

# 12221

POPLAR ST. #21

HESPERIA, CA

# FOR SALE



## LEASED INVESTMENT OPPORTUNITY

### PROPERTY SUMMARY

- ±9,532 Industrial Warehouse Condo
- 950 SF of Office Space  
(2 Offices, Reception, Breakroom & Restrooms)
- Year Built: 2006
- Large Fenced Yard Area
- 1 Dock High Loading 10' w x 14' h
- 1 Ground Level Loading Door 10' w x 14' h
- 20' Warehouse Clear Height
- Easy Access to 15 and 395 Highways
- Power: 400 Amp, 3 Phase, 4 Wire

### INVESTMENT SUMMARY

- Asking Price: \$1,789,090
- Cap Rate: 5.5%
- NOI: \$98,400
- National Credit Tenant



### GREG VELASTEGUI

Partner  
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Lic#01265861

**Voit**  
REAL ESTATE SERVICES

2020 Main Street  
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www.VoitCo.com

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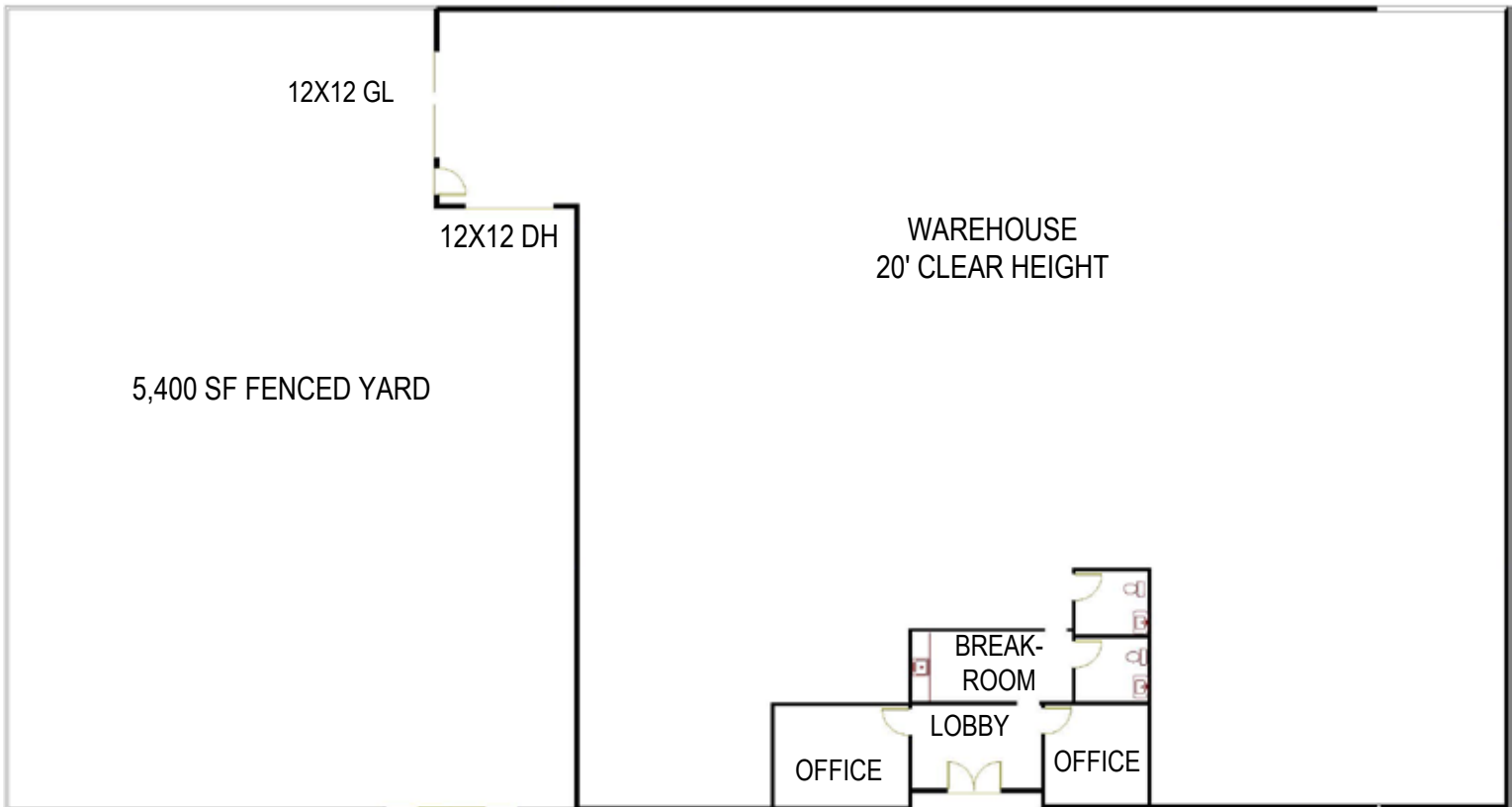
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## FLOOR PLAN



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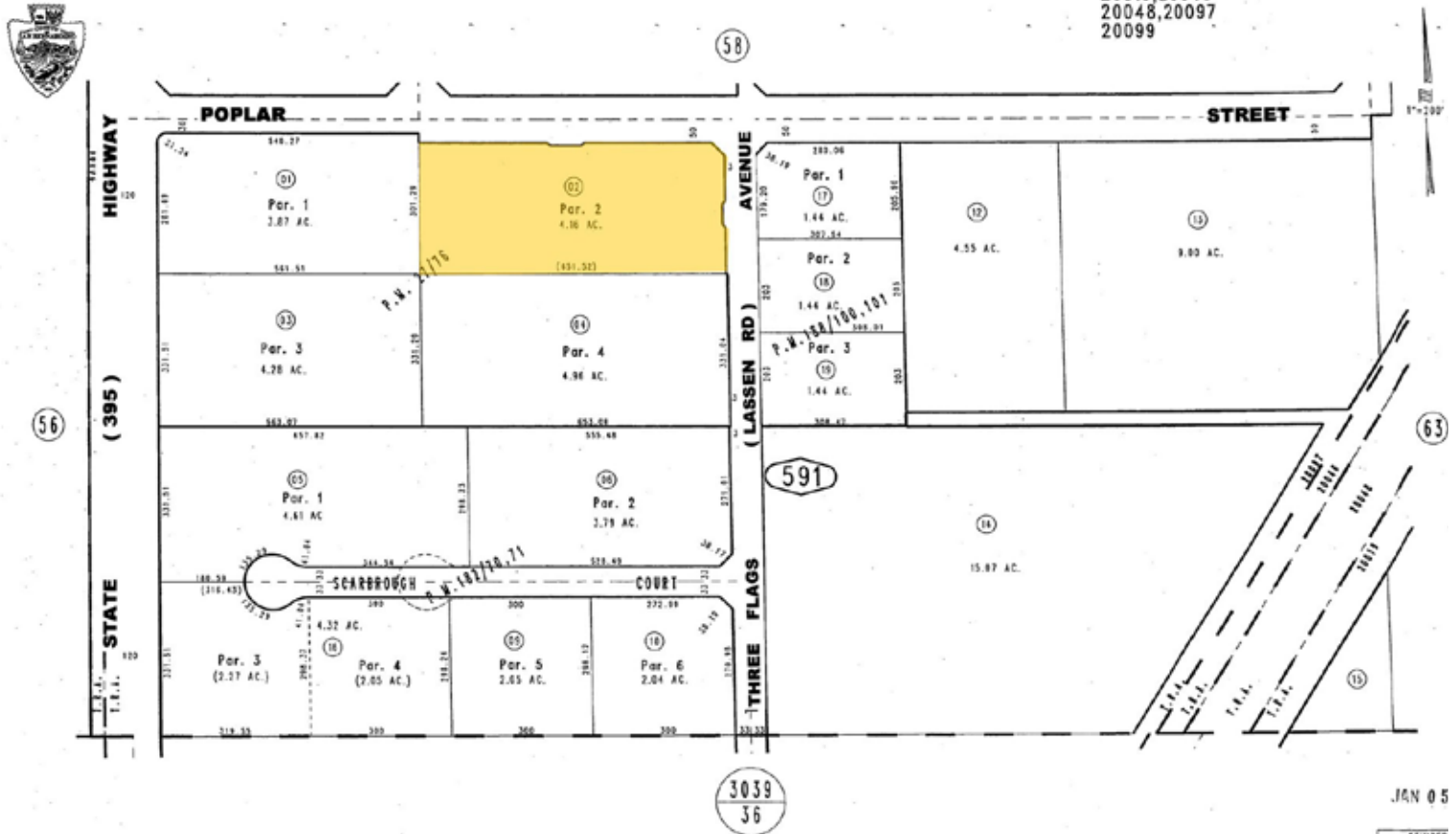
## PARCEL MAP

MAP IS FOR THE PURPOSE  
OF VALUATION ONLY.

S.1/2, S.W.1/4, Sec. 22, T.4 N., R.5 W., S.B.M.

City of Hesperia  
Tax Rate Area  
20019, 20046  
20048, 20097  
20099

3064-59



Parcel Map No. 15322, P.M. 188/100,101  
Parcel Map No. 14242, P.M. 168/97-98, Amending Map P.M. 182/70,71

Pin. S.W.1/4, Sec. 22

Assessor's Map  
Book 3064 Page 59

JAN 05

REVISED  
11/05/99  
06/15/00  
09/04/01  
11/29/05

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