

Hesperia Commerce Center

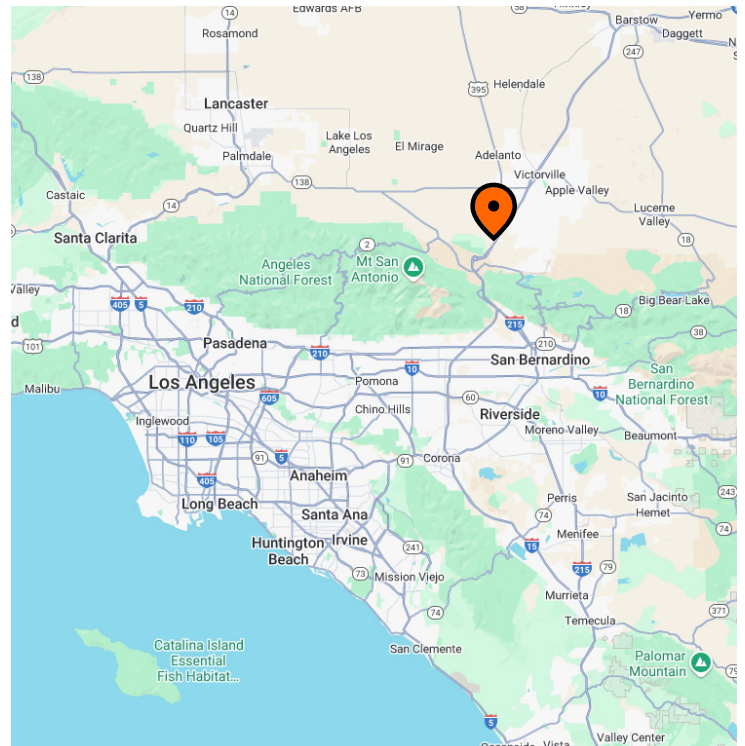
8130 Caliente Road, Hesperia, CA

Building size 1,004,400 SF | Availability 1,004,400 SF



Property specifications

- Total Building SF: 1,004,400 SF
- Office SF: 9,860 SF
- Building Dimensions: 1,620' x 620'
- Clear Height: 40'
- Column Spacing: 50' x 56' with 60' speed bays
- Car Parking: 524
- Trailer Stalls: 350
- Dock High Doors: 184 (9' x 10')
- Drive in Doors: 4 (10' x 14')
- Sprinklers: ESFR (K-25)
- Slab: 8"
- Power: 4,000 Amps, 480/270V, 3p4w
- Skylights: 1.5%
- Zoning: CIBP (Commercial/ Industrial Business Park – City of Hesperia)
- Utilities: Water – City of Hesperia, Sewer – City of Hesperia, Electric – SoCal Edison, Gas – Southwest Gas, Fiber – Verizon & Charter

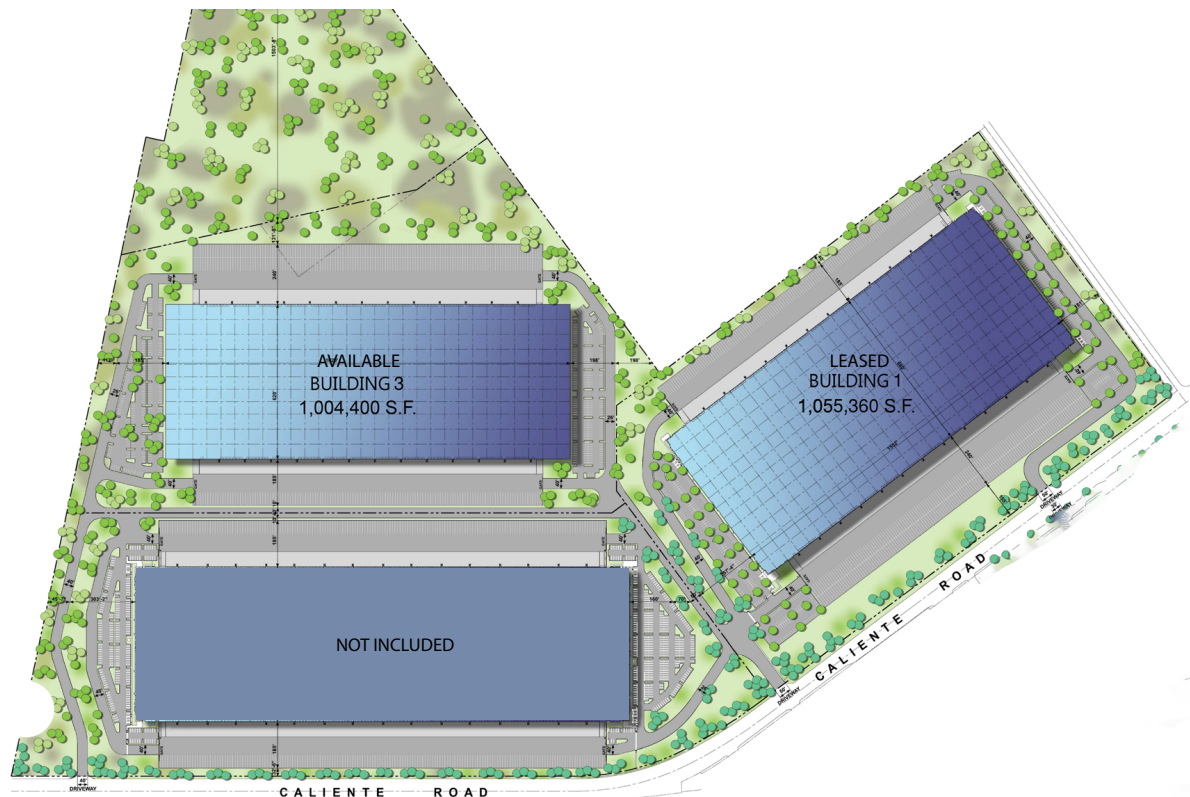


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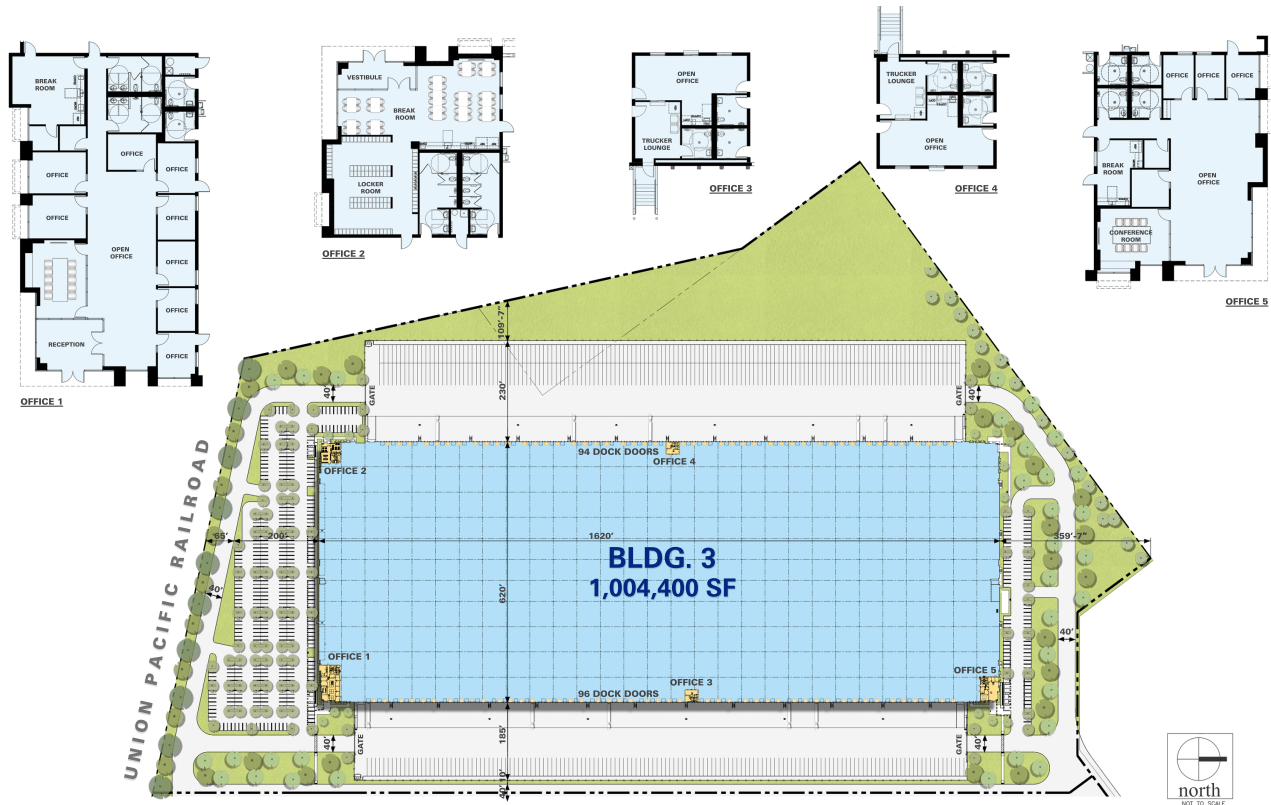
Site Plan



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Building Improvements

- LED warehouse lighting
- 9,860 SF Office
 - SW Office - Breakroom, locker room, restrooms = 2,130 SF
 - SE Office - Open office, (8) private offices, (1) conference, (1) break room, restrooms = 3,980 SF
 - NE Office - Open office (4) private offices, (1) conference, (1) break room, restrooms = 2,560 SF
 - Shipping Office - Office, trucker lounge, restrooms = 950 SF
 - Receiving Office - Office, trucker lounge, restrooms = 940 SF
- 50% (95) 6'x8' 40,000 lb mechanical pit levelers
- 50% (95) 30,000 lb edge of dock levelers
- MM80 all joints
- 80 Forklift Chargers @ 15a x 480/277v, 3p