



# INDUSTRIAL LAND FOR SALE

±1.89 Acres G Ave.  
Hesperia, CA

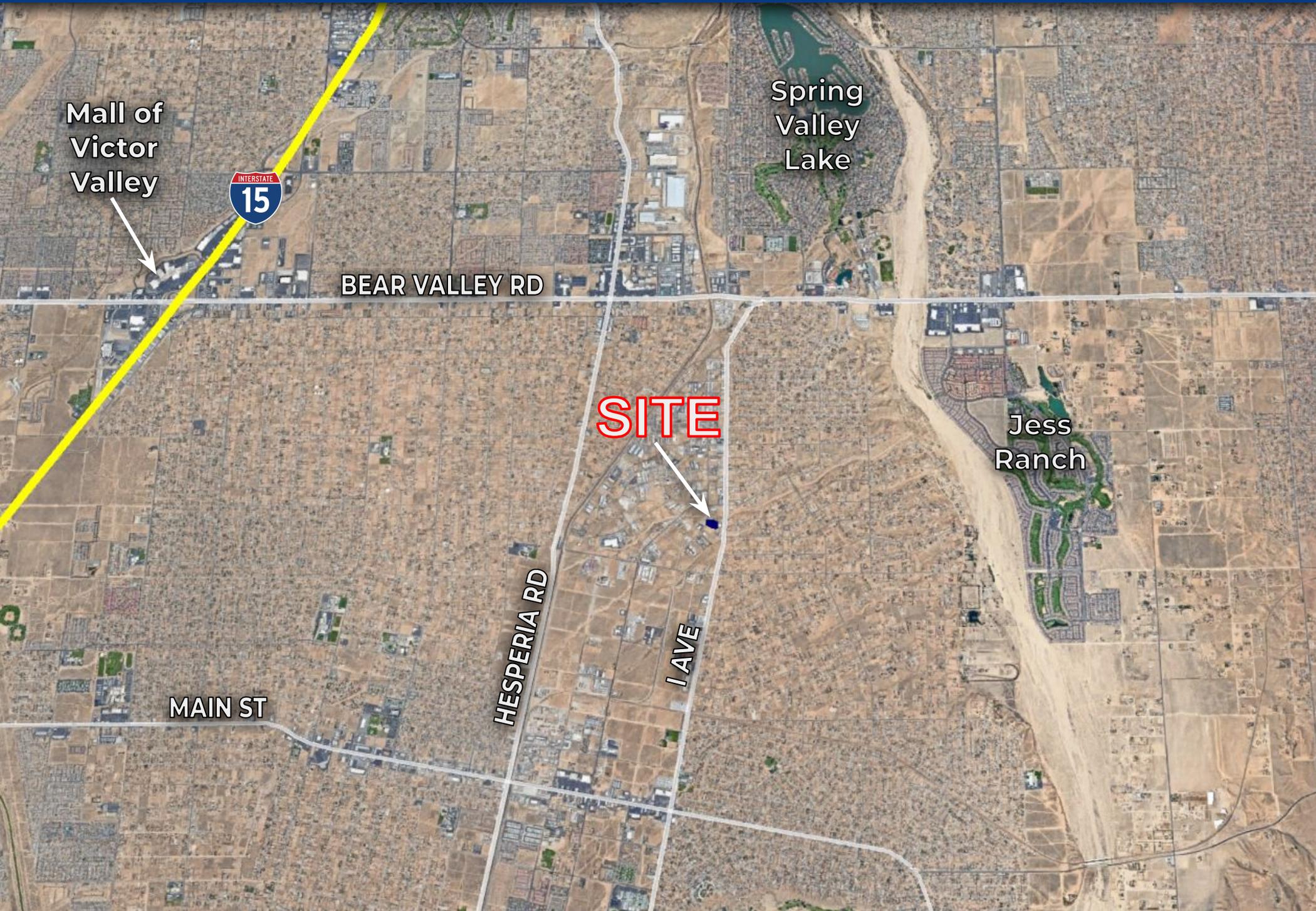


## Site Attributes

- APN 0415-171-10
- Zoned I1 - Limited Manufacturing
- ±1.89 Acres (±82,328 sf)
- ±195 feet of frontage on G Avenue
- Situated in a prime industrial area of the City of Hesperia
- 12" water line in G Avenue; buyer to verify
- Sewer line located along the property's eastern boundary; buyer to verify
- Centrally located in the High Desert
- Asking \$369,000.00 (\$4.48 per sf)

# AREA OVERVIEW

G Avenue | Hesperia, CA



Mall of  
Victor  
Valley



Spring  
Valley  
Lake

BEAR VALLEY RD

**SITE**

Jess  
Ranch

MAIN ST

HESPERIA RD

I AVE

# PLAT MAP

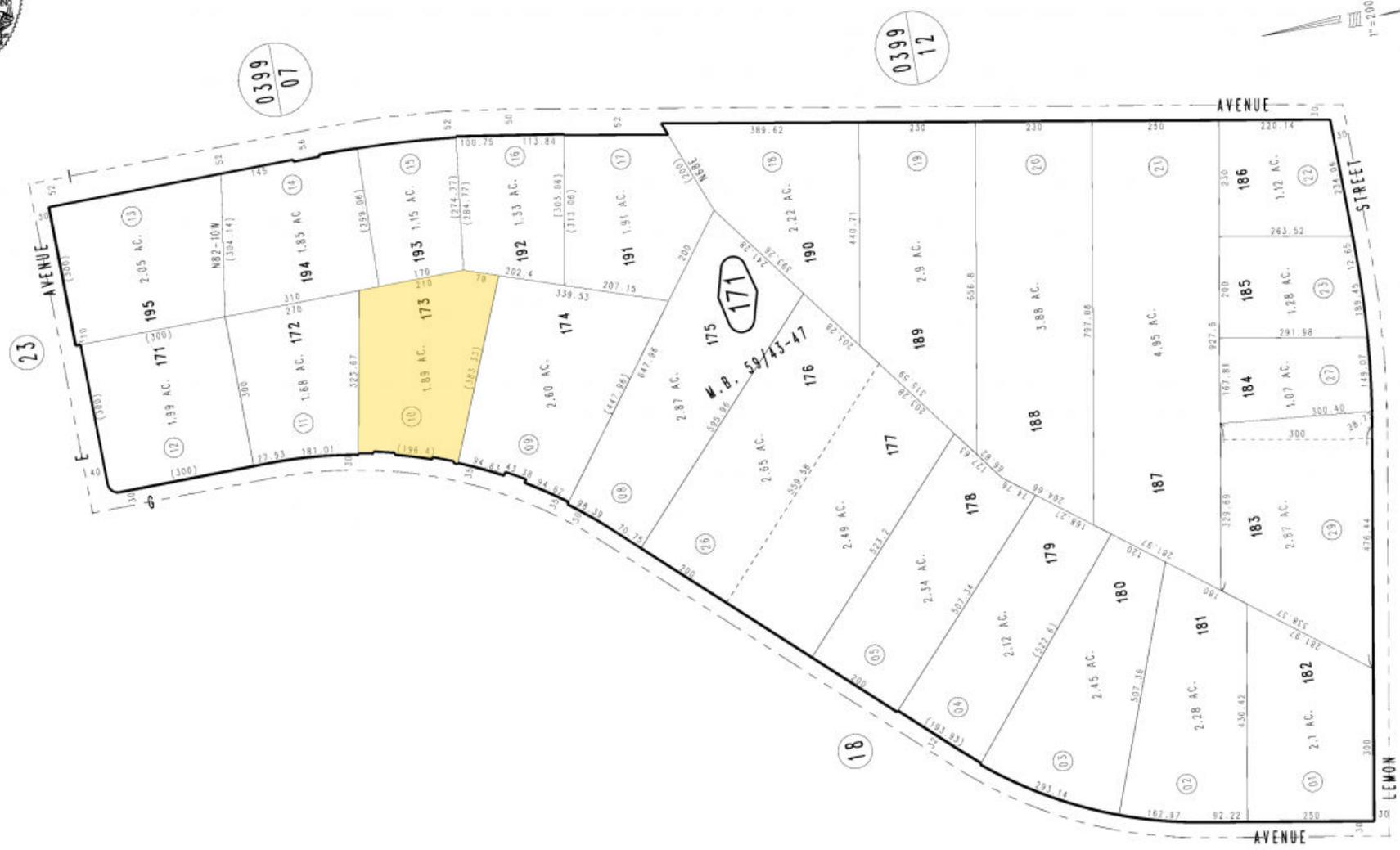
G Avenue | Hesperia, CA

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

Ptn. Tract No. 4600, M.B. 59/43-47

City of Hesperia  
Tax Rate Area  
20090

0415 - 17



April 2004

Ptn. S.E.1/4, Sec. 10  
T.4N., R.4W.

Assessor's Map  
Book 0415 Page 17  
San Bernardino County

REVISED  
09/26/22 KC

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# CONTACT

**Jeremy Schmidt**

jschmidt@kurschgroup.com

760.983.2593

DRE # 01310579

**Aiden Schmidt**

aschmidt@kurschgroup.com

760.983.2592

DRE # 02201573



12180 Ridgecrest Rd., Suite 232  
Victorville, CA 92395

760.983.2383 | [www.kurschgroup.com](http://www.kurschgroup.com)

Corporate DRE # 01896143

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