

Exclusive Leasing Memorandum



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ADDRESS

16623 Yucca St.,
Hesperia, CA 92345

APN:

0410-141-43 & 56

NOTES:

Two (2) Freestanding Industrial / Flex Buildings totaling ±4,750sqft – Front Building measures ±3,000sqft – beautiful office build out, 40' x 40' warehouse area with two (2) bays roll-up doors measure 16' wide by 12' tall. Rear building measures ±1,750sqft with three (3) bays – warehouse area measures 25' deep by 60' wide – small office area on the east side of the building – 20' by 20' awning cover on the east side of the building. Fully fenced and secure yard area on east side of the building measuring ±0.42ac. Huge visibility to heavily traveled Main Street which runs along the north side of the property as Main Street grades up over the railroad tracks.

MUNICIPALITY

Hesperia | County of San Bernardino

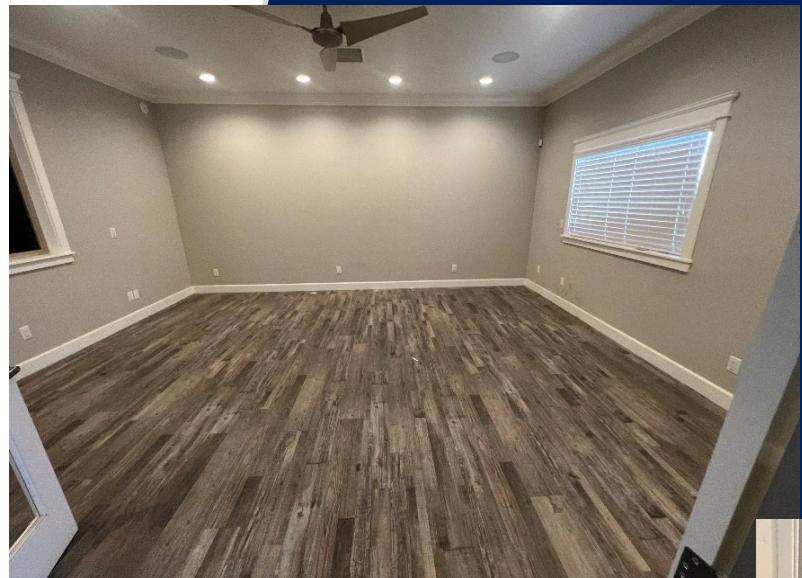
ZONING

Neighborhood Commercial (NC)

ASKING FOR LEASE PRICE

\$1.47 per sqft

MG Lease



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AERIAL

