

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

949.263.5336

gvelastegui@voitco.com

Lic#01265861

Voit

REAL ESTATE SERVICES

2020 Main Street
Suite 100
Irvine, CA 92614
www.VoitCo.com

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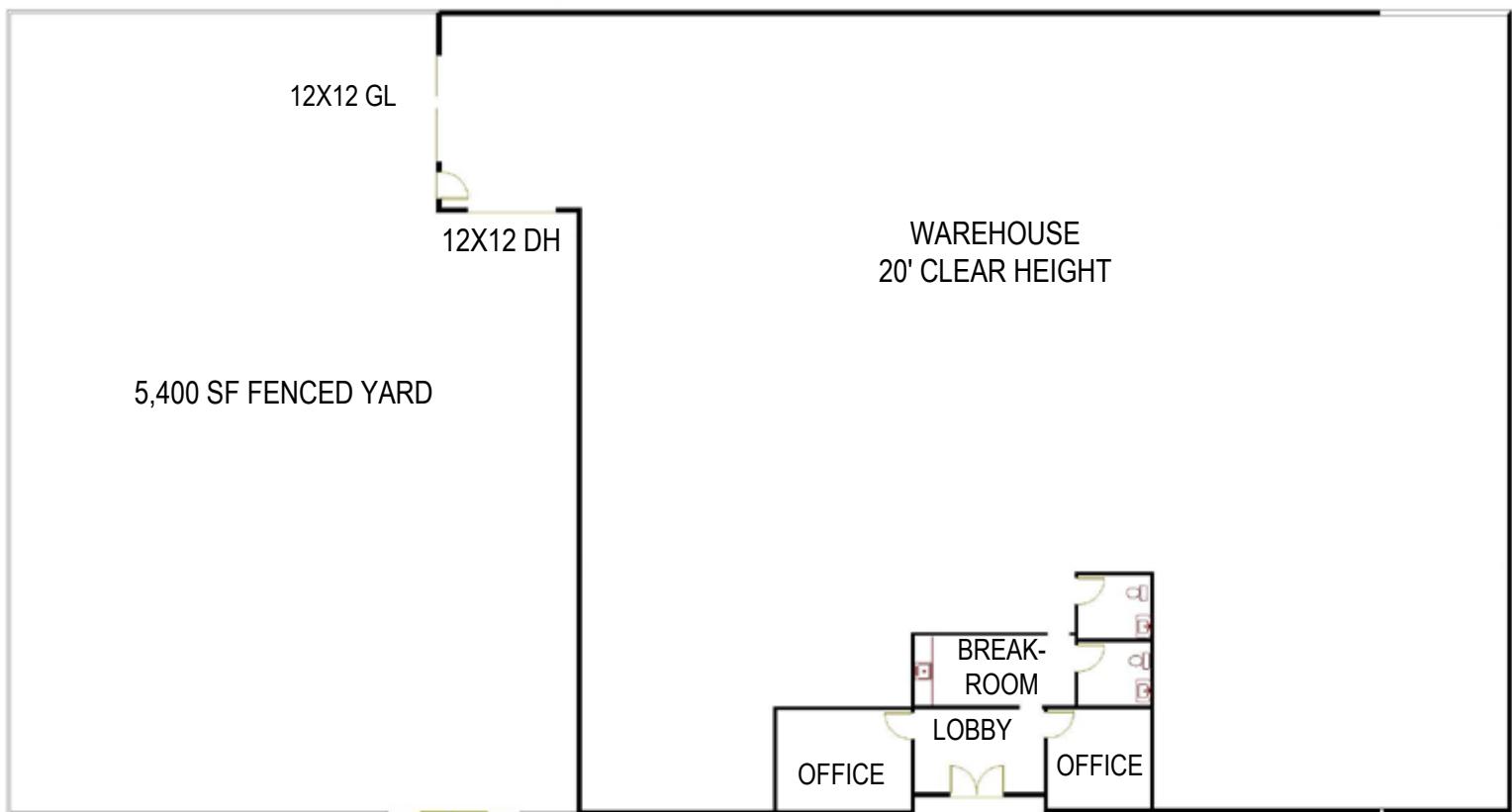
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FLOOR PLAN



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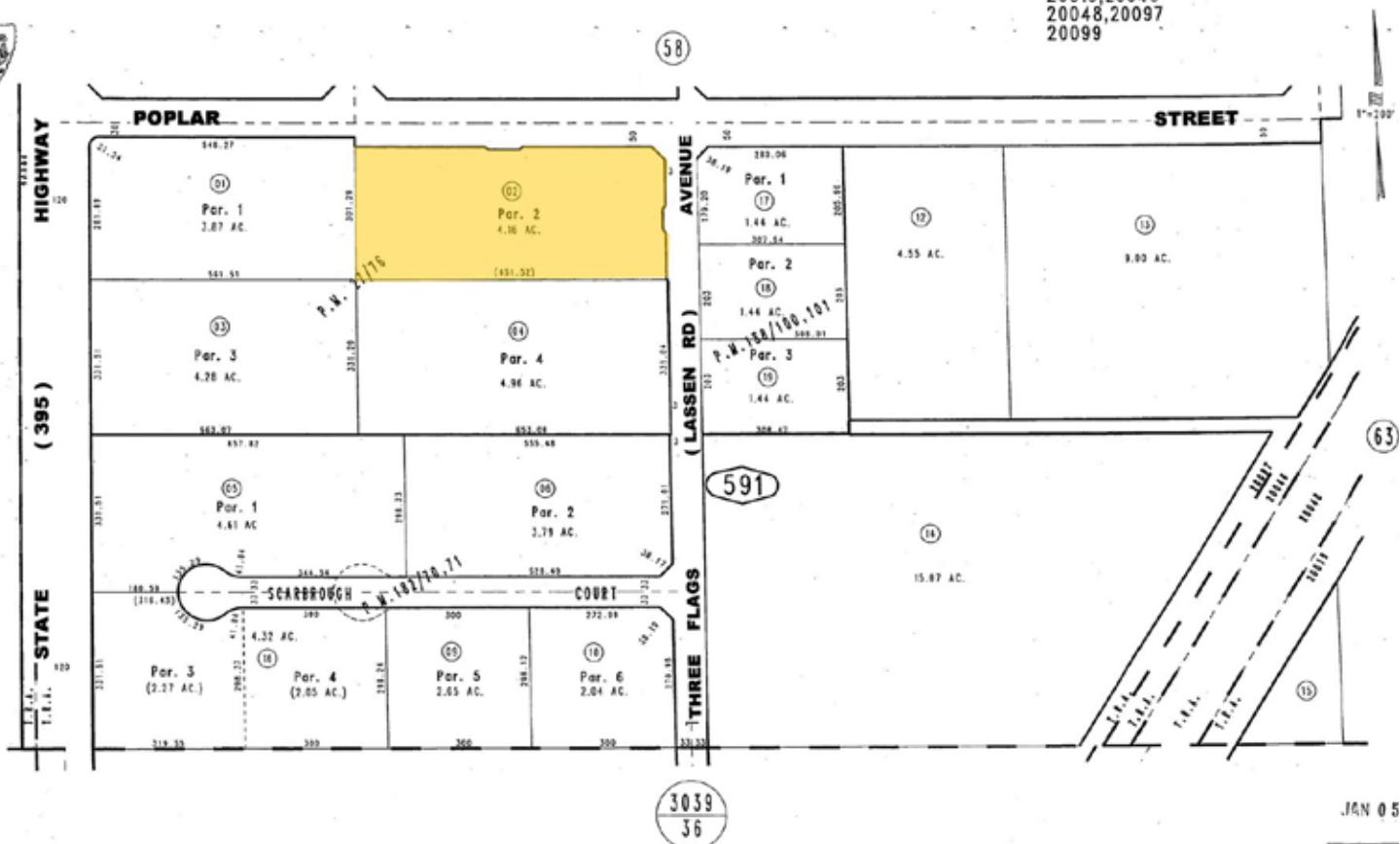
PARCEL MAP

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

MAP IS FOR THE PURPOSE
OF VALOROUS TAXATION ONLY.



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

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

Assessor's Map
Book 3064 Page 59

REVISED
10/10/01
08/12/00
08/04/01
11/29/05

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