

# For Sale ± 6,712 sf Commercial/Light Industrial Building

11810 I Ave., Hesperia, CA 92345

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Real Estate



## Property Details:

- ±6,712 SF Total Building Size
- ±1,500 SF Office Space
- Large Insulated Warehouse
- 3-Phase Power
- ±19,555 SF Lot
- Excellent Street Exposure on I Ave
- Easy Access for Deliveries & Operations
- Zoning: C3 – Flexible for Multiple Commercial Uses
- APN# 0415-261-01-0000

**Asking Price: \$850,000**

**For Sale** – MGR Real Estate, Inc. is proud to present this exceptional commercial/light industrial opportunity! This ±6,712 SF building is strategically located on highly traveled I Avenue, offering outstanding visibility and exposure to consistent daily traffic. The property features approximately ±1,500 SF of office space along with a large insulated warehouse, providing flexibility for a variety of business uses. Equipped with 3-phase power, the building is well-suited for heavy-duty operations and expanding commercial or light industrial needs. Perfect for any business owner looking to own their own building.

**For More Information Contact:**

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