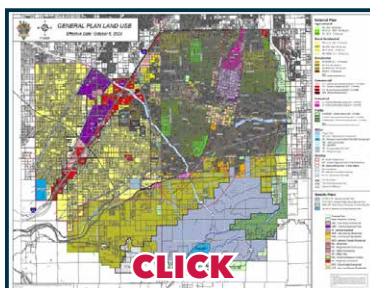
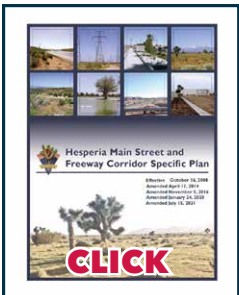


[Main Street & Freeway  
Corridor Specific Plan:](#)

[Link to Zoning Map:](#)



## PROPERTY DETAILS

- **Current Use:** Trucking Yard and Trucking Service Shop
- +/- 10,125 SF Building on +/- 6.37 Acres (+/- 277,620 SF Land)
- **Lease Rate:** \$0.20 psf Gross (\$55,524 per month)
- **Sale Price:** Submit Best Offer / TBD
- **Zoning:** CIBP
- 300 Feet of Frontage on US Route 395
- Less than 1 Mile to I-15 Highway
- APN: 3064-591-16 / 3064-591-09
- Fenced & Secured Yard Area
- Truck Washing with Clarifier
- Onsite Fuel Pumps
- Current Tenant Parking 75 Trucks
- 3 Oversized Ground Level Doors
- Clear Height 16'-18'
- Light Overhead Crane
- Sprinklered

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## PROPERTY PHOTOS



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# LAND FOR SALE & LEASE

12135 SCARBROUGH CT.,  
HESPERIA (OAK HILLS), CA 92344

## AERIAL



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