

2 OFFICE SPACES AVAILABLE FOR LEASE 13580 NOMWAKET RD. UNITS G & L

Apple Valley, CA 92308



ECONOMIC DATA

LEASE RATE: \$0.75 - \$1.00

PROPERTY INFORMATION

COUNTY: San Bernardino

MARKET: Inland Empire

SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: 28,200 SF

YEAR BUILT: 1983

ZONING: TOWN OF APPLE VALLEY

LISTING DATA

AVAILABLE SF: 1,500 - 3,200 SF

PROPERTY OVERVIEW

2 Industrial Warehouse Spaces for lease.

Immediate Occupancy Available

We are excited to offer two exceptional units, within a versatile, industrial warehouse property, perfectly suited for a range of business needs.

Unit #G

- Size: 3,200 sq. ft. warehouse
- Office Space: 400 sq. ft. included
- Outdoor Yard: 8,600 sq. ft., fully fenced

This unit is ideal for businesses requiring a mix of indoor and outdoor space, providing ample room for operations and secure outdoor storage.

Unit #L

- Size: 1,500 sq. ft.
- Features: Ideal for indoor storage or parking
- Utilities: No power or bathroom

This unit is perfect for businesses needing straightforward storage solutions without the need for additional utilities.

Benjamin Kisliuk
bkisliuk@lee-associates.com
D 760.241.5211 x227

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.

2 OFFICE SPACES AVAILABLE FOR LEASE

13580 NOMWAKET RD. UNITS G & L

Apple Valley, CA 92308



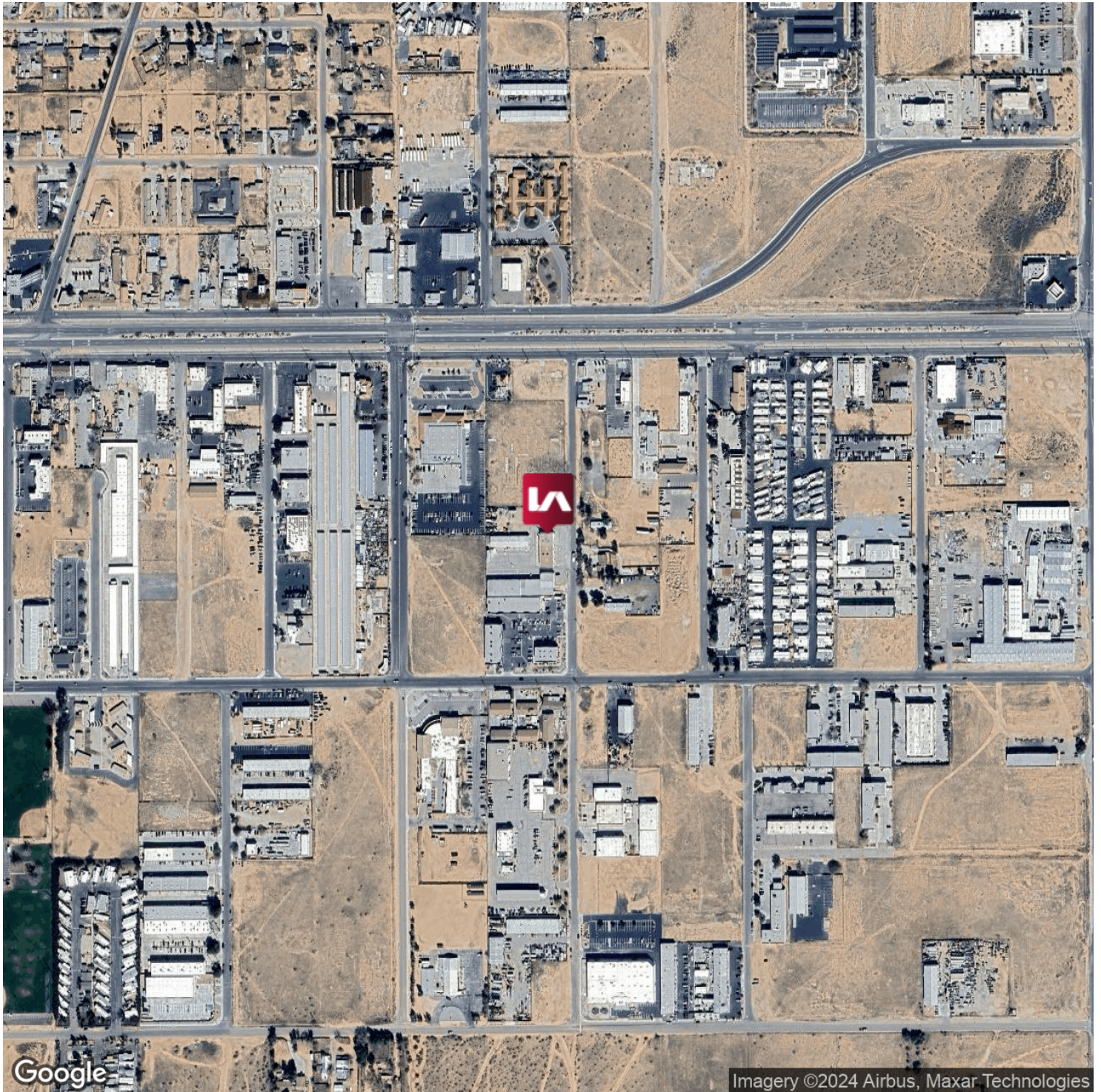
Benjamin Kisliuk
bkisliuk@lee-associates.com
D 760.241.5211 x227

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.

2 OFFICE SPACES AVAILABLE FOR LEASE 13580 NOMWAKET RD. UNITS G & L

Apple Valley, CA 92308

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

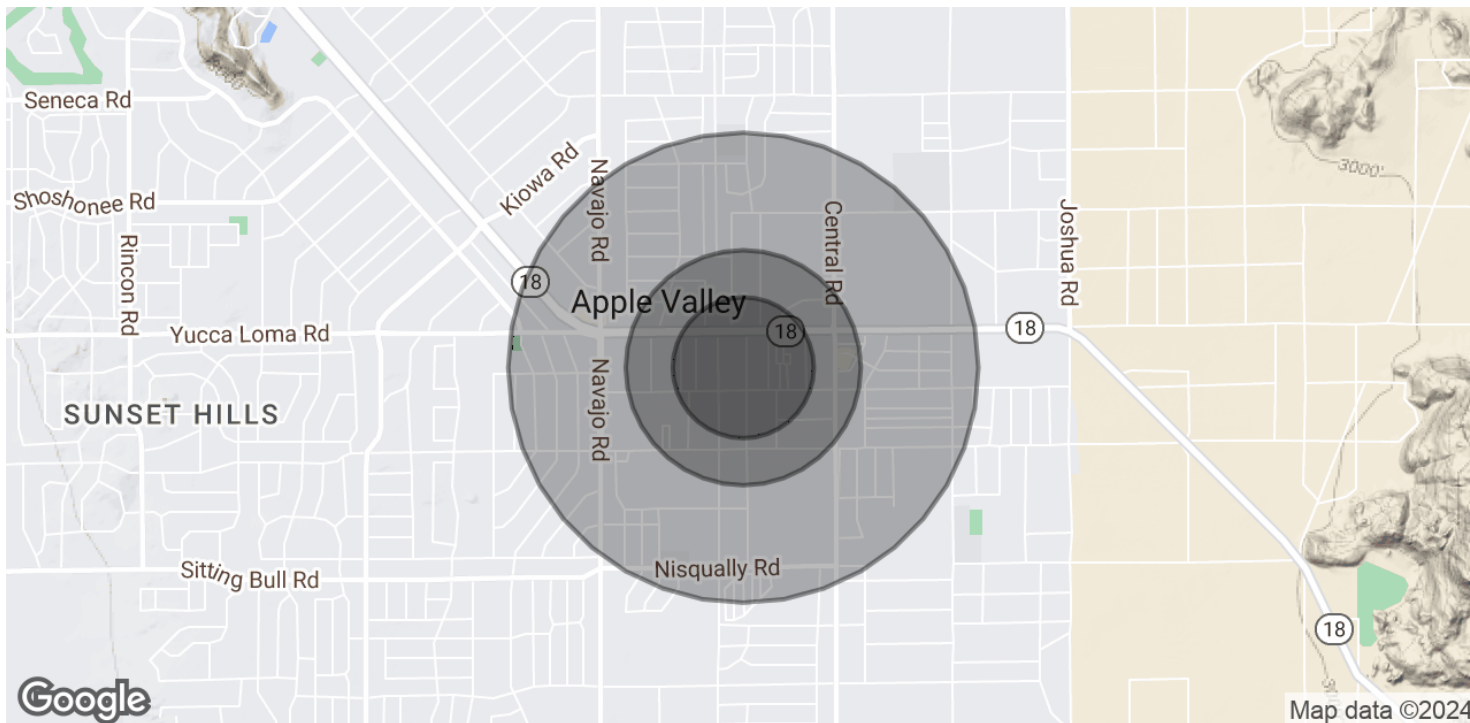


Benjamin Kisliuk
bkisliuk@lee-associates.com
D 760.241.5211 x227

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.

2 OFFICE SPACES AVAILABLE FOR LEASE 13580 NOMWAKET RD. UNITS G & L

Apple Valley, CA 92308



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	340	1,055	5,746
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	120	361	1,911
# of Persons per HH	2.8	2.9	3
Average HH Income	\$55,971	\$63,698	\$69,144
Average House Value	\$213,072	\$263,968	\$296,649

Demographics data derived from AlphaMap

Benjamin Kisliuk
bkisliuk@lee-associates.com
D 760.241.5211 x227

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.

2 OFFICE SPACES AVAILABLE FOR LEASE 13580 NOMWAKET RD. UNITS G & L

Apple Valley, CA 92308



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,500 - 3,200 SF	Lease Rate:	\$0.75 - \$1.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
13580 Nomwaket Rd Unit G	Available	3,200 SF	Modified Gross	\$1.00 SF/month
13580 Nomwaket Rd Unit L	Available	1,500 SF	Modified Gross	\$0.75 SF/month

Benjamin Kisliuk
bkisliuk@lee-associates.com
D 760.241.5211 x227

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.