) ground level door
  - ❖ 600 Amp 3 Phase
  - ❖ Clear Height: 24 Ft.
- All Buildings include two built out offices at each end
- Owner will consider subdividing each building based on Tenant's requirements

Asking Rate: Call For Details

LIC # 01057618

The  
**B**RADCO  
Companies  
a commercial real estate company

Joseph W. Brady CCIM, SIOR  
PH. 760.951.5111 Ext 101 FAX. 760.951.5113  
[jbrady@thebradcocompanies.com](mailto:jbrady@thebradcocompanies.com)

DRE LIC #00773589

P.O. Box 2710  
Victorville, CA 92393

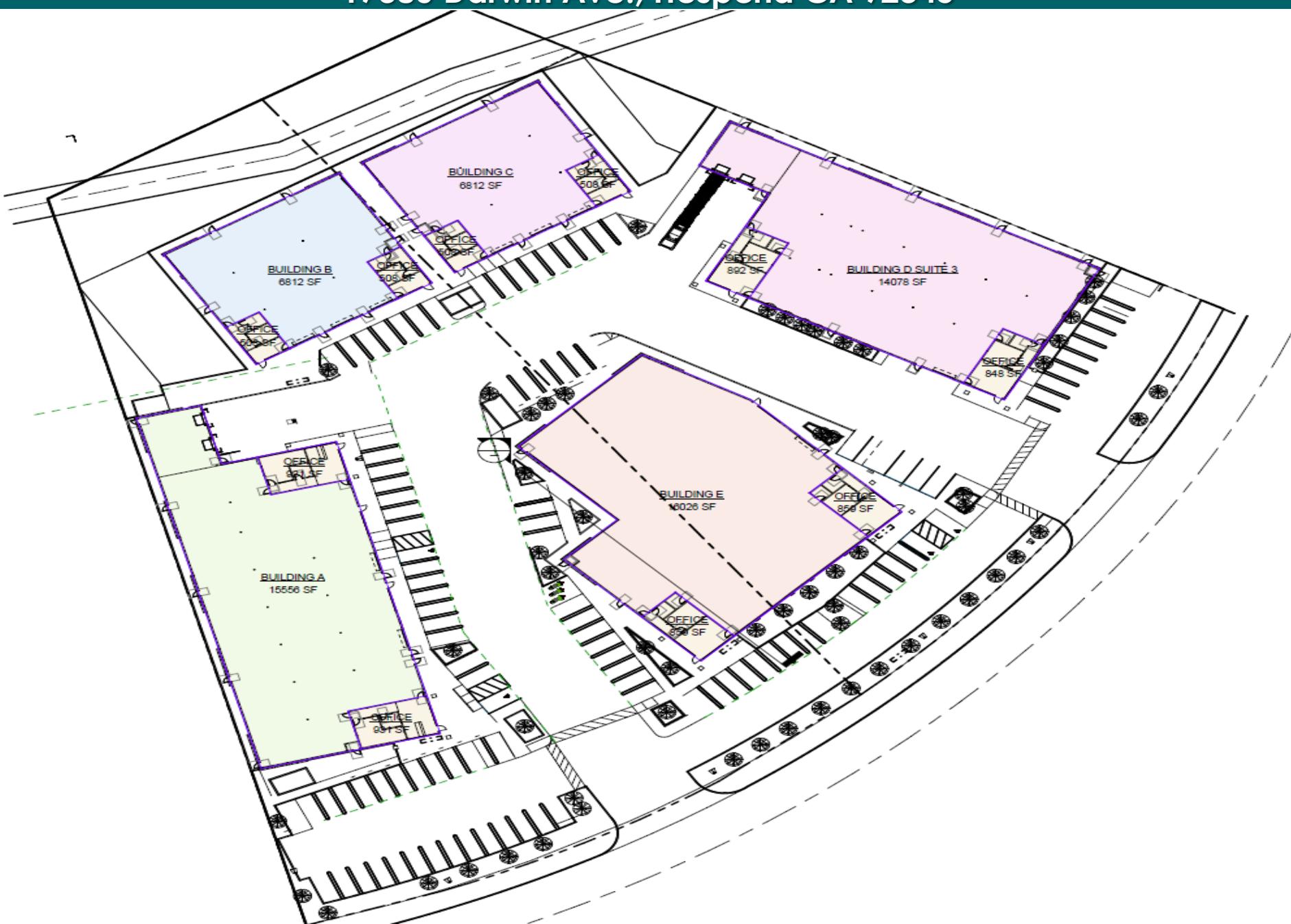
Connect with us on



NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL, WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT. SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. JOSEPH W. BRADY INC., DBA THE RADCO COMPANIES CA DRE LIC # 01057618

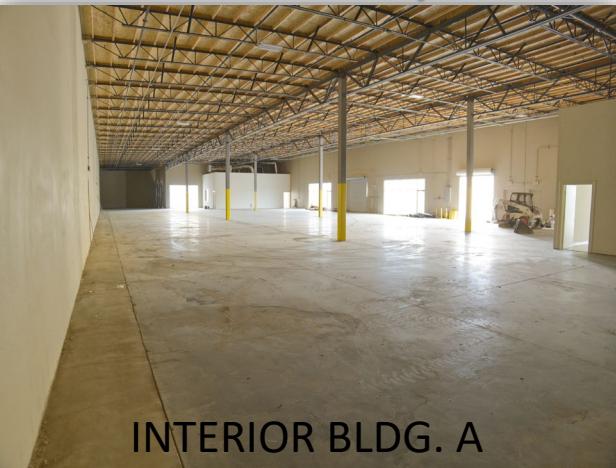
Newly Constructed 2021 Industrial Bldgs. With I2 Zoning – Now Leasing

17380 Darwin Ave., Hesperia CA 92345



Newly Constructed 2021 Industrial Bldgs. With I2 Zoning – Now Leasing

17380 Darwin Ave., Hesperia CA 92345



INTERIOR BLDG. A

TRUCK WELLS BLDG. A



INTERIOR BLDG. B



INTERIOR BLDG. D



INTERIOR BLDG. E

LIC # 01057618



Joseph W. Brady CCIM, SIOR  
PH. 760.951.5111 Ext 101 FAX. 760.951.5113  
[jbrady@thebradcocompanies.com](mailto:jbrady@thebradcocompanies.com)

DRE LIC #00773589

P.O. Box 2710  
Victorville, CA 92393

Connect with us on



NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. JOSEPH W. BRADY INC., DBA THE BRADCO COMPANIES CA DRE LIC # 01057618

Newly Constructed 2021 Industrial Bldgs. With I2 Zoning – Now Leasing

17380 Darwin Ave., Hesperia CA 92345



LIC # 01057618



**Joseph W. Brady CCIM, SIOR**  
**PH. 760.951.5111 Ext 101 FAX. 760.951.5113**  
[jbrady@thebradcocompanies.com](mailto:jbrady@thebradcocompanies.com)

DRE LIC #00773589

**P.O. Box 2710**  
**Victorville, CA 92393**

Connect with us on



NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. JOSEPH W. BRADY INC., DBA THE RADCO COMPANIES CA DRE LIC # 01057618

Newly Constructed 2021 Industrial Bldgs. With I2 Zoning – Now Leasing

17380 Darwin Ave., Hesperia CA 92345



LIC # 01057618



**Joseph W. Brady CCIM, SIOR**  
**PH. 760.951.5111 Ext 101 FAX. 760.951.5113**  
[jbrady@thebradcocompanies.com](mailto:jbrady@thebradcocompanies.com)

DRE LIC #00773589

**P.O. Box 2710**  
**Victorville, CA 92393**

Connect with us on



NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. JOSEPH W. BRADY INC., DBA THE BRADCO COMPANIES CA DRE LIC # 01057618

Newly Constructed 2021 Industrial Bldgs. With I2 Zoning – Now Leasing

17380 Darwin Ave., Hesperia CA 92345



LIC # 01057618



**Joseph W. Brady CCIM, SIOR**  
**PH. 760.951.5111 Ext 101 FAX. 760.951.5113**  
[jbrady@thebradcocompanies.com](mailto:jbrady@thebradcocompanies.com)

DRE LIC #00773589

**P.O. Box 2710**  
**Victorville, CA 92393**

Connect with us on



NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. JOSEPH W. BRADY INC., DBA THE BRADCO COMPANIES CA DRE LIC # 01057618

Newly Constructed 2021 Industrial Bldgs. With I2 Zoning – Now Leasing

17380 Darwin Ave., Hesperia CA 92345



LIC # 01057618



**Joseph W. Brady CCIM, SIOR**  
**PH. 760.951.5111 Ext 101 FAX. 760.951.5113**  
[jbrady@thebradcocompanies.com](mailto:jbrady@thebradcocompanies.com)

DRE LIC #00773589

**P.O. Box 2710**  
**Victorville, CA 92393**

Connect with us on



NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. JOSEPH W. BRADY INC., DBA THE RADCO COMPANIES CA DRE LIC # 01057618

### Hesperia, CA

Hesperia, California, is situated in the Mojave Desert. The city is situated just  $\pm 80$  miles northeast of Los Angeles, providing businesses with convenient access to the largest metropolitan market in California. Additionally, the Ports of Los Angeles and Long Beach, two of the busiest ports in the United States, are approximately  $\pm 90$  miles away. This proximity allows businesses in Hesperia to efficiently move goods to and from international markets while avoiding the congestion and higher costs often associated with facilities closer to the ports.

Hesperia also benefits from being positioned along Interstate 15, a vital north-south transportation corridor that connects Southern California to Las Vegas and beyond. For freight and logistics companies, this means easy access to major markets across the western United States.

Hesperia offers a range of industrial properties tailored to meet the needs of different businesses. From state-of-the-art distribution centers to flexible industrial spaces, the city has options to suit a variety of industries. Notable facilities include:

- **Hesperia Commerce Center II:** A modern industrial development at the southwest corner of Yucca Terrace Drive and Caliente Road, designed with cutting-edge amenities for tenants in logistics and distribution.
- **Hesperia Commerce Center:** An expansive distribution facility totaling  $\pm 1,227,600$  square feet, strategically designed for large-scale operations.
- **Darwin Industrial Park:** A multi building industrial park offering smaller spaces starting at  $\pm 3,914$  square feet, ideal for startups and small businesses up to  $\pm 66,636$  square feet.

### Why Lease Industrial Space in Hesperia?

**Proximity to Major Markets:** Only  $\pm 80$  miles from Los Angeles and  $\pm 90$  miles from the Ports of Los Angeles and Long Beach, Hesperia offers access to both domestic and international markets.

**Superior Transportation Access:** Located on Interstate 15, Hesperia is an ideal hub for logistics and distribution.

**Affordable Leasing Rates:** Competitive pricing for industrial properties allows businesses to maximize their operational budgets.

**Modern Facilities:** A variety of industrial spaces cater to businesses of all sizes and sectors.

**Business-Friendly Policies:** The city's commitment to economic growth creates a supportive environment for industrial tenants.

### Demographics

2024 Population	100,964
2029 Projected Population	101,365
2024 Estimated Households	29,687
2029 Projected Households	30,196
2024 Est. Avg. Household Size	3.40
2024 Est. Avg. Household Income	\$88,746

LIC # 01057618

The  
**B**RADCO  
Companies  
a commercial real estate company

**Joseph W. Brady CCIM, SIOR**  
**PH. 760.951.5111 Ext 101 FAX. 760.951.5113**  
[jbrady@thebradcocompanies.com](mailto:jbrady@thebradcocompanies.com)

DRE LIC #00773589

**P.O. Box 2710**  
**Victorville, CA 92393**

Connect with us on

