

11485 SANTA FE AVE  
HESPERIA 92345



## PROPERTY DESCRIPTION

11485 Santa Fe offers a prime industrial investment opportunity with a 19,000-square-foot steel building. Constructed in 1987, this single-story facility includes 10 units, making it well-suited for businesses looking to expand their operations. Zoned I-2 for General Manufacturing, the property offers the versatility needed for a variety of industrial uses. Located just 15 minutes from Interstate 15 and 45 minutes from Interstate 40, the property provides excellent access to major transportation routes. With only a 2-hour drive to the LA/Long Beach Ports and LAX, as well as 3 hours to Las Vegas, it is ideally positioned for companies requiring efficient regional and national logistics. Ample surface parking and favorable zoning add to its appeal. With space availability and a competitive CAP rate, 11485 Santa Fe is an attractive option for investors seeking stable returns and growth in an industrial market poised for expansion.

## ZONING DESCRIPTION

I2- General Manufacturing / Industrial: This zoning is intended to provide for a full range of manufacturing, fabrication, assembly, warehousing and distribution use types associated with heavy industrial land uses, including outside manufacturing, warehousing and storage. Permitted uses include retail and wholesale sales of products manufactured on site. Manufacturing uses include textile mill products; food and kindred products; lumber and wood products; products of petroleum and coal; leather and leather products; stone, clay and glass products; machinery and electrical machinery; transportation equipment and rubber products. Additional uses include meat packing; sea food canning and curing; fireworks and pyrotechnics; motor vehicle dismantling and junk and salvage facilities; blast furnace or coke ovens; livestock feed and sales yards; sandblasting plants; tank farms for petroleum products; iron, steel, brass or copper foundry, rolling mill and boiler works and railroad yards.



# PROPERTY REVIEW

## THE PROPERTY

11485 Santa Fe Hesperia, Ca 92345

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## PROPERTY SPECIFICATIONS

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Property Type:	Industrial
Building Type:	Steel
Class:	C
Number of Stories:	1
Buidling Size:	19,000
Lot Size:	52,272 SF
Units:	10
Zoning	I 2 General Manufacturing/Industrial
Year Built/ Renovated:	1987
Scheduled Income:	\$181,139.00
CAM Recoveries:	\$4,992.00
FAR:	36.34%

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## PROPERTY FEATURES

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Parking Ratio:	48 Surface Tandem Spaces Surface Spaces Ratio of 2.5/1000
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## LEASE INFORMATION

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Percent Leased:	100%
Space Available:	Fully leased

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## DRIVETIME & LOGISTICS

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Distance to Interstate 15:	15 Minutes
Distance to LA / Long Beach Ports:	2 Hours
Distance to LAX:	2 Hours
Distance to Interstate 40:	45 Minutes
Distance to Hwy 58:	40 Minutes
Distance to Las Vegas:	3 Hours

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## OFFERING SUMMARY

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Sale Price:	\$2,100,000
Cap Rate:	6.18%

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