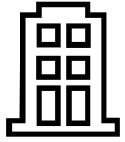


C AVE., HESPERIA, CA 92345

± 2.50 ACRES – INDUSTRIAL – FOR SALE



PROPERTY FEATURES



LOT SIZE:

±2.50 - Acres
(±108,900 Sq.Ft.)



PARCEL:

APN: 0410-041-17-0000



ZONING:

General Industrial (I-G), Hesperia Main Street and Freeway Corridor Specific Plan per, the City of Hesperia (verify)

PROPERTY HIGHLIGHTS

- Ideal for owner/users or investors seeking a strategic logistics or industrial development site
- Paved access along Mojave St and partial paving on C Avenue
- Located within Hesperia's established industrial district, promoting industrial development opportunities
- Near the G Avenue Rail Spur with potential for future rail connectivity
- Prime access to major transportation corridors: I-15 and US-395 (±6.0 Miles)



The General Industrial zoning allows for a wide range of heavy industrial uses—including manufacturing, fabrication, assembly, warehousing, distribution, and outdoor storage—making the property an excellent fit for an owner-user or investor looking to leverage the region's robust industrial growth. Its proximity to the G Avenue Rail Spur offers the potential for future rail integration, adding value for logistics- and distribution-oriented operations.

The surrounding industrial submarket continues to experience low vacancy rates and rising demand, supported by strong regional expansion and convenient access to major transportation routes such as I-15 and US-395. Ongoing infrastructure investments outlined in the Hesperia General Plan Update and the proposed High Desert Corridor further strengthen the site's long-term development outlook.

The seller is open to seller financing with a minimum 40% down, providing a flexible path for qualified buyers to secure a strategically positioned parcel within one of Hesperia's most active and highly sought-after industrial hubs. Buyers are advised to independently verify all utilities, zoning, and permitted uses.

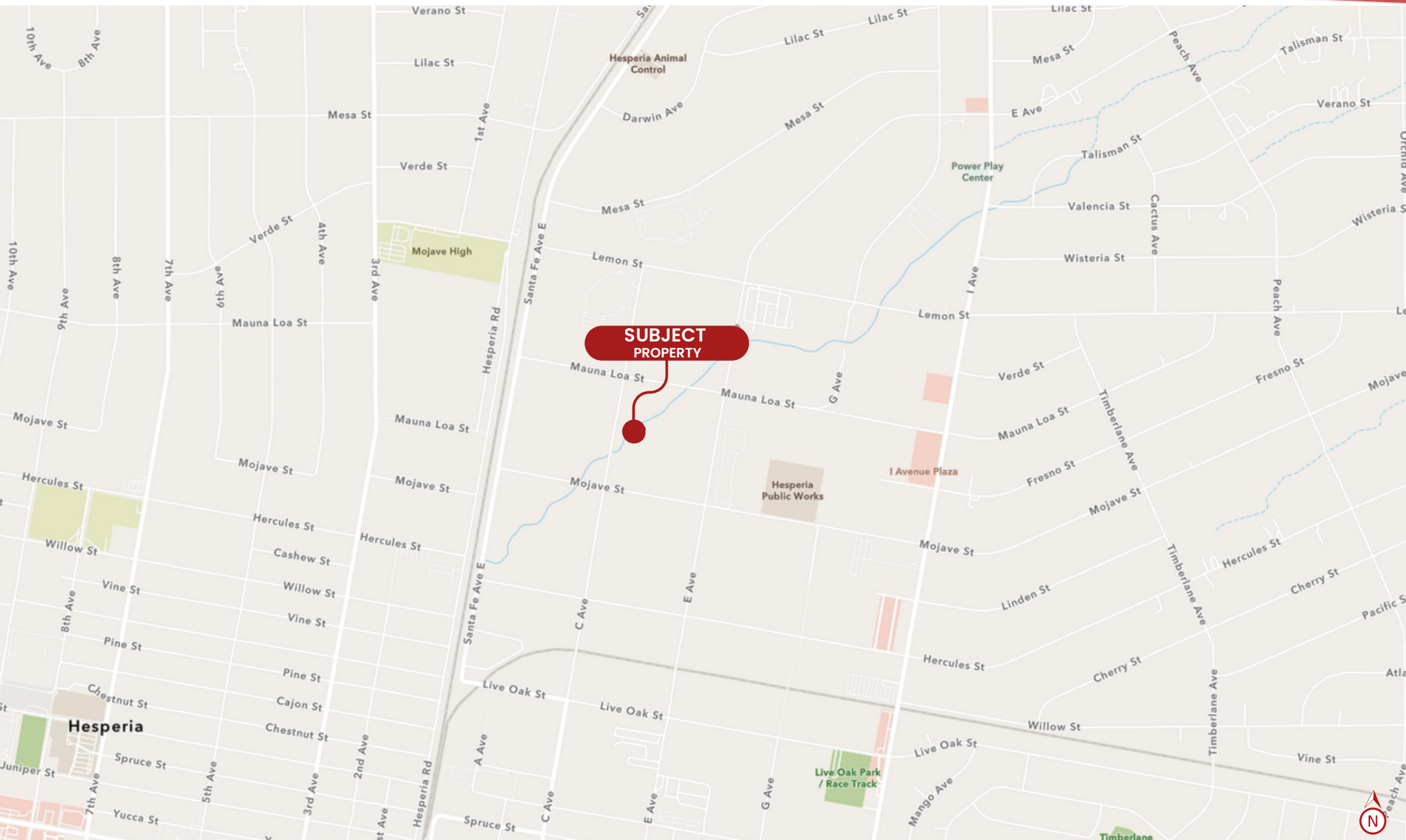


CAL DRE # 02120868

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LOCAL MAP

C AVE., HESPERIA, CA 92345



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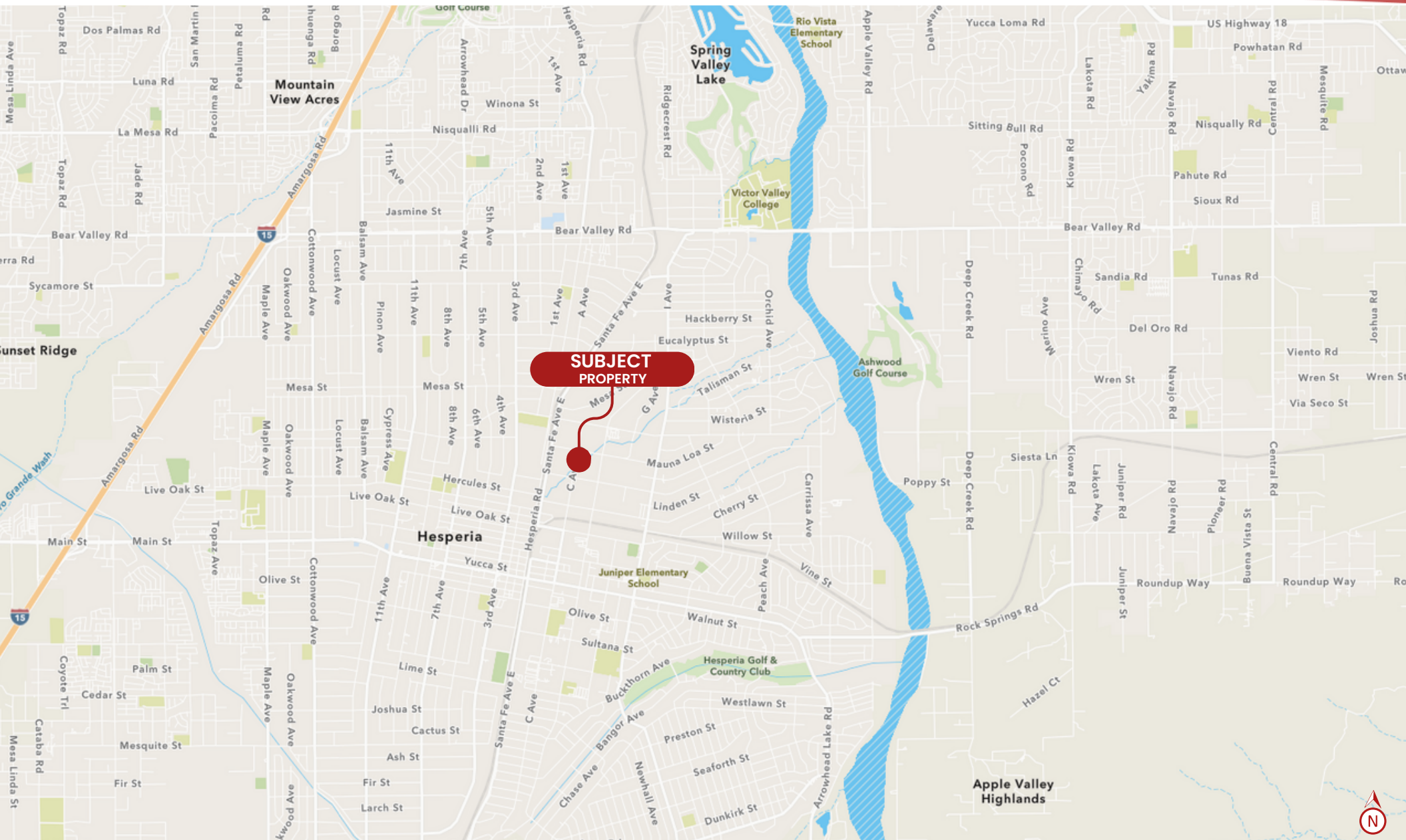


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EMPIRE**

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REGIONAL MAP

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INLAND
EMPIRE

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ADDITIONAL PROPERTY PICTURES

C AVE., HESPERIA, CA 92345



C Ave.

Mojave St..

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