

# INDUSTRIAL CONDO UNITS FOR LEASE 17229 LEMON ST.

Hesperia, CA 92345



## ECONOMIC DATA

**LEASE RATE:** \$1.10 SF/mo.  
+NNN Fees \$0.10 PSF/mo.

## PROPERTY INFORMATION

**COUNTY:** San Bernardino  
**MARKET:** Inland Empire  
**SUBMARKET:** Hesperia

## BUILDING DATA

**TOTAL BUILDING SF:** ±102,120 SF  
**YEAR BUILT:** 1986  
**ZONING:** CITY OF HESPERIA

## LISTING DATA

**AVAILABLE SF:** ±3,200 - ±9,600 SF

## PROPERTY OVERVIEW

This well-kept ±102,120 SF concrete tilt-up constructed industrial park shows real pride of ownership. This well-located property sits on ±11.00 acres nestled on the southeast corner of E Avenue and Lemon Street, in the heart of Hesperia's industrial corridor; making this an ideal location for your warehouse/manufacturing business.

These spacious ±3,200 SF industrial condo units boast a ±20' clear height, a ±15-20% office build out and one (1) ±16' roll-up door per unit.

There are four (4) units that will be available for lease in the next few months. Units A4, B1, and (E4 & 5 combined) each are ±3,200 SF each.

This multi-tenant site has a diverse mix of successful tenants like; Serve Pro, Inglis Classics, High Desert Auto & RV, Bimbo Bakery, EZ Bombs, Lead Masters and many others.

**\*\*Please do not disturb any of the existing tenants. Units available upon existing tenant(s) vacating space.**

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.



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COMMERCIAL REAL ESTATE SERVICES



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## LEASE INFORMATION

Lease Type:	NNN \$0.10 PSF/mo.	Lease Term:	3-5 Years
Total Space:	±9,600 SF	Lease Rate:	\$1.10 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
17229 Lemon St. Unit A4	Available	3,200 SF	NNN	\$1.10 SF/month
17229 Lemon St. Unit B1	Available	3,200 SF	NNN	\$1.10 SF/month
17229 Lemon St. Units E4 & E5	Available	3,200 SF	NNN	\$1.10 SF/month

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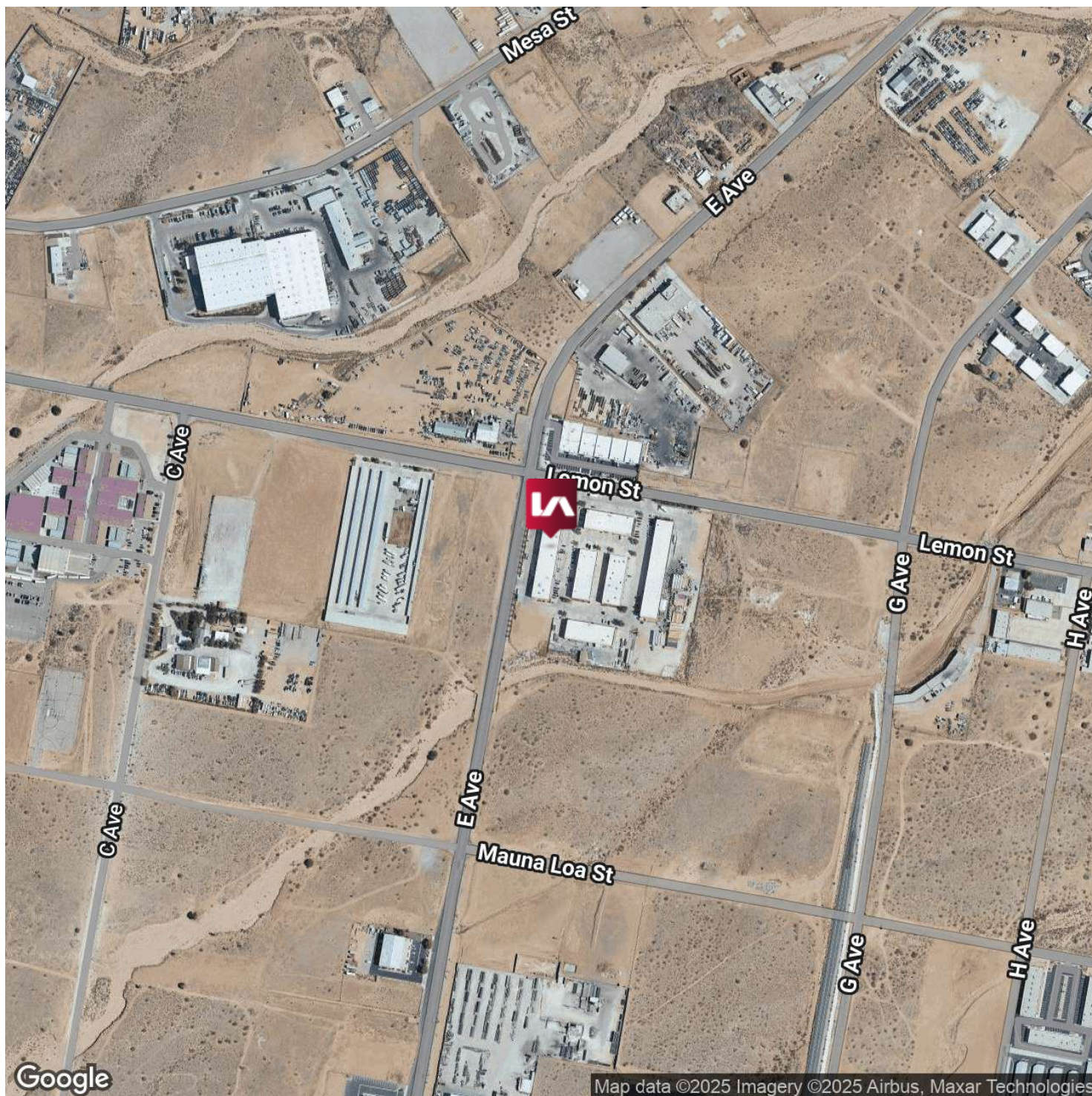
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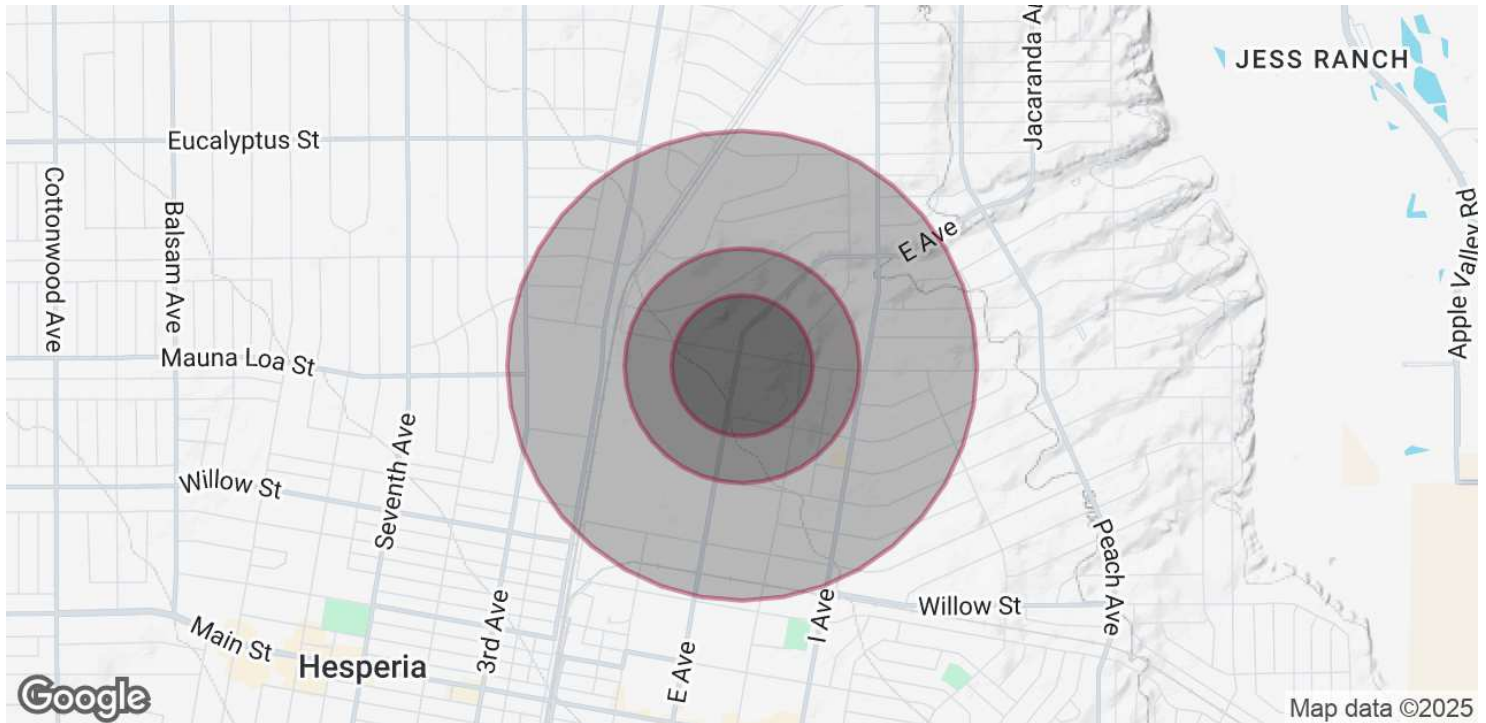
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	23	103	2,082
Average Age	38	38	37
Average Age (Male)	37	37	36
Average Age (Female)	38	39	37

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	30	591
# of Persons per HH	3.8	3.4	3.5
Average HH Income	\$99,462	\$94,254	\$85,565
Average House Value	\$400,400	\$427,834	\$390,376

*Demographics data derived from AlphaMap*

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